



Delta Agricultural Plan

2023

Prepared for the City of Delta



Acknowledgements

This project is funded in part by the Local Government Partnership Program, with funding provided by Agriculture and Agri-Food Canada and the Government of British Columbia through programs delivered by the Investment Agriculture Foundation of B.C.

This report was developed by Upland Agricultural Consulting Ltd. in conjunction with Urban Food Strategies. The authors would like to acknowledge the input provided by Delta’s farming community over the course of many months leading up to this final report.

Cover photo courtesy of the Government of BC licensed through Creative Commons.

DELIVERED BY:

FUNDING PROVIDED BY:



Acronyms

AAC	Agricultural Advisory Committee
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
AWDM	Agricultural Water Demand Model
CoD	City of Delta
DFI	Delta Farmers Institute
DFWT	Delta Farmland Wildlife Trust
EMBC	Emergency Management BC
LGA	Local Government Act
MAF	Ministry of Agriculture and Food
MOTI	Ministry of Transportation and Infrastructure
MV	Metro Vancouver
OCP	Official Community Plan
TFW	Temporary Farm Worker
TFWH	Temporary Farm Worker Housing
TSB	Transportation Safety Board

Table of Contents

Acronyms	iii
Table of Contents	iv
Table of Figures	v
Table of Tables	v
1.0 Introduction	1
1.1 Purpose of updating Delta’s Agricultural Plan	2
2.0 Delta’s Agricultural Sector	2
2.1 Agricultural Land	2
2.2 Crop and Livestock Production	5
2.3 Farm Economics	6
2.4 Climate Change	8
3.0 Agricultural Planning Process	9
3.1 Agricultural Planning Engagement.....	10
3.2 Identification of Key Issues	13
4.0 Vision, Goals and Recommendations	15
4.1 Vision.....	15
4.2 Goals and Recommendations	16
5.0 Implementation Strategy	27
6.0 Delta Agriculture Plan Report Card.....	32
6.1 Purpose	32
6.2 Data Sources	32
6.3 Scoring and Metrics	32
Appendix	i
A1 Delta Agriculture Infographic	i
A2 Policy Analysis: Agricultural Planning Framework.....	ii

Table of Figures

Figure 1. Sweet pepper greenhouse (source: I. Smith).	1
Figure 2 ALR (green cross-hatch) in Delta (source: DeltaMap).	3
Figure 3. Brunswick Point farm (source: Creative Commons).	4
Figure 4. Pumpkin patch in Delta (source: Creative Commons).	8
Figure 5. Delta Agricultural Plan development process.	9
Figure 6. Delta berry farm (source: Creative Commons).	12
Figure 7. Blueberry farm in Delta (source: Creative Commons).	14
Figure 8. Housing adjacent to vegetable field in winter, Delta (source:I.Smith).	19
Figure 9. Potatoes stored on farm (source: I. Smith).	22

Table of Tables

Table 1 Total Farm Area in Delta from 2002 – 2021.	2
Table 2. Average size of actively-farmed parcels in Delta	4
Table 3. Crop coverage on active farms in Delta	5
Table 4. Agricultural plan engagement steps and IAP2 core values.	10
Table 5. Organizations and initiatives benefitting Delta's agricultural sector.	11
Table 6. Key issues facing Delta's agricultural sector in 2023.	13
Table 7. Implementation strategy: key responsibilities and funding.	27

1.0 Introduction

Agriculture and farming have a long history in Delta and continue to be a vital part of the economic, social and environmental fabric of the city and region. Agricultural land makes up just over half of the land base in Delta and Delta farmers produce a wide range of crops and livestock to feed British Columbians and for export nationally and internationally. The evolving nature of the agriculture and food sector and the regulations surrounding land use planning policies require local governments to undertake initiatives to update policy documents and create forward looking plans.

The original 2011 City of Delta Agricultural Plan has played a significant role in assisting the City in making well-informed decisions regarding the land base over the past 10 years. However, much has changed in the agriculture and food sector since 2011 and provincial and federal policies and regulations have also changed. As such, the City of Delta has developed this 2023 *Agricultural Plan*, which provides an updated overview of Delta's agriculture sector, identifies emerging issues and opportunities, and reflects innovative best practices with a focus on local government jurisdiction. The *Agricultural Plan* considers agriculture in its regional context and attempts to identify and anticipate future changes and challenges.

Delta's 2023 Agricultural Plan focusses on uncovering practical solutions to challenges and identifies opportunities to strengthen farming to ultimately contribute the community's long-term sustainability¹. The 2023 Agricultural Plan, although commissioned by the City of Delta, acknowledges that the participation of local governments, senior levels of government, agricultural businesses, community organizations, and the public is essential to realize a resilient, sustainable, and profitable regional agricultural sector.



Figure 1. Sweet pepper greenhouse (source: I. Smith).

¹ BC Ministry of Agriculture and Food website: Land Use Planning for Agriculture. <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture>

1.1 Purpose of updating Delta’s Agricultural Plan

The *Agricultural Plan* allows the following goals to be integrated into a more current and responsive policy document:

1. Strengthen and enhance Delta’s current Official Community Plan (OCP) policies and zoning bylaw regarding agriculture, and,
2. Identify current issues for Delta’s agriculture industry and recommend key, implementable actions for the municipality to strengthen the long-term viability of agriculture.

The focus of the scope of the Agricultural Plan is to provide clear direction and ensure that City policies related to agriculture are current, accurate, defensible, and aligned with other major corporate policy documents. Recommended actions highlight opportunities that the City of Delta can achieve through an accompanying implementation strategy.

2.0 Delta’s Agricultural Sector

Delta is one of the longest-standing agricultural communities in British Columbia and is known across Canada and internationally as a leading food-producing hub. With its fertile soils, favourable growing climate and stable water supply, Delta is a major producer of field-based crops and greenhouse grown vegetables. The large agricultural land parcels, generations of family-run farms, supportive infrastructure and easy access to domestic and international markets make agriculture an important economic contributor within the City of Delta and the Province of British Columbia.

2.1 Agricultural Land

There have been several changes to the agriculture sector and agricultural land within Delta over the past 10 years. These include changes to the agricultural land base, and fluctuations in crops and livestock grown and raised in Delta. Trends can be assessed by examining two sources of data:

- Statistics Canada Agricultural Census: 2011, 2016, and 2021 datasets.
- Agricultural Land Use Inventory (ALUI): 2010 and 2016

Delta has approximately 9,000 ha of land in the Agricultural Land Reserve (ALR), corresponding to 50% of its total land base (Table 1).² Approximately 75% of the ALR land in Delta is actively used for farming.

Table 1 Total Farm Area in Delta from 2002 - 2021. (Source: Agricultural Land Use Inventories, BC Government and Statistics Canada).

	2002	2010	2016	2021
Total ALR	9,427 ha	9,403 ha	8,890 ha	8,998 ha

Over the last 10 years, changes to the agricultural land base can be attributed to the construction of the South Fraser Perimeter Road and the allocation of ALR lands to Tsawwassen First Nation as part of the treaty negotiations which came into effect in 2009. Despite these changes, Delta has been very successful

² 2016 Agricultural Land Use Inventory for Metro Vancouver. Ministry of Agriculture, Food and Fisheries.

in retaining ALR land over the past 20 years (1997-2016) in comparison to other municipalities within Metro Vancouver according to study recently completed by Kwantlen Polytechnic University.³ Data for the project was analyzed from six municipalities in Metro Vancouver - Delta, Maple Ridge, Pitt Meadows, Richmond, Surrey and the Township of Langley. In all six municipalities during that period, there were approximately 422 approved applications for non-farm use or subdivision, with 67 (16%) of those successful applications in Delta. Of the successful applications in Delta, 49 were for non-farm use and 18 for subdivision. Many hectares had been removed in Delta for the construction of the South Fraser Perimeter Road but, compared to the other communities in the study, Delta has been the most successful in retaining ALR land and retaining farm use over the past 20 years.

This is reflected in data published in the Census of Agriculture, which indicates that the size of the farms in Delta has remained consistent over the last 10 years with around 50% of the farms between 10-69 acres in size. As of 2016, there were 330 parcels in the ALR less than 5 acres, representing 43% of all parcels in the ALR in Delta. This points to few subdivisions occurring or being approved by City of Delta or the ALC. The presence of large parcels in the ALR in Delta allows for economies of scale and increased farm viability for a variety of agricultural activities (Table 2).

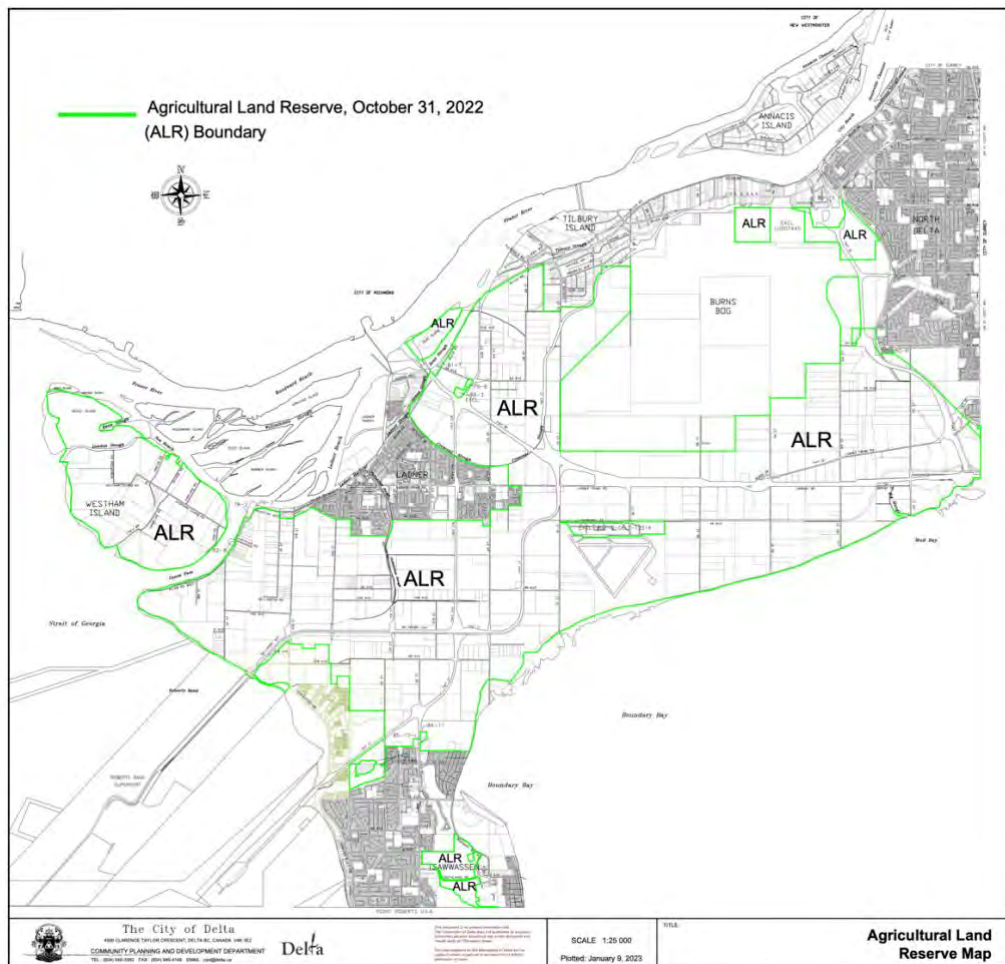


Figure 2 ALR (green cross-hatch) in Delta (source: DeltaMap).

³ Kwantlen study, <https://www.delta-optimist.com/local-news/study-finds-how-much-delta-farmland-went-to-non-fam-use-subdivisions-3207941>

Table 2. Average size of actively-farmed parcels in Delta (source: ALUI 2002, 2010, 2016)

	2002	2010	2016
Number of actively farmed parcels	518	489	482
Total area used for farming (ha)	7,396	7,897	7,638
Average parcel size (ha)	14.3	16.1	15.8



Figure 3. Brunswick Point farm (source: Creative Commons).

2.2 Crop and Livestock Production

According to the 2021 Census of Agriculture, there are 177 farms in Delta, with 74 (42%) registered as family corporations. There are a wide variety of agricultural activities occurring on Delta farms. The amount of land cultivated by crop area is documented in the 2016 ALUI and summarized in Table 2.

Table 3. Crop coverage on active farms in Delta (source: Delta ALUI 2002 and 2010; Metro Vancouver ALUI, 2016)

Crop Type	2002 Crop Coverage (Ha)	2010 Crop Coverage (Ha)	2016 Crop Coverage (Ha)
Potatoes	1,766	1,236	1,272
Field vegetables	1,476	1,160	1,157
Forage, pasture	953	2,195	1,750
Blueberries	340	848	878
Grains/Cereals: Barley, winter wheat	219	433	544
Cranberries	301	305	330
Greenhouses: Glass and poly*	244	163	189
Strawberries	20	63	62
Other berries	98	26	28
Nursery operations	32	6	6
Other: Turf farm, orchard, etc.	75	179	69
Total	5,524	6,614	6,285

*Greenhouse area fluctuations in part due to changes in ALUI survey methodologies regarding polyethylene structures

There has been an increase in blueberry, cranberry, and potato production by area, more production of forage, and an increase in fields in pasture.⁴ However the largest change of production within Delta has occurred in the greenhouse sector. In 2010 there were 152 ha under glass greenhouses and 11 ha under polyethylene structures. In 2016, there were 179 ha under glass greenhouses and 10 ha under polyethylene structures. The crops grown within the greenhouses are primarily vegetable vine crops (tomatoes, sweet peppers, and cucumbers), strawberries, propagation/nursery, and cannabis. Since the legalization of cannabis in 2018, there have been expansions and contractions within that industry locally. Some existing greenhouses have converted to cannabis production and new greenhouses have been constructed for cannabis production, while conversely more recently some cannabis greenhouses have reverted back to growing fruit and vegetables.⁵ This fluctuation points to the fluidity of these commodities and the ability of Delta operators to shift production with market demand.

Livestock and poultry highlights in Delta include:⁶

- 260 horses over 15 farms.
- 6,300 cows over 14 dairy farms and 12 cattle farms.
- Poultry operations are reported on 11 farms.
- Other livestock, such as pigs, sheep and goats occur at very small scales in Delta.

⁴ 2010 and 2016 Agricultural Land Use Inventory.

⁵ Delta Greenhouse Water Supply: Risks & Options. 2021. Upland Agricultural Consulting.

⁶ Ibid.

2.3 Farm Economics

2.3.1 Cost of Agricultural Land

The price of agricultural land in the South Coast (including Delta) has almost doubled since 2011. Price per acre in 2011 was \$55,000 while in 2020 the price per acre was \$100,800.⁷ These prices for agricultural land are prohibitively expensive for new entrants with intention of farming to purchase land. Delta, and BC's lower mainland overall, is a desirable place to live, which is in part driving price increases.

2.3.2 Economic Viability

Average gross revenues of \$1.8 million per year per farm in Delta.⁸ However, the costs of inputs and expenses are growing at higher rate than profits. Despite an increasing level of support for local food and farming, producers underscore that rising costs associated with agricultural production are leading to increasingly slim margins and in some cases economic losses. This financial strain is not only impacting the ability for new entrants to get into farming but is also causing existing producers to consider selling or downsizing their operations.

2.3.3 Farmer Demographics

There are 235 farm operators with an average age of 57.2 years, indicating that some of these farmers may be retiring in the next decade or so.⁹ Only 19% of Delta farms have a written succession plan. This may present an opportunity for the City of Delta to support applications for second residences for retired farmers in alignment with Zoning Bylaw Section 10.10.9(b)(i).

2.3.4 Agricultural Processing

Agriculture is constantly evolving and innovating to adapt to changing consumer preferences. Across BC there has been a shift away from centralized farm product processing facilities and a consolidation of farm operations. This is leading to greater demand for larger on-farm processing and regional facilities, and this pressure is also being felt by Delta producers. There is a tension between wanting to allow processing and agri-tech and innovation directly on farmland or directing it towards industrially-zoned areas. This also includes warehousing for pre-processing (storage) and aggregation facilities such as food hubs. The development of rural agricultural areas for processing and agri-tech also has implications regarding the introduction of services, such as roads, and utilities, such as increased power and potable water requirements.

2.3.5 Farm Labour

Stability and availability of farm labour is a consistent challenge for agricultural operations within Delta and across BC. When they can, farmers often adopt labour-saving technologies to reduce labour demands, but consistent labour is always required. Many Delta farmers participate in the federal Seasonal Agricultural

⁷ [Historic FCC Farmland Values 1985-2020](#). Farm Credit Canada.

⁸ Statistics Canada, 2021. [Table 32-10-0436-0 Farms classified by total gross farm receipts in the year prior to the census](#)

⁹ Statistics Canada, 2021. [Table 32-10-0440-01 Total number of farms and farm operators](#)

Worker Program (SAWP) to hire temporary seasonal worker from other countries to meet their labour demands. The disruptions to this program and arrival of workers caused by the COVID-19 pandemic in the 2020 growing season, acutely highlighted the dependence of BC's agricultural sector on these crucial workers. Farmworker accommodation is regulated at the federal, provincial, and local levels of government. This multi-jurisdictional approach can create confusion for farm operators. At the same time, a lack of housing availability outside of the ALR (e.g. lack of rentals in town centres) creates additional pressure to provide accommodation for workers on the farm. Farm operators want to be able to provide affordable and comfortable accommodation for workers but some need to gain a clearer understand the regulations involved.

2.3.6 Demand for Local Food

Throughout BC there is a continued and growing interest in consuming local, BC produced foods. This is further supported by the provincial government's Buy BC, Grow BC, and Feed BC initiatives,¹⁰ which focus on expanding the domestic market. The demand for local food is primarily influenced by BC residents' interest in supporting the local economy, coupled with a desire for food that is fresh and safe to eat.¹¹ Consumers also value transparency in where their food comes from and prefer products with a positive social impact, such as fair trade, environmentally safe (e.g. organic) and humane practices.¹² Some Delta operators have needed to shift markets due to temporary or permanent changes in the supply chain as a result of the COVID-19 pandemic and impacts to routes to market due to the extreme flooding events of November 2021.

2.3.7 Agri-Tourism

Over the last 15-20 years, agri-tourism and value-added activities on agricultural land have been increasing in popularity. Farms are offering on-farm experiences such as U-picks, farm tours, special events and weddings to customers who are increasingly desiring more of these on-farm experiences. The film industry has taken notice of the beautiful landscapes offered by Delta farms, and the use of farms for movie and TV filming has become a valuable source of additional income for some farmers. More on-farm retail and processing, including breweries and wineries are occurring on ALR lands. These value-added activities improve the financial diversity of farming operations, however, must also be balanced with ensuring the long-term capacity and capability of agricultural lands and operations. As a response to these changes there have been new regulations and policies emerging through revisions to the *Agricultural Land Commission Act* (ALCA) and associated regulations. These include policies relating to farm product processing, farm retail sales, and agri-tourism and event gathering activities, which outline the conditions under which value-added activities and agri-tourism events may occur.

¹⁰ [Grow BC, Feed BC, Buy BC](#), 2019. BC Ministry of Agriculture.

¹¹ [B.C. Agrifood and Seafood Domestic Consumption Study](#). February 2018. BC Ministry of Agriculture.

¹² [Emerging Food Innovation: Trends and Opportunities](#). 2015. Agriculture and Agri-food Canada.



Figure 4. Pumpkin patch in Delta (source: Creative Commons).

2.4 Climate Change

As a coastal community, Delta experiences relatively moderate and stable temperatures year-round. Temperature models project warming due to climate change that will be characterized by extreme temperatures during both summer and winter, including higher overnight lows. In line with this warming, both growing degree days¹³ and frost-free days are projected to increase significantly, to the point where frost will be nearly obsolete in Delta by the 2050s.¹⁴ Precipitation projections indicate a modest rise in annual rainfall, however this will not be distributed between seasons evenly. Delta can expect drier summers and wetter winters, with less precipitation falling as snow in winter and more falling as winter rains¹⁵. Increased winter rainfall will result in oversaturation of ground that may contribute to higher levels of the Fraser River freshet (higher river levels due to springtime snowmelt) which is expected to come earlier in the season, increasing the risk of river flooding in the spring with reduced flow during the warmer summer months¹⁶.

In addition to precipitation, Delta's proximity to coastline and low altitude (0-3 m above sea level) exposes it to the impacts of sea-level rise, which is projected to rise by 1 m by 2100¹⁷. Rising sea levels can potentially contribute to raising the water table, dike breaches, and a movement of the ocean water's salt wedge further up the Fraser River, increasing water depth and soil salinity¹⁸. Climate change is also expected to create water scarcity events during hotter months when the Fraser River is running at lower levels. The reduced flow in the Fraser River in the summer months will further allow for the upstream migration of the salt wedge. Currently the salt wedge causes salination of the river and renders the water unusable for

¹³ Growing degree days (GDD) is a weather-based indicator for assessing crop development. It is a calculation used by crop producers that is a measure of heat accumulation used to predict plant and pest development rates such as the date that a crop reaches maturity.

¹⁴ [Frost Free Days Delta](#). Plan 2 Adapt. Accessed December 14, 2021.

¹⁵ [Greater Vancouver Area summary](#). Plan 2 Adapt. Accessed December 17 2021.

¹⁶ [Modelling spatial and temporal variability of hydrologic impacts of climate change in the Fraser River basin, British Columbia, Canada](#). 2012. Rajesh R. Shrestha *et al.*

¹⁷ [Projected Sea Level Changes for British Columbia in the 21st Century, 2008](#).

¹⁸ [Regional Adaptation Strategies: Delta](#). 2013. British Columbia Agriculture & Food Climate Action Initiative

agricultural production at several times of the year¹⁹ and partial closures of water intakes for Delta’s agricultural irrigation ditch system are already in place along the river. Future projections suggest that as a result of the changing climate these closures will last longer and may stretch into the fall²⁰.

While the primary concern for flooding in Delta is sea level rise and winter storms, the potential overflow of the Fraser River freshet is also a threat. With a reduction in snowpack at higher elevations, and earlier, heavier rainfalls, the Fraser River is expected to run at higher magnitude and with more intensity in the early spring²¹. Farmers are accustomed to the weather influencing their activities and weather-dependent decisions are a part of farming life. Adapting to climate change, however, involves a more systematic assessment and response. Agriculture is highly vulnerable to changes in climatic conditions and even small shifts could have significant consequences for farm viability and food production. Understanding and adapting to climate change will be critically important for the long-term viability of agriculture and food production in the area.

3.0 Agricultural Planning Process

The planning process for preparing Delta’s Plan included the following elements:

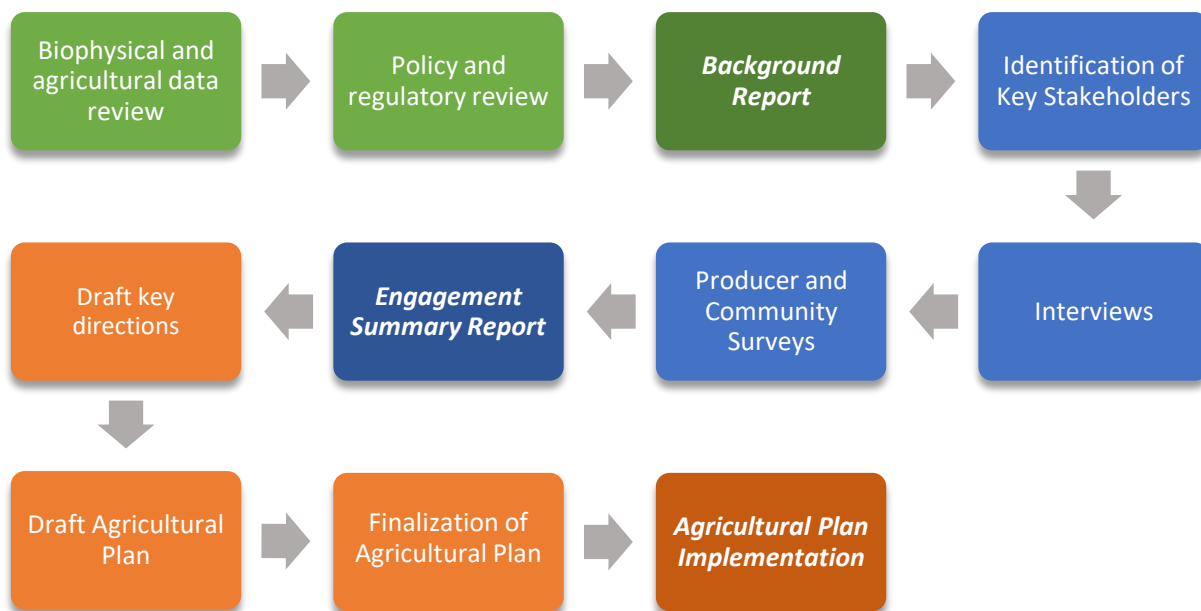


Figure 5. Delta Agricultural Plan development process.

¹⁹ [Modeling the Effects of Climate Change on the Availability of Irrigation Water for Delta Farmers](#). 2016. Terra Tech EBA.

²⁰ Integrated Sustainability. 2020. [Delta’s Future Agricultural Water Supply & Demand: Project Report](#). BC Agriculture & Food Climate Action Initiative.

²¹ [Potential Economic and Agricultural Production Impacts of Climate Change Related Flooding in the Fraser Delta](#). 2014. BC Agriculture and Food Climate Action Initiative.

3.1 Agricultural Planning Engagement

One of the strengths of agriculture and food security in Delta is the vast range of community knowledge and involvement in the industry. The process to develop this Plan tapped into that expertise to ensure actions coming out of this work are relevant to Delta. Input was sought from the public and other key stakeholders on the strengths and challenges of agriculture and food security in Delta. A summary of key engagement activities can be found in Appendix B.

Engagement activities were guided by a strategy that was developed at the beginning of the project to effectively and collaboratively connect the Delta community and key stakeholders to the planning process. The strategy used the International Association of Public Participation (IAP2)'s core values as a basis, and satisfied the following steps along the spectrum for public participation:

Table 4. Agricultural plan engagement steps and IAP2 core values.

Engagement Step	Inform	Consult	Involve	Collaborate
Let's Talk Delta project website	X	X		
AAC meetings	X	X	X	X
Staff workshop	X	X	X	X
Stakeholder interviews	X	X	X	
Surveys	X	X		
Town Hall	X	X		
Delta Farmers Institute meeting	X	X	X	
External review	X	X		

Meetings with the AAC were held to identify key issues, opportunities, to present the engagement summary report, and to review the initial draft of the new Agricultural Plan. AAC members recommended individuals to be interviewed, provided critical feedback on the draft surveys and affirmed findings throughout the engagement and plan update process.

Interview invitations were extended to 16 stakeholders and 11 individuals accepted. The stakeholders represented producer groups (dairy, potatoes, blueberries, mixed vegetables); educators; and NGOs. Efforts were made to ensure that those selected for interviews represented the different facets of agriculture in Delta. The interviews helped to narrow down key themes and potential directions to guide the development of the updated plan. The interview results indicated that while agriculture is generally thriving in Delta, issues around non-farm use of agricultural land (including weddings and gathering events), conflicts with wildlife and waterfowl, threats from climate change and pressures from urban development continue to persist. Potential directions for recommendations that arose during interviews included continued support for community education around agriculture, improvements and maintenance of infrastructure (e.g. diking and drainage), initiatives to mitigate waterfowl conflicts, and climate change adaptation and mitigation, including emergency planning. These are further documented in a memo (Summary of Key Directions for the new Delta Agricultural Plan).

Two surveys were used to gather input from the broader farming community and the general public. These included a Producer Survey and a Community Survey. The Producer Survey received 24 responses and the Community Survey received 624 responses. Key takeaways from the Producer Survey re-enforced the findings from the interviews, with core concerns being around farmland protection, infrastructure support and community education regarding the benefits of agriculture. The Community Survey also exposed a

high-degree of support for continuing the protection of farmland, as well as a desire to support ecological goods and services being maintained on farmland, even if that requires the broader community contributing financially through a levy or other mechanism.

The community engagement events included a presentation to the Delta Farmers’ Institute (DFI) at their Annual General Meeting on the objectives and progress and of the Plan update. The Town Hall and surveys were also advertised at the DFI meeting. A Town Hall style meeting was also held in a virtual format which was advertised through print and online media, however attendance was low and, based on attendance, the format shifted to a deep-dive conversation about agricultural education.

The agricultural sector in Delta benefits from a wide range of support from non-profit organization and all levels of government. The following section highlights a number of organizations and programs that support Delta’s agricultural sector.

Table 5. Organizations and initiatives benefitting Delta's agricultural sector.

Sector	Organization	Description
Non-Government Organizations (NGOs)	Delta Farmers Institute	Established in 1898, currently over 90 members representing 60 farm families.
	Delta Agricultural Society	Founded in 1888, with a history of service to agriculture.
	Delta Farmland and Wildlife Trust	Established in 1993, DFWT is a non-profit organization that promotes the preservation of farmland and wildlife habitat in the Fraser River estuary of BC.
	Project Pickle	Started in 2012, this is a local educational organization dedicated to promoting agri-literacy in school classrooms.
	Young Agrarians	Young Agrarians organizes workshops and on and off-farm educational events, business mentorships, and land access programming through the BC Land Matching Program.
Municipal and Regional Government	City of Delta	The City of Delta has an active Agricultural Advisory Committee (AAC) with the purpose to provide advice to Council on matters relating to agriculture in Delta. Through the AAC, two grants are administered: <ul style="list-style-type: none"> Continuing Education Grant which is intended to support members of Delta’s agricultural community to enhance agriculture skills and stay informed about contemporary and changing farming practices. Agricultural Scholarship which is awarded to a graduating high school student residing in Delta to assist students who wish to pursue post-secondary education geared to a career in an agricultural field.
	Metro Vancouver	Metro Vancouver also has an Agricultural Advisory Committee to provide advice to the Metro Vancouver Board on matters affecting farming.
Provincial	MAF	The BC Ministry of Agriculture and Food has many programs and initiatives that can be accessed by Delta farmers and support Delta’s agriculture sector.
	ALC	The ALC administers the Agricultural Land Reserve, which is a provincial land use zone that ensures a stable land base to support the City’s agricultural industry and permits a wide range of farm uses and compatible value-added non-farm uses that may not be prohibited.
	ENV	The BC Ministry of Environment and Climate Changes publishes the online Soil Information Finder Tool (SIFT) which provides detailed soil data for the province.

Sector	Organization	Description
Federal	Agriculture and Agri-food Canada	<p>Agriculture and Agri-Food Canada offers the following services for producers:</p> <ul style="list-style-type: none"> • Canadian Soil Information Service • Drought watch • Agricultural Climate Solutions – On-Farm Climate Action Fund • AgriInnovate • AgriInvest • AgriFood Trade Services for Exporters • Agricultural Clean Technology Program • AgriInsurance • AgriStability • AgriRecovery
	Statistics Canada	Statistics Canada produces the Agriculture Census every 5 years, which can be used as an important database to measure and track indicators regarding the health of the agri-food sector.
Other	Fraser Delta Farmland Protection and Stewardship Working Group	An informal working group of local, provincial and federal governments and non-profit organizations collaborating to increase coordination, cooperation, and partnership in policies and programs to protect and steward farmland in the Fraser Delta while supporting ecosystem services on farmland.



Figure 6. Delta berry farm (source: Creative Commons).

3.2 Identification of Key Issues

Since the 2011 Agricultural Plan, there have been new issues emerging that impact Delta’s agricultural sector as well as challenges that continue to persist. Table 3 provides a brief overview of issues and challenges that were heard throughout the engagement process and are presented in no particular order.

Table 6. Key issues facing Delta’s agricultural sector in 2023.

Issue	Description
Farm profitability	Costs to farmers through increases in supply and input expenses continues to rise. Some operators have needed to shift markets due to temporary or permanent changes in the supply chain as a result of the pandemic and impacts to routes to market due to the extreme flooding events of November 2021. Annual profitability at the farm-level continues to be a struggle for many farm operations in Delta.
Processing and agri-tech	There is an increasing demand for larger on-farm processing and large-scale warehousing, storage, and aggregation facilities within the region. This creates a tension between permitting processing and agri-tech directly on farmland or directing it to industrially-zoned areas. The development of rural agricultural areas for processing and agri-tech also has implications regarding the introduction of services, such as roads and utilities.
Urban/rural interface issues	As the population of Delta grows, tensions arise between urban residents and farmers, particularly with respect to the use of roads. Rural roads in Delta are used extensively by commuters, people out for a rural drive and cyclists and pedestrians, which creates safety and time delay issues for farmers. There are also issues with the Westham Island bridge as it is too small for larger agricultural equipment and weight load requirements, and increasingly used by non-farmers who are visiting the area for recreation and agri-tourism.
Drainage and flood control	Delta’s farmland is situated in the Fraser River floodplain and within the lowlands of Delta that are at or below sea level during high tides. As such, almost all of Delta’s farmland is protected by flood infrastructure (dikes) and drainage is required in fields and the water is moved through the ditch system and pumped into the ocean or the Fraser River. ²² Ponding in fields is a common issue for farmers due to the high-water table and significant winter rainfall. ²³ The funding set aside during the construction of the South Fraser Perimeter Road has allowed for some important infrastructure improvements (e.g. dikes), however more is needed particularly on Westham Island. The City of Delta is working to implement recommendations from a 2019 Flood Management Study to increase the resiliency of the dikes and flood infrastructure. ²⁴
Housing for Farm Workers and Managers	Protection of farmworker rights and accommodation is regulated at all levels of government. This multi-jurisdictional approach can create confusion for farm operators. At the same time, a lack of housing availability outside of the ALR (e.g. lack of rentals in town centres) creates additional pressure to provide accommodation for workers and managers on the farm. Farm operators want to be able to provide affordable and comfortable accommodation for workers and managers but some need to gain a clearer understanding of the regulations involved. The City of Delta has an opportunity to provide a role of communication and dissemination of information for temporary farmworkers.
Permitted residential uses in the ALR	The City of Delta was one of the first local governments to develop size restrictions for primary and secondary dwellings and the overall residential footprint within the ALR. In 2020, the province updated the ALC Act and regulations to impose a 500m ² maximum size for a principal dwelling in the ALR. Additionally, on December 31, 2021 new regulations regarding secondary residential dwellings in the ALR came into effect.

²² [Delta Agricultural Plan Phase 1: Delta Agriculture Profile](#). 2011. Zbeetnoff Agro-Environmental Consulting.

²³ [Climate Change Adaptation and On-Farm Drainage Management in Delta British Columbia: Current Knowledge and Practices](#). 2015. BC Agriculture and Food Climate Action Initiative

²⁴ [Delta Flood Management Strategy - Update and Implementation](#). 2019. City of Delta Council Report.

Issue	Description
Irrigation water quantity and quality	Water is pumped from the Fraser River and moved through a conveyance system of ditches, pumping stations, culverts, outfalls, and control structures. The Fraser River surface water quality varies as it moves through the conveyance system throughout the year. Partial “salinity closures” occur along the Fraser River from mid-August through to mid-September, along with partial and full closures in October. These are anticipated to increase with climate change. The DFI is involved with salinity monitoring and pump station monitoring. Furthermore, an Agricultural Water Demand Model (AWDM) developed for Delta indicates an increase in demand can be expected. Not all agricultural areas in Delta have access to surface water for irrigation at the times of year when it is needed most.
Wildlife and waterfowl	Being located in the Fraser River Estuary, the wetlands and estuarine habitats in Delta are used by millions of migratory birds each year as a stopover on the Pacific Flyway. ²⁵ These birds damage agricultural crops each year. The DFWT supports several programs for producers to reduce waterfowl impacts through grassland set-asides and winter cover cropping. This aligns well with Delta’s Birds and Biodiversity Conservation Strategy. However, producers are indicating that some wildlife (particularly waterfowl) populations are increasing along with associated impacts to crop yields.
Protection of ecosystem services	Farm operators recognize the important role they play in the protection of natural areas. Ecosystem services are benefits that healthy ecosystems provide to all of society including clean air, filtered water, and habitat. For a long time, farmers have expected to be good stewards without being directly recognized for this important role. New initiatives such as the Agricultural Climate Solutions Program, Nature Based Climate Solutions, Resilient Agricultural Landscapes Program, and the IAF’s Farmland Advantage program serve to provide support and compensation for the restoration and maintenance of ecosystems. There is an opportunity for Delta farmers to benefit from these initiatives in the future.



Figure 7. Blueberry farm in Delta (source: Creative Commons).

²⁵ The Corporation of Delta, Official Community Plan, Bylaw No. 3950 1985, updated April 2021.

4.0 Vision, Goals and Recommendations

There are several key components to the Delta Agriculture Plan:

- **1 vision:** The vision statement describes a clear, comprehensive future state and intention for agriculture in Delta, while anticipating possible future events and developments with imagination and wisdom.
- **4 goals:** The goals reflect the vision statement and overall aims articulated and amalgamated through feedback received during engagement. These goals provide direction to identify specific actions to strengthen the local agriculture sector. The goals and associated actions are not presented in order of importance.
- **25 recommendations:** The objectives describe the statement of intent, or the means to achieve the goal. The objectives break down each goal into issues that can be tackled through specific actions. The objectives refer specifically to an expected or desired outcome through recommendations. These are proposed actions for how the City of Delta and stakeholders should work to achieve the vision, goals, and objectives of the plan.
- **Implementation strategy:** The implementation strategy sorts the recommendations into prioritized categories while indicating roles and responsibilities.
- **Monitoring and evaluation framework:** This “report card” style evaluation plan sets out a framework to track the implementation of recommended actions.

4.1 Vision

Delta is a place where the business of farming can prosper while contributing vitally to the community’s ecological attributes and social, cultural, and economic well-being

Delta agriculture will thrive if:

- *The agriculture sector is highly productive, creating efficient production systems and significant value-added activity, assisted by well-functioning infrastructure and a supportive regulatory environment;*
- *Local agriculture effectively services local and non-local markets;*
- *Agriculture’s ecological and social attributes are recognized by and cost-shared with society;*
- *Farming is attractive and accessible, providing a successful alternative career for younger people and new entrants; and*
- *Agriculture successfully adapts to the future by adopting new technology, embracing innovation, adjusting to climate change, and increasing efficient use of, or reducing reliance on, fossil fuels.*

4.2 Goals and Recommendations

Goal 1: Support agriculture throughout government process, policy, and regulation.

Land use regulation by local governments is established under the Community Charter and the Local Government Act. Tools include the Official Community Plan (OCP), Development Permit Guidelines, Zoning Bylaws, and other plans and bylaws. Agriculture is a cross-cutting topic that requires inter-jurisdictional and inter-sectoral responses to key issues. The City of Delta has been a leader in agricultural planning over several decades and are one of only four “Farm Bylaw” communities in BC. The other farm bylaw communities are City of Kelowna, City of Abbotsford, and the Township of Langley. As such, the City of Delta must not prohibit the use of land for farming practices in a farming area unless it receives approval from the Minister of Agriculture. Section 551 of the *Local Government Act* provides authority to the Minister of Agriculture to establish agricultural standards (Minister’s Bylaw Standards) for the guidance of local government in the preparation of various bylaws affecting agriculture. Farm bylaw communities are expected to adopt these standards (see Appendix A2 for more details on Farm Bylaw Communities).

Delta residents are very supportive of agriculture. In a 2022 community survey with over 600 respondents, 93% of respondents indicated that policies preserving farmland were important or very important to them. Issues that arose during engagement included:

- Farmland protection opportunities, such as upholding the ALR, locating new development in urban areas, reinforcing the urban-rural boundary.
- Residential use in the ALR, including the opportunity to build secondary dwellings in alignment with new ALC regulations.
- Temporary Farmworker Housing and the need to develop a policy around this type of agricultural housing.
- Compliance and enforcement of ALC rules and City of Delta bylaws on farmland (e.g. soil deposit and removal).

The agricultural character of Delta is highly valued by residents. The popularity of local agri-food products and experiences is largely based on public knowledge and respect of farming practices. However, opportunities exist for the City of Delta to work with producers to further strengthen this valued sector from a land use planning perspective. Tensions along the urban rural edge persist, and ensuring alignment between local and provincial regulations, particularly regarding housing on farmland, will also help to support farming activities.

Recommendation	Description	Responsibilities
<p>1.1 Continue to protect and preserve the Agricultural Land Reserve for agricultural uses.</p>	<ul style="list-style-type: none"> • Ensure that all planning documents, such as the OCP, area plans, infrastructure plans, etc., clearly state support for the ALR and recognize agricultural uses as the highest priority within the ALR. • Ensure that amendments/changes to the Zoning Bylaw continue to protect the agricultural land base. • Continue to assign large minimum lot sizes in the ALR to reduce subdivision speculation and development pressure. • When processing land use applications, continue to recognize that many farms include more than one parcel/property. • Continue to develop, implement, and enforce robust edge planning strategies (such as the Agricultural Development Permit Area and vegetative buffer requirements) to minimize urban/ rural conflicts. • Collaborate with the farming sector to develop a vehicle parking and storage policy in the ALR, including options respecting non-agricultural vehicles and enforcement. • Continue to show agricultural land use planning leadership by following or exceeding ALC guidelines and MAF bylaw standards regarding sizing and siting of residential uses on farmland. MAF's Guide to Bylaw Development in Farming Areas and Guide to Edge Planning are key resources. • Refer to the <i>Policy Analysis: Agricultural Planning Framework</i> for guidance on specific sections of the OCP and Zoning Bylaw that require updates (see Appendix). • The discretion afforded to the City under s. 25(3) of the ALCA when considering ALC applications for non-farm use, soil/fill use, subdivision, etc. can be an effective tool to supplement City policies/regulations in protecting and preserving the ALR for farm uses. 	<p>Lead: City of Delta</p>
<p>1.2 Update the Zoning Bylaw to ensure alignment with Ministry of Agriculture and Food guidelines and the Agricultural Land Commission (ALC) Act and Regulations.</p>	<ul style="list-style-type: none"> • Ensure definitions and permitted uses related to agriculture and the ALR match ALC policies and regulations. • Refer Zoning Bylaw updates to the ALC and MAF for an opportunity to comment. • Continue to ensure that local policies and zoning direct the establishment of large-scale processing and retail activities into industrial and commercial areas, and that processing size is commensurate to agricultural production. • Continue to ensure that residential development is directed to urban growth areas outside of the ALR. • Refer to the <i>Policy Analysis: Agricultural Planning Framework</i> for guidance on specific sections of the OCP and Zoning Bylaw that require updates (see Appendix). 	<p>Lead: City of Delta</p> <p>Support: ALC</p>

Recommendation	Description	Responsibilities
<p>1.3 Continue to work on a temporary farmworker housing (TFWH) policy and associated zoning for housing.</p>	<ul style="list-style-type: none"> Meet with the agricultural community, including representatives of the greenhouse industry, to further discuss challenges and solutions to TFWH needs. Ensure that amendments/changes to the Zoning Bylaw reflects the current and changing needs of the agricultural community with respect to TFWH and align with Federal regulations particularly around footprint of living areas and amenity spaces. Include Fraser Health representatives in discussions related to safe and sanitary housing conditions for farm workers (e.g., sense of safety, suitable ventilation, proximity to active transportation infrastructure). Include discussion of housing needs for farm managers and other more permanent, full-time staff. 	<p>Lead: City of Delta</p> <p>Support: ALC Ministry of Ag Fraser Health</p>
<p>1.4 Enhance compliance and enforcement (C&E) for farmland protection.</p>	<ul style="list-style-type: none"> Continue to work with the agricultural community to identify and prioritize C&E issues on farmland. Issues identified during engagement included non-farm uses (e.g. filming, weddings, vehicle parking) and soil deposit and fill. Communicate C&E goals and priorities with the ALC to develop and resource a coordinated joint compliance and enforcement strategy for land within the ALR. Ensure that Property Use and Compliance/Bylaw enforcement staff have resources to effectively act on complaints and provide proactive enforcement. Continue to enforce the Delta Soil Deposit and Removal Bylaw (2014) based on complaints and proactively. This bylaw prevents the use of farm land for depositing contaminated soil and construction waste. This may include issuing fines and remediation/stop work orders. 	<p>Lead: ALC and City of Delta</p>
<p>1.5 Develop a City policy for filming in the ALR.</p>	<ul style="list-style-type: none"> A policy regarding criteria and expectations for permitting filming in the ALR would provide clarity and direction for the agricultural community and the film industry. The film policy must be developed in cooperation with the ALC and with respect to ALC regulations. 	<p>Lead: ALC and City of Delta</p>
<p>1.6 Support Metro Vancouver agriculture and food security initiatives</p>	<ul style="list-style-type: none"> Support Metro Vancouver’s Regional Food System Strategy and Regional Food System Action Plan through City of Delta OCP policies. Encourage Delta farmers to sit as voting members on the Metro Vancouver Agricultural Advisory Committee. 	<p>Lead: City of Delta</p>
<p>1.7 Advocate for taxation policies that incentivize agricultural production in the ALR.</p>	<ul style="list-style-type: none"> Advocate for opportunities to better match tax rates with farmland production activities (e.g. higher BC Farm Tax Status minimum thresholds; changes to the application of the school tax on inactive farmland). 	<p>Lead: City of Delta</p>
<p>1.8 Explore policy and zoning options to increase access to local food products.</p>	<ul style="list-style-type: none"> Consider allowing pop-up markets in some commercial and residential areas on a temporary basis. Develop and adopt a local food procurement policy for City of Delta events and meetings. 	<p>Lead: City of Delta</p>

Recommendation	Description	Responsibilities
<p>1.9 Continue to improve front counter services for the agricultural sector.</p>	<ul style="list-style-type: none"> Regularly review and update checklists and guidelines to assist farmers with municipal regulatory processes, encourage pre-application meetings, and conduct site visits to gain understanding of proposed farm improvements where appropriate. 	<p>Lead: City of Delta</p>



Figure 8. Housing adjacent to vegetable field in winter, Delta (source: I. Smith);

Goal 2: Continue to prioritize agriculture in infrastructure planning, maintenance, and upgrades

Delta has favourable biophysical conditions for agricultural production, arguably some of the best in the country. However, climate change is projected to bring increased risk of flooding, sea level rise, changes in pests and diseases, extreme precipitation events and changes to water availability. Agricultural water demands are expected to increase as climate change leads to hotter summers and longer growing seasons. Climate change, population growth, and expansion of the agricultural land base are expected to result in significantly increased agricultural water needs, especially during summer months.

Through the survey and interview process, farmers communicated that one of the best ways for the City of Delta to support the agriculture sector is to continue to focus on infrastructure maintenance and upgrades. Specifically, irrigation and drainage systems, dikes and flood control measures, as well as road upgrades are required for climate change adaptation. Given the pressing realities of climate change and agriculture’s vulnerability to many of the impacts associated with it, it is not surprising that concerns around infrastructure were a common theme which arose from interviews with farmers. Farmers in Delta expressed a high degree of concern over potential loss of agricultural land to flooding, changes in spring freshet, challenges in maintaining drainage ditches, impacts to crop viability due to excessive salinity in irrigation water and extreme heat, and erosion of ditches as water levels fluctuate. For these reasons, Delta farmers indicated that they need support from government in adapting to climate change and ensuring their farms remain viable from a biophysical perspective. To undertake major infrastructure projects to address the impacts of climate change, the City of Delta relies on external grant funding from senior levels of government.

Infrastructure upgrades and maintenance were also a prominent theme regarding disputes over the use of roadways and conflicts between farming and non-farming vehicles. Transporting produce, animals, equipment and inputs are daily activities for farmers. As such, reliable access to roadways is critical for day-to-day operations. While Delta has some roadways which are specifically designated for use by farm vehicles, these roads are often also accessed by residents for recreation, creating conflict between farming and non-farming populations. Likewise, on multi-purpose roads, parked vehicles along sides of the road result in narrow roadways which are often impassable for farm vehicles, impeding daily operations for farmers.

Recommendation	Description	Responsibilities
<p>2.1 Consult with the agricultural community in water planning and irrigation water delivery in Delta.</p>	<ul style="list-style-type: none"> • Work with Metro Vancouver to review agricultural water pricing and how it compares to non-agricultural rates. • Consult with Metro Vancouver and the agricultural community if/when the City of Delta water planning is being updated and/or changes to the pricing of agricultural water rates are considered. • Work with MAF to update the Agricultural Land Use Inventory and associated Agricultural Water Demand Model on a regular basis (e.g., every 5 years). • Continue to improve and extend drainage ditch and water conveyance system to critical agricultural areas. This will require support from provincial and federal levels of government. 	<p>Lead: City of Delta Metro Vancouver</p> <p>Support: DFI MAF</p>

Recommendation	Description	Responsibilities
<p>2.2 Continue to incorporate agriculture in ongoing City Climate Action planning initiatives and strategies.</p>	<ul style="list-style-type: none"> • Undertake a feasibility study for a second water intake pump station further up the Fraser River and continue to monitor salinity levels in partnership with Delta Farmers' Institute. • Include the agriculture sector in local government and Metro Vancouver climate change plans and strategies and consider the connection between emergency preparedness and food supply reliability. • Acknowledge agriculture as both a contributor to climate change, as well as part of the solution for mitigating impacts. • Work with Investment Agriculture Foundation BC (IAFBC) to disseminate existing information regarding climate change adaptation. 	<p>Lead: City of Delta</p> <p>Support: DFI IAFBC</p>
<p>2.3 Update and enhance Delta's emergency preparedness plan to include agriculture.</p>	<ul style="list-style-type: none"> • Consider livestock owners and necessary trailer access in the event of an evacuation. • Include a producer perspective when reviewing local emergency response plans. • Consider the implications of an emergency that may disrupt the local food system and develop measures to support a food system that ensures adequate food supply in the event of an emergency. • Consult with other communities that have experienced major weather events affecting agricultural lands and their lessons learned in adapting. 	<p>Lead: City of Delta</p> <p>Support: EMBC</p>
<p>2.4 Support flood risk reduction initiatives with agricultural stakeholders.</p>	<ul style="list-style-type: none"> • Create a list of resources for farmers regarding flood-related risk reduction programs, resources, and regulations. • Utilize the existing community plans and bylaws as reference documents and identify and implement the agricultural-related recommendations within them. • Make resources, reports, and maps available at local government offices and online. 	<p>Lead: City of Delta</p>
<p>2.5 Work with the agricultural community when planning and implementing transportation and utilities works and ensure needs are considered and addressed.</p>	<ul style="list-style-type: none"> • Restrict extension of services and utilities into the ALR, unless required to support agriculture, to minimize development pressure on, and adjacent to, farmland. • Document agricultural land use losses, impacts to transportation corridors & farm vehicle access, and impacts due to drainage to major projects such as the Roberts Bank Rail Corridor, Gateway Casino, Delta Port, and the Massey Tunnel replacement. • Consider direct and indirect impacts to farmland and appropriate mitigation or compensation when reviewing development applications as well as public infrastructure projects including those of other levels of government. Consider the net benefit to farming of dike and infrastructure projects. • Measure and monitor the effects of commuters and population growth on rural traffic congestion. • Identify areas of farmland in Delta that are particularly difficult to access and develop a strategy to improve farm vehicle access to these areas. 	<p>Lead: City of Delta</p> <p>Support: MOTI Transportation Safety Board DFI</p>

Recommendation	Description	Responsibilities
<p>2.6 Continue to improve active transportation in rural and agricultural areas while being mindful of potential conflicts.</p>	<ul style="list-style-type: none"> Continue to update Delta active transportation plans and strategies to consider the needs of agricultural users when developing multi-use trail systems in, and adjacent to, the ALR. The MAF Guide to Using and Developing Trails in Farm and Ranch Areas may be a useful resource for this action. Identify areas that could benefit from additional planning and development for parking near agricultural operations (e.g., trail heads). Enforce parking regulations on farm roads (e.g., 88th Street), provide better signage about littering regulations on trails adjacent to farmland; and target speeding on rural roads. Review and maintain signage and provide education material to recreational users that they are in an agricultural area and that agricultural activities are acceptable (including farm crop signs, wildlife on farms, etc.). 	<p>Lead: City of Delta</p> <p>Support: Property Use and Compliance, Engineering Department</p>

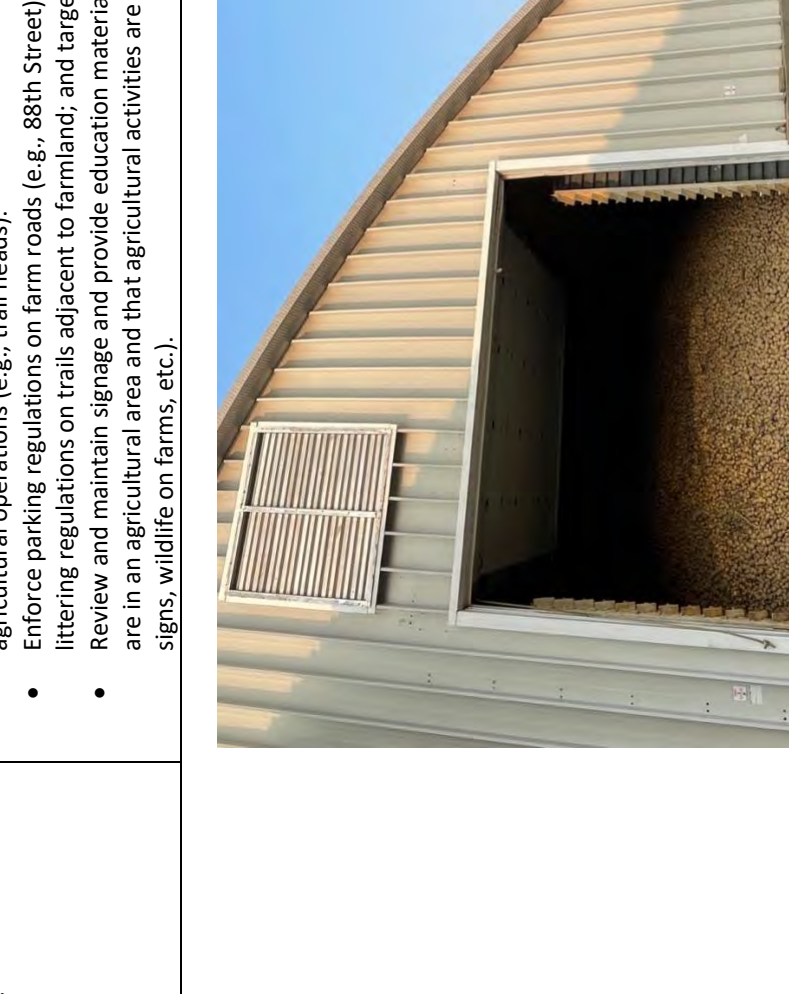


Figure 9. Potatoes stored on farm (source: I. Smith).

Goal 3: Grow communication, education, and celebration of Delta farmers and agriculture.

The support for a local food system is largely based on public knowledge and awareness of agricultural products and processes, which vary from community to community based on the cultural influence of the people living there. Delta already has a number of educational opportunities including a history of successful educational programs in schools related to agriculture and food, however, survey results indicated that there is room to improve awareness of these initiatives as well as increase agricultural education in schools. Likewise, a desire to share knowledge and (re)introduce food literacy skills around growing, preserving, and preparing healthy local foods (regardless of economic class) was identified by the community during project engagement. Broad-based and specific educational needs for school-aged children and their families, consumers, and elected officials are key opportunities raised by stakeholders. By supporting opportunities for the community to directly engage with several aspects of the food system, municipalities can strengthen the public's understanding of the importance of the local food system, as well as increase participation in the food system through purchasing.

The City of Delta has historically used a range of tools such as direct mail, website, social media, and hosting events to connect with the agricultural community and support community education about the agricultural sector. However, a dedicated agriculture information page is no longer present on the City of Delta website, which has resulted in reduced public access to information about the role and importance of agriculture in the community. Building on these channels, the City of Delta can strengthen communications on a wide range of topics in food and agriculture that will help to increase clarity and quality of working relationships with local farmers and food sector businesses as well as spread awareness to community members about the agricultural sector.

Recommendation	Description	Responsibilities
<p>3.1 Advocate for the strengthening of agriculture education in the classroom environment</p>	<ul style="list-style-type: none"> Continue to offer a Delta agricultural scholarship and agricultural continuing education grant. Support new and/or existing school programs on school grounds. This may include providing soil or compost, fencing, or other in-kind support for these projects. Support the development of an Agriculture & Education subcommittee of the AAC whose members will continue to work developing relationships between the School District and the agricultural community. Assist schools with obtaining Farm-to-School BC and Agriculture in the Classroom grants. This may include letters of recommendation, or an indication of matching or in-kind support. Provide ongoing communication and consultation with community partners, who may wish to be included in agriculture and food-related initiatives, particularly with respect to education and learning opportunities. 	<p>Lead: City of Delta</p> <p>Support: School District</p>
<p>3.2 Provide agricultural learning opportunities for City Council and staff.</p>	<ul style="list-style-type: none"> Support organizations who organize annual farm tours (e.g. BC Veggie Days Tours)/virtual events and ensure that City Council and staff are invited to attend. Provide regular agriculture updates at council meetings on topics affecting the agricultural community either directly or indirectly. 	<p>Lead: City of Delta</p> <p>Support:</p>

Recommendation	Description	Responsibilities
	<ul style="list-style-type: none"> Stay up to date with other Delta organizations projects as they relate to agriculture. 	Local farmers, agricultural businesses, non-profit organizations Lead: City of Delta, AAC Support: Non-profit organizations
<p>3.3 <i>Build and expand urban opportunities to raise awareness of food and agriculture</i></p>	<ul style="list-style-type: none"> Identify potential sites for new/expanded community gardens for growing food within the urban environment in the municipality. Create a Community Garden Policy Guideline that outlines relevant policies and bylaws that a community group must follow when initiating a community-based garden model. This may include ideas for finding land for the garden; a template for preparing a proposal and preparing a land use agreement; and steps to establishing the physical garden. Produce a residential food gardening guide that outlines best practices for deterring wildlife, promotes composting, rainwater harvesting, and other actions to minimize the impact of food production on the environment. This may include hosting workshops around how to be water-wise, discourage wildlife interactions, create pollinator gardens etc. 	
<p>3.4 <i>Celebrate the past, present, and future of agriculture in Delta.</i></p>	<ul style="list-style-type: none"> Create an agriculture webpage on the City of Delta website. The webpage may have several subpages and links and should serve as a conduit of information. Discuss the development of an Economic Development Strategy with other departments within the City of Delta and integrate agriculture as a community economic development opportunity. Support groups who organize annual events to celebrate food production in Delta to enable the public to get to know local farmers. Options include but are not limited to: A farm-to-table dinner; Slow-food cycle; Farm tours. Integrate Delta food and agriculture into existing community events (e.g., local catering, information booth, handouts, quick surveys, guest speakers) Convey a spirit of community support for, and pride in, agriculture and Delta farmers in print, on-line, and in-person communications. Allow and encourage food festivals, block parties, and other community led events. Consider street closures where appropriate. 	Lead: City of Delta Support: DFI, Museum
<p>3.5 <i>Engage and educate developers and real estate industry in agriculture in agri-sector land use realities.</i></p>	<ul style="list-style-type: none"> Delta staff to provide resources to the Real Estate Board or Association, and at front counter, to provide information about land use restrictions, normal farm practices, and the <i>Farm Practices Protection (Right to Farm) Act</i> to property buyers and developers. This may include The Countryside and You brochure. 	Lead: City of Delta Support: Real Estate Board

Goal 4: Promoting Sustainable and Regenerative Agricultural Practices

While climate change may challenge future growing conditions and increase droughts, there are also opportunities for innovative policies and practices that focus on maintaining and enhancing the natural environment. Environmentally sound, regenerative, farming practices will help to conserve water, replenish the soil, and provide habitat for wildlife, including birds and pollinators. Practices like these can be encouraged through facilitating partnerships between environmental organizations and the agriculture community, as well as subsidy programs or payment arrangements such as Payment for Ecosystem Services (PES).

Stakeholders and community survey respondents commented on the importance of the natural ecology of the land and environmentally sound farming practices, acknowledging the important role that well-managed agricultural lands play in migratory bird feeding grounds and facilitating wildlife corridors. Farmers indicated that current compensation programs fall short of costs associated with biodiversity and habitat initiatives. Survey results indicated that Delta farmers had a high degree of willingness to participate in PES programs, while some producers were already engaged in sustainable and regenerative practices such as cover cropping. Through the community survey, 80% of survey participants indicated that they supported the implementation of PES initiatives, with a majority willing to pay an additional \$5-10 in levies or taxes per year to fund these initiatives.

Recommendation	Description	Responsibilities
<p>4.1 Ensure that agricultural environmental issues are included in the OCP and Zoning Bylaws</p>	<ul style="list-style-type: none"> • Link air quality policies and goals to Metro Vancouver’s air quality bylaws and objectives around agricultural emissions. • Work with the community to increase agricultural vegetative waste drop-off options. • Assist farmers to navigate the regulatory requirements in pursuing innovative projects (e.g., renewable energy such as solar panels on barn roofs, and waste management technologies such as anaerobic digesters), on-farm value added and diversification. 	<p>Lead: City of Delta</p> <p>Support: Metro Vancouver</p>
<p>4.2 Explore the feasibility of introducing a new levy or fee to support ecological services on farmland</p>	<ul style="list-style-type: none"> • Continue to participate in the Fraser River Delta Working Group meetings. • Meet with Metro Vancouver staff to discuss a possible regional approach to using financial levers for the protection of ecological services on farmland. • Continue to participate in partnerships with Environment and Climate Change Canada, Delta Farmland Wildlife Trust, Ducks Unlimited etc. to increase information dissemination and communications with the public about mutually beneficial agriculture/wildlife interactions in Delta. 	<p>Lead: City of Delta</p> <p>Support: Metro Vancouver, ECC, DFI, DFWT, DU</p>

Recommendation	Description	Responsibilities
4.3 Promote water conservation practices and water licencing within the agricultural community.	<ul style="list-style-type: none"> Encourage agricultural landowners to apply for irrigation water licences through FrontCounterBC when not using potable water as the main irrigation source. Educate agricultural landowners by providing links to online water conservation resources and/or distributing printed materials, such as brochures, during mail-outs (e.g., with annual property tax information). 	Lead: City of Delta Support: FrontCounterBC
4.4 Control invasive and noxious plants and pests through the enforcement of existing bylaws and protocols.	<ul style="list-style-type: none"> Ensure that invasive species are managed on City-owned lands. Maintain invasive/noxious species and agricultural etiquette signage along the trails in agricultural areas. 	Lead: City of Delta Support: Invasive Species Council of BC
4.5 Continue to support the work of Delta Farmland and Wildlife Trust	<ul style="list-style-type: none"> Support opportunities for addressing waterfowl, deer and other wildlife impacts on crop yields, such as communication and planning efforts between producers and local groups such as DFWT, Birds Canada, the Federal Environment and Climate Change Canada's Canadian Wildlife Service. Continue to identify opportunities to provide financial or in-kind supports to non-profit organization that advocate for environmental conservation and stewardship on farmland. 	Lead: City of Delta Support: DFWT

5.0 Implementation Strategy

The recommendations are presented in the following tables to identify roles regarding implementation and potential budgetary requirements.

Relevant City of Delta departments, as well as external organizations, are identified whenever possible. The Social Planning Department is a collaborative department and is embedded in the below actions where appropriate.

Additional or external funding refers to either an annual budget request, other funding sources, or a combination thereof.

Priority levels are tied to timing of implementation. Highest priority actions are to be targeted within 1-2 years. Medium priority actions are to be targeted within 3-5 years. Lower priority actions are to be targeted within 5-10 years.

Table 7. Implementation strategy: key responsibilities and funding.

Recommendation	Description	Priority level	Community Planning and Development	Engineering	Parks Recreation and Culture	Finance Department	Compliance and Enforcement	Elected Officials	Farming Community	Other Supporting Organizations	Additional/ external funding required	Implementation Mechanism
1.1	Continue to protect and preserve the ALR for agricultural uses.	Highest	X				X	X				OCP Zoning Bylaw ALC Act 25(3)
1.2	Update the Zoning Bylaw to ensure alignment with best edge planning practices and the ALC Act and regulations	Medium	X							MAF ALC		Zoning Bylaw
1.3	Continue to work on TFWH policy and associated zoning for housing to improve quality and consistency	Highest	X	X						MAF AAFC		New policy

<i>Recommendation</i>	<i>Description</i>		<i>Community Planning and Development</i>	<i>Engineering</i>	<i>Parks Recreation and Culture</i>	<i>Finance Department</i>	<i>Compliance and Enforcement</i>	<i>Elected Officials</i>	<i>Farming Community</i>	<i>Other Supporting Organizations or Departments</i>	<i>Additional Funding</i>	<i>Implementation Mechanism</i>
1.4	Enhance Compliance and Enforcement for farmland protection	Medium	X				X		X	ALC		Bylaw enforcement
1.5	Develop a City policy for filming in the ALR	Lower	X	X						ALC Corporate Service		New policy
1.6	Support MV agriculture and food security initiatives	Medium	X						X			OCP
1.7	Advocate for taxation policies that incentivize production in the ALR.	Medium	X			X		X	X			New policy
1.8	Explore policy and zoning options to increase access to local food products	Lower	X									Zoning Bylaw
1.9	Continue to improve front counter services for the ag sector	Lower	X									N/A
2.1	Consult with the agricultural community in water planning and irrigation delivery	Highest	X	X					X			Meetings with DFI and the farming community
2.2	Continue to incorporate agriculture in ongoing City Climate Action planning initiatives and strategies	Medium	X	X				X		Climate Action and Environment		Climate change policies

<i>Recommendation</i>	<i>Description</i>		<i>Community Planning and Development</i>	<i>Engineering</i>	<i>Parks Recreation and Culture</i>	<i>Finance Department</i>	<i>Compliance and Enforcement</i>	<i>Elected Officials</i>	<i>Farming Community</i>	<i>Other Supporting Organizations or Departments</i>	<i>Additional Funding Required</i>	<i>Implementation Mechanism</i>
2.3	Develop an emergency preparedness plan that includes agriculture	Highest	X	X						EMBC Fire & ER services	X	New plan
2.4	Support flood risk reduction initiatives with agricultural stakeholders	Highest	X	X					X		X	N/A
2.5	Work with the agricultural community when planning and implementing transportation and utilities works	Medium	X	X					X	MOTI		N/A
2.6	Continue to improve active transportation opportunities in rural and agricultural areas while being mindful of potential conflicts	Medium	X	X					X			N/A
3.1	Advocate for the strengthening of agriculture education in the classroom environment	Highest						X	X	School District MAF Min of Ed		N/A

<i>Recommendation</i>	<i>Description</i>		<i>Community Planning and Development</i>	<i>Engineering</i>	<i>Parks Recreation and Culture</i>	<i>Finance Department</i>	<i>Compliance and Enforcement</i>	<i>Elected Officials</i>	<i>Farming Community</i>	<i>Other Supporting Organizations or Departments</i>	<i>Additional Funding</i>	<i>Implementation Mechanism</i>
3.2	Provide agricultural learning opportunities for City Council and staff	Lower	X					X	X		X	N/A
3.3	Build and expand urban opportunities to raise awareness of food and agriculture	Lower	X		X						X	N/A
3.4	Celebrate the past, present, and future of agriculture in Delta	Medium	X		X					X	X	N/A
3.5	Engage and educate developers and the real estate industry in agriculture sector land use realities	Lower	X						X	Real estate association	X	N/A
4.1	Ensure that agricultural environmental issues are included in the OCP and zoning bylaw	Medium	X					X	X	Climate Action and Environment Department		OCP Zoning bylaw
4.2	Explore the feasibility of introducing a new levy or fee to support ecological goods and services on farmland	Highest	X			X		X	X	Metro Vancouver	X	New policy
4.3	Promote water conservation practices and water licencing within the agricultural community.	Medium	X	X					X			N/A

<i>Recommendation</i>	<i>Description</i>	<i>Community Planning and Development</i>	<i>Engineering</i>	<i>Parks Recreation and Culture</i>	<i>Finance Department</i>	<i>Compliance and Enforcement</i>	<i>Elected Officials</i>	<i>Farming Community</i>	<i>Other Supporting Organizations or Departments</i>	<i>Additional funding</i>	<i>Implementation Mechanism</i>
4.4	Control invasive and noxious plants and pests through the enforcement of existing bylaws and protocols.	X		X					Climate Action and Environment Department	X	Pesticide Use Bylaw
4.5	Continue to support the work of Delta Farmland and Wildlife Trust	X					X	X	DFWT	X	N/A

6.0 Delta Agriculture Plan Report Card

6.1 Purpose

The purpose of this report card is to measure progress towards goals of Delta's Agriculture Plan as well as estimate the impact of these actions. The use of this report card is intended to be led primarily by local government. Frequency of conducting the report card review should occur annually, or as new data becomes available (i.e. Vital Signs, Census, Agriculture Census, Community Profiles) as to allow for course corrections and adaptation to emerging circumstances. The report card is intended to be a snapshot indication of how Delta is doing towards implementing the Agriculture Plan and how much impact implementation of the Plan is having.

6.2 Data Sources

The metrics used in the report card are focused on where data is readily available or nearly attainable. This includes the Federal Census of Agriculture, Vital Signs, and Community Profiles, as well as internal reporting and information sharing, among others. The measurement of progress towards goals will be variable based on the frequency that data is made available (e.g. Census of Agriculture every 5 years, Vital Signs every year, local surveys).

6.3 Scoring and Metrics

Scoring in the report card is based on two factors:

- 1) A rating out of 50 that measures the degree of implementation, with 0 being not yet started and 50 being fully executed and complete. Ongoing items can receive a high score, provided they are actively being addressed.
- 2) A rating out of 50 that estimates how much impact that implementation is having on the ground, with 0 being no impact and 50 being the most impact. Where possible, data sources should be used to compare to a 2023 baseline level of information to track progress over time.

Combining these two scores will give each goal area an aggregate score out of 100. Averaging scores for each goal area will then provide an overall score that helps the City of Delta to understand how much progress is being made on implementing the plan as well as how much impact actions are having. This will help to inform where resources can be shifted strategically as well as determine if any course corrections on the Agriculture Plan are required. Goal area scores could also be weighted in order to indicate priority areas.

Delta Agriculture Plan Report Card				
Goals and objectives	Degree of implementation score (out of 50)	Estimated impact score (out of 50)	Possible metrics for scoring	Combined Score (out of 100)
Goal 1: Support agriculture throughout government process, policy, and regulation.				
1.1 Continue to protect and preserve the Agricultural Land Reserve for agricultural uses.			% change in area of farmland and actively farmed/available for farming area in Delta, mean/median farmland lot size, approved non-farm use area	
1.2 Update the zoning bylaw to ensure alignment with best edge planning practices and the Agricultural Land Commission (ALC) Act and Regulations.			Presence of updated zoning bylaw	
1.3 Continue to work on temporary farmworker housing (TFWH) policy and associated zoning for housing to improve quality and consistency			Anecdotal evidence from producers with TFWH to evaluate quality. Presence of updated zoning bylaw for to evaluate consistency.	
1.4 Enhance compliance and enforcement (C&E) for farmland protection.			Number of infractions, complaints	
1.5 Develop a City policy for filming in the ALR.			New policy completed – in alignment with the BC Agricultural Council and ALC	
1.6 Support Metro Vancouver agriculture and food security initiatives			Participation in MV committees	
1.7 Advocate for taxation policies that incentivize agricultural production in the ALR.			Evidence of advocacy e.g. letters/ meetings with Ministry representatives, UBCM motions	
1.8 Explore policy and zoning options to increase access to local food products.			Community survey on level of access to local food	
1.9 Continue to improve front counter services for the agricultural sector.			Producer survey on level of front counter service	
<i>Average score for Goal 1</i>				
Goal 2: Continue to prioritize agriculture in infrastructure planning, maintenance, and upgrades				
2.1 Consult with the agricultural community in water planning and irrigation water delivery in Delta.			Completing the feasibility study for a new water intake pump station. Tracking of one-on-one conversations, group meetings and other engagement points	

Delta Agriculture Plan Report Card				
Goals and objectives	Degree of implementation score (out of 50)	Estimated impact score (out of 50)	Possible metrics for scoring	Combined Score (out of 100)
2.2 Continue to incorporate agriculture in ongoing City Climate Action planning initiatives and strategies.			Presence and degree of representation of agriculture in Climate Action Planning	
2.3 Develop an emergency preparedness plan that includes agriculture.			Emergency preparedness plan completed	
2.4 Support flood risk reduction initiatives with agricultural stakeholders.			Presence and degree of representation of agriculture in emergency planning	
2.5 Work with the agricultural community when planning and implementing transportation and utilities works and ensure needs are considered and addressed.			Producer survey on level of flood risk reduction including change over time.	
2.6 Continue to improve active transportation opportunities in rural and agricultural areas while being mindful of potential conflicts.			Tracking of one-on-one conversations, group meetings and other engagement points regarding development and infrastructure projects and associated siting/locations.	
<i>Average score for Goal 2</i>			Number of new transportation opportunities. Number of complaint calls from producers.	
Goal 3: Grow communication, education, and celebration of Delta farmers and agriculture.				
3.1 Advocate for the strengthening of agriculture education in the classroom environment			Number of conversations between local government, Ministry representatives and educators to increase agriculture learning in school. Number and type of agriculture learning opportunities provided to students at school and extracurricular.	
3.2 Provide agricultural learning opportunities for City Council and staff.			Number of farm tours, harvest dinners and other events that Council and Staff participate in.	
3.3 Build and expand urban opportunities to raise awareness of food and agriculture			Number of community gardens and gardeners, number of vendors at farmers markets, number of community organizations working on food security	
3.4 Celebrate the past, present, and future of agriculture in Delta.			Presence of celebration events, displays, take home information on agriculture in Delta	

Delta Agriculture Plan Report Card				
Goals and objectives	Degree of implementation score (out of 50)	Estimated impact score (out of 50)	Possible metrics for scoring	Combined Score (out of 100)
3.5 Engage and educate developers and real estate industry in agri-sector land use realities.			Number of complaints from urban residents about farmland. Tracking changes to industry standards in Real Estate towards providing an appropriate level of information to land buyers.	
<i>Average score for Goal 3</i>				
Goal 4: Promoting Sustainable and Regenerative Agricultural Practices				
4.1 Ensure that agri-environmental issues are included in the OCP and Zoning Bylaws			Presence and level of agri-environmental issues in OCP and ZBL	
4.2 Explore the feasibility of introducing a new levy or fee to support ecological goods and services on farmland			Determining a go or no-go on introducing a levy or fee. Introduce the levy or fee if it is confirmed desirable after consultation.	
4.3 Promote water conservation practices and water licencing within the agricultural community.			Number and type of ways that water conservation is being implemented on-farm. Estimate of how much water is being saved through these measures. Include discussions regarding wells.	
4.4 Control invasive and noxious plants and pests through the enforcement of existing bylaws and protocols.			Confirm ongoing agricultural invasive plant management activities. Track inspections and responses to complaints where issues are occurring on private lands.	
4.5 Continue to support the work of Delta Farmland and Wildlife Trust			Level of collaboration and involvement in DFWT initiatives	
<i>Average score for Goal 4</i>				
Average score for all goals				

Appendix

A1 Delta Agriculture Infographic

The infographic below combines data from Statistics Canada Agriculture Census (2021) and results obtained from the surveys that were conducted for this agricultural plan.

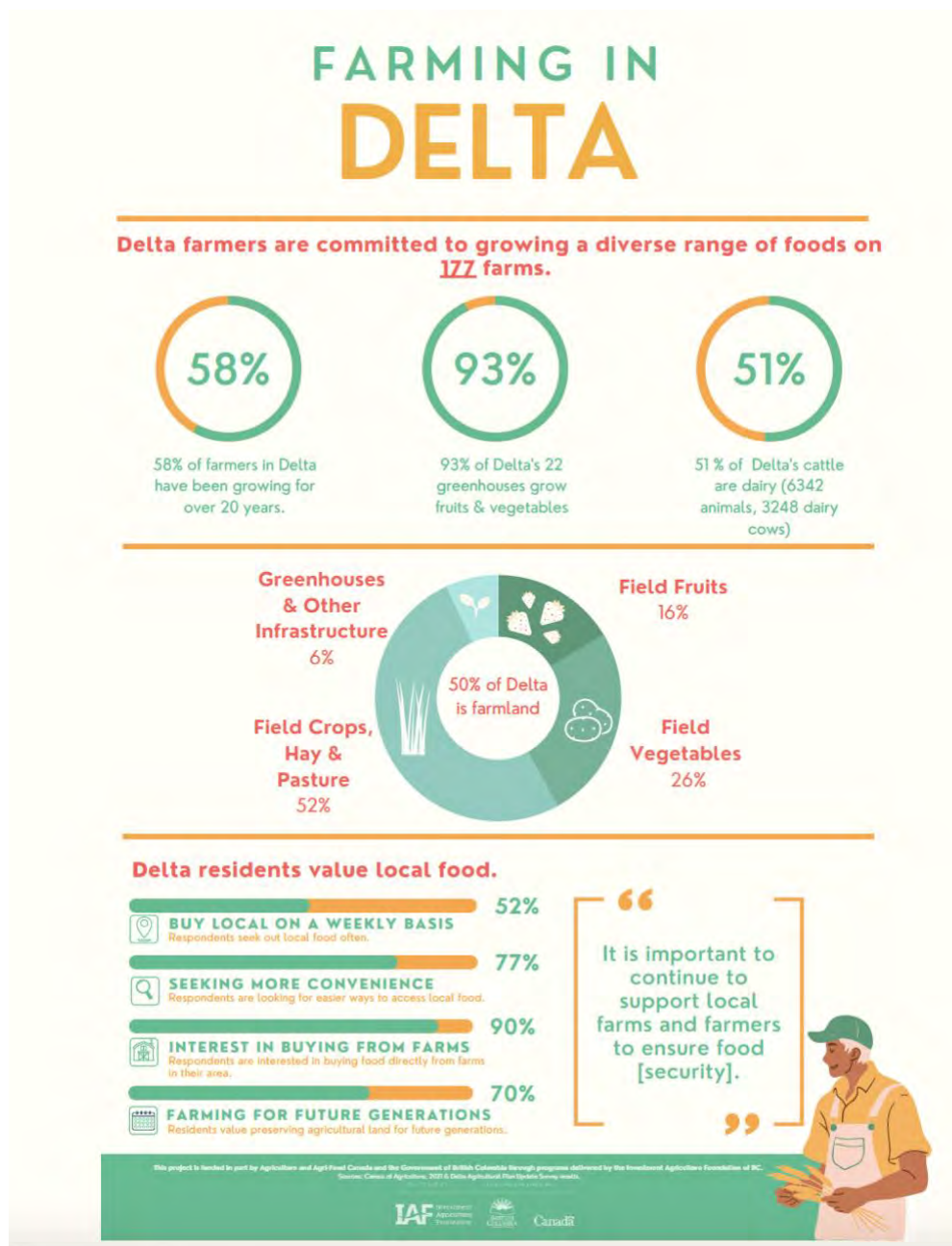


Figure 10. Summary of data from Statistics Canada 2021 Agricultural Census and Delta's Agricultural Plan farmer survey responses (2022).

A2 Policy Analysis: Agricultural Planning Framework



Policy Analysis: Agricultural Planning Framework

Delta Agricultural Plan



December 2021

Table of Contents

Acronyms	i
1.0 Introduction	1
2.0 Legislative Framework	2
2.1 Federal Government	2
2.2 Provincial Government	2
2.2.1 Farm Bylaw Communities	2
2.2.2 Agricultural Land Commission (ALC) Act and Regulations.....	3
2.2.3 Farm Practices Protection (Right to Farm) Act (FPPA).....	4
2.2.4 Environmental Management Act.....	4
2.2.5 Water Sustainability Act	4
2.2.6 Riparian Area Protection Act	4
2.2.7 Assessment Act	5
2.2.8 Land Title Act	5
2.3 Regional Government: Metro Vancouver.....	5
2.3.1 Regional Growth Strategy	5
2.3.2 Regional Food System Strategy	6
2.3.3 Regional Food System Action Plan.....	6
2.3.4 Climate 2050 and Clean Air Plan.....	6
2.4 Municipal Government: City of Delta	6
2.4.1 City of Delta Official Community Plan.....	7
2.4.2 City of Delta Zoning Bylaw No. 7600 (2017)	8
2.4.3 Other City of Delta Bylaws, Plans, and Strategies	8
3.0 Gap Analysis: Agriculture within Delta’s OCP And Zoning Bylaw	8
3.1 Official Community Plan	9
3.2 Zoning Bylaw (No. 7600, 2017)	11
3.3 Other Delta Agricultural Development Policies and Factsheets.....	12
4.0 Agricultural Planning Best Practices	14
4.1 Key Components to Include in OCP and Zoning Bylaws	14
4.2 Best Practices within Other Jurisdictions.....	16
Appendix	26

Acronyms

AEM	Agricultural Environmental Management Code of Practice
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
EMA	Environmental Management Act
FPPA	Farm Practices Protection Act
LGA	Local Government Act
MAF	Ministry of Agriculture and Food
MOTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
SAWP	Seasonal Agricultural Worker Program
SPEA	Stream Area Protection and Enhancement
TFW	Temporary Farm Worker
TFWH	Temporary Farm Worker Housing
WSA	Water Sustainability Act

Funding Acknowledgement

This project is funded in part by the Local Government Partnership Program, with funding provided by Agriculture and Agri-Food Canada and the Government of British Columbia through programs delivered by the Investment Agriculture Foundation of B.C.

DELIVERED BY:

FUNDING PROVIDED BY:



1.0 Introduction

Agriculture operates in a complex and dynamic environment of municipal, regional, provincial and federal policies, programs, and regulatory influences. Some policies and regulations are wide in scope and far-reaching, such as national and international trade agreements, while others are site-specific or issue specific, such as zoning or meat processing regulations. As a result, no one piece of legislation has the capacity to address agricultural issues in an integrated and holistic manner. However, municipal policy tools and associated regulations are crucial to the agriculture sector as they directly influence areas such as local land use and infrastructure.

This section outlines the jurisdictional responsibilities related to the agriculture and food sector for federal, provincial, regional and municipal governments, particularly within the realm of agricultural land use planning. Awareness of jurisdictional responsibilities and authority is useful in defining policy, regulations, strategies, and actions that can be taken by local government and those that require broader collaboration for specific issues.

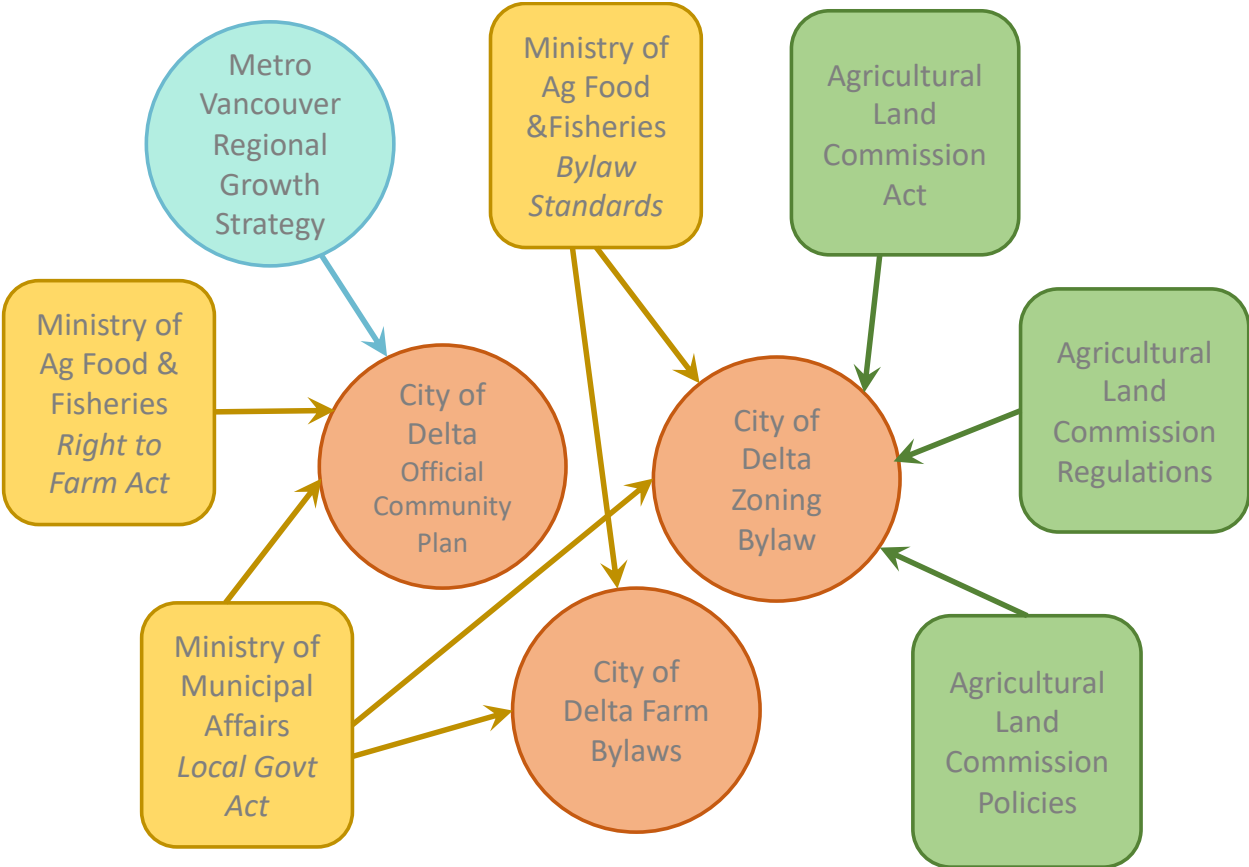


Figure 11. Relationship between provincial, regional, and municipal governments involved in agricultural planning.

2.0 Legislative Framework

2.1 Federal Government

The Federal Government regulates several areas of agriculture including interprovincial and international trade practices, public health, and food safety. A list of Federal Acts that have authority or influence on the agriculture and food sector is provided in the Appendix. In some instances, municipalities may have to respond to Federal Acts through their local jurisdiction and authority. For example, the *Cannabis Act* motivated municipalities to create new policies and bylaws related to land use, zoning, business licensing and responding to nuisance complaints. The City of Delta updated Zoning Bylaw 7200 (2017) to reflect the federal legalization of cannabis.

In addition to Acts and Regulations, federal programs can influence in local government policies and bylaws. Of particular importance is the federal Seasonal Agricultural Worker Program (SAWP) and housing for these temporary foreign workers (TFWs).

2.2 Provincial Government

The Province of BC primarily regulates agriculture through Acts under the responsibility of the Ministry of Agriculture and Food (MAF), and the Agricultural Land Commission (ALC), who oversees the Agriculture Land Reserve (ALR). Activities in the agriculture and food sector also have to comply with Acts under other provincial ministries, such as the Ministry of Environment and Climate Change Strategy, and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

Provincial policies and regulations related to agriculture are continuously evolving and municipalities must incorporate regulatory changes into their Official Community Plans (OCPs) and Zoning Bylaw as required. The following section is a non-exhaustive list of Acts and Regulations relevant to the agriculture and food sectors.

2.2.1 Farm Bylaw Communities

The *Local Government Act* (LGA) provides local governments the ability to plan and regulate land use within their boundaries. The LGA contains provisions that place restrictions on zoning authority related to farming in local communities, as required by MAF. The City of Delta is one of four regulated local governments (farm bylaw communities) that have been designated by MAF, under whose authority restrictions on agricultural zoning have been declared. The other farm bylaw communities are City of Kelowna, City of Abbotsford, and the Township of Langley. As such, the City of Delta must not prohibit the use of land for farming practices in a farming area unless it receives approval of the Minister of Agriculture. Section 551 of the *Local Government Act* provides authority to the Minister of Agriculture to establish agricultural standards (Minister's Bylaw Standards) for the guidance of local government in the preparation of various bylaws affecting agriculture.

- *The Ministry of Agriculture’s Guide for Bylaw Development in Farming Areas*: The ALC may refer to the MAF’s Guide for Bylaw Development in Farming Areas when reviewing a draft bylaw. This guide offers standards for developing and amending bylaws affecting farming areas (including ALR land) and provides general information for handling other planning issues involving agriculture. The City of Delta must prepare agricultural zoning regulations in accordance with MAF’s provincial standards for land in the ALR, which include:
 - Zoning designations, permitted uses, and minimum lot sizes
 - Lot coverage, setbacks, off-street loading and parking, and height limitations
 - Size and siting of residential uses in the ALR
 - Agricultural building riparian setbacks
 - Temporary Farm Worker Housing
 - Combined heat and power generation at greenhouses (co-generation)
 - Medical Marihuana Production Facilities

- *The Ministry of Agriculture’s Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges*: The ALC may refer to MAF’s Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges when reviewing a draft bylaw. It sets out guidelines that support local governments when addressing urban/agricultural compatibility issues on both sides of the urban/agricultural edge.

In addition, the City has additional authority to create Farm Bylaw Standards to regulate certain aspects of agriculture within their community related to audible bird scare devices; farm-side edge planning; mushroom production; and on-farm composting.

2.2.2 Agricultural Land Commission (ALC) Act and Regulations

The ALC is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in BC and is the agency responsible for administering the *Agricultural Land Commission Act* and associated regulations. The ALC plays a role in assisting local governments with achieving consistency between their bylaws and the ALCA, Regulation, and any Resolutions of the Commission via the ALC’s Bylaw Review Process. ALC staff work with MAFF staff in “agri-teams” to provide advice to local government planners to help achieve consistency between bylaws and the ALCA and Regulation. MAF staff review bylaws independently of the ALC Bylaw Review Process, but ALC and MAF staff may discuss bylaw reviews prior to responding. The ALC copies the MAF on all bylaw reviews at the time they are provided to the Local Government.

The Agricultural Land Commission Act (ALCA)

The ALCA sets out the legislative framework for the establishment and administration of the agricultural land preservation program. Section 6 ALCA outlines the purposes of the Commission as follows:

- 6 (1) (a) to preserve the agricultural land reserve;
 - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;
 - (c) to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
- (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
- (a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

The Agricultural Land Reserve General Regulation 57/2020

The Regulation identifies the procedures for submitting applications and notices of intent.

The Agricultural Land Reserve Use Regulation 30/2019

The Regulation specifies land uses permitted in the ALR. The ALC is responsible for interpreting the Regulation and provides guidance in the ALC Policies.

ALC Policies

The Policies provide interpretation and clarification of the Act and Regulations; outline guidelines, strategies, rules or positions on various issues; and provide clarification and courses of action consistently taken or adopted by the Commissioners.

2.2.3 Farm Practices Protection (Right to Farm) Act (FPPA)

A key component of MAF's "Strengthening Farming" program involves the FPPA, which underpins efforts to protect current farm practices and protects a farmer's right to farm. A farm operation qualifies for protection under the FPPA if the farmer is not contravening local government bylaws related to animal control, noise and nuisance if conducting a farm operation in accordance with normal farm practices. The farm activities must not be in contravention of the *Public Health Act*, *Integrated Pest Management Act*, or *Environmental Management Act*. The FPPA established the Farm Industry Review Board as a mechanism to resolve complaints about farm practices. The FPPA also enables the Province to make regulations respecting standards for the purpose of defining normal farm practices.

2.2.4 Environmental Management Act

EMA provides the authority for introducing wastes into the environment, while protecting public health and the environment. The *Code of Practice for Agricultural Environmental Management* is a Minister's regulation under the EMA that regulates storage, siting, and use of manure, compost, other agricultural by-products and materials on agricultural operations.

2.2.5 Water Sustainability Act

The Water Sustainability Act (WSA) provides for the licensing of activities including use, diversion, and storage of water. The WSA provides local governments the ability to undertake Water Sustainability Plans, which may include a designation for "dedicated agricultural water", also known as agricultural water reserves. This allows the water sustainability planning process to prioritize or establish unique rules for agriculture, which will be particularly useful when considering how reductions in water use will be handled through drought planning and management. Farm operators are encouraged to apply for water licenses in order to secure groundwater and surface water rights.

2.2.6 Riparian Area Protection Act

The *Riparian Areas Protection Act* and associated regulation calls on local governments to protect riparian areas during residential, commercial, and industrial development. The regulations applies to municipalities in the regional districts of the Lower Mainland and much of Vancouver Island and parts of the Southern Interior. It applies to all streams, rivers, creeks, ditches, ponds, lakes, springs and wetlands connected to surface flow to a waterbody that provides fish habitat. Local governments may allow development within 30 m of the high water mark provided prescribed riparian assessment methods have been followed. Farming activities are not subject to the regulation, however it does apply to non-farming activities on

agricultural lands (e.g. construction of non-farm related buildings, golf courses, or other non-agricultural uses).

2.2.7 Assessment Act

Section 23 of the *Assessment Act* and BC Reg 411/95, the Classification of Land as a Farm Regulation (the “Farm Class Regulation”), set out the requirements that must be met for land to be classified as “Farm” for assessment and tax purposes. Land classified as Farm must be used all or in part for primary agricultural production. The designation of farm tax status is used as a proxy to confer ‘bona fide’ farm status and is often listed as a criteria within ALC policies and local zoning bylaw.

2.2.8 Land Title Act

The Land Title Act gives Approving Officers the power to assess potential impacts of proposed subdivisions on farmland, including considerations for buffers and road patterns. The Approving Officer is responsible for all subdivision applications within the municipal boundaries.

2.3 Regional Government: Metro Vancouver

The City of Delta is a member of Metro Vancouver (MV) Regional District. Regional districts play a role in region-wide planning by developing a Regional Growth Strategy (RGS) and other Plans and Strategies that link or coordinate the otherwise independent planning and land use regulation choices of the member municipalities. Municipalities are responsible for creating a Regional Context Statement that links their aspirations as expressed in their OCP to the regional vision as expressed in the Regional Growth Strategy. The Regional Context Statement must be accepted by the Metro Vancouver Board.²⁶ Regional districts can establish Agricultural Advisory Committees that are involved in, and support, projects aimed at promoting public awareness, diversification and growth of the agriculture sector and advise the Board of Directors on matters regarding the agricultural sector. MV has an active Agricultural Advisory Committee with this aim.

2.3.1 Regional Growth Strategy

The [Regional Growth Strategy: Metro 2040: Shaping Our Future](#) (2011, currently being updated) is the region's “collective vision for how growth (population, housing and jobs) will be managed to support the creation of complete, connected, and resilient communities, protect important lands, and support the efficient provision of urban infrastructure like transit and utilities.” The policy relating directly to agriculture in the RGS is Strategy 2.3 “Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production”. MV identifies several roles for itself including: containing urban development, limiting extension of regional sewerage services, identifying strategies to increase agricultural productivity and economic viability of agriculture, protecting the agricultural land base through Agriculture or Rural land use designations, and accepting agriculturally supportive Regional Context Statements.²⁷ The Metro 2050 Draft Policy Review Summary for agriculture presents some new areas of emphasis including²⁸:

- Supporting distribution avenues for local food production to residents.

²⁶ [Metro Vancouver Regional Context Statements.](#)

²⁷ [Metro Vancouver Regional Growth Strategy.](#)

²⁸ [Metro Vancouver 2050 Agriculture Discussion Paper.](#)

- Preventing urban-agricultural conflicts by carefully planning the edges of agricultural and adjacent properties and adding buffers between them.
- Discouraging non-farm uses on agricultural land and encourage actively farmed land through better aligning municipal zoning bylaw regulations with the Agricultural Land Commission Act.
- Awareness of agriculture’s role in climate change mitigation and adaptation and provision of ecosystem services.

2.3.2 Regional Food System Strategy

The [Metro Vancouver Regional Food System Strategy \(2011\)](#) is a first step in creating a collaborative approach to sustainable, resilient and healthy food system that will contribute to the well-being of all residents and the economic prosperity of the region while conserving our ecological legacy. The Strategy takes into account the current strengths of MV’s food system and the challenges that must be grappled with, to propose goals and strategies that will make the system more sustainable, resilient and healthy. It includes the following vision statement:

A sustainable, resilient and healthy food system that will contribute to the well-being of all residents and the economic prosperity of the region while conserving our ecological legacy.

The strategy sets out 5 goals, and each goal is paired with strategies and performance measures.

- Goal 1: Increased capacity to produce food close to home
- Goal 2: Improve the financial viability of the food sector
- Goal 3: People make healthy and sustainable food choices
- Goal 4: Everyone has access to healthy, culturally diverse foods
- Goal 5: Food system consistent with ecological health

2.3.3 Regional Food System Action Plan

The [Metro Vancouver Regional Food System Action Plan \(2016\)](#) takes the goals set out in the Food System Strategy and aligns them with an implementation plan. It does so by identifying planned actions and clarifying the role of local governments for each action over 3-5 years.

2.3.4 Climate 2050 and Clean Air Plan

[Metro Vancouver’s Climate 2050 Strategic Framework \(2018/2019\)](#) is a strategy that will guide climate change policy and action for Metro Vancouver for the next 30 years. In turn, policies set by Metro Vancouver create change for organizations, agencies and people across the region. Climate 2050 will prioritize and accelerate climate action in the region. Agriculture has been listed as a [key priority for Climate 2050](#). The [Metro Vancouver Clean Air Plan \(2021\)](#) is the regional plan for managing air quality and greenhouse gases over the next 10 years. Actions in the plan will reduce air contaminant emissions, including greenhouse gases, and support the commitment to a carbon neutral region by 2050. And [Agriculture Discussion Paper](#) has been developed to support Climate 2050 and the Clean Air Plan

2.4 Municipal Government: City of Delta

The manner in which agriculture is primarily considered at the municipal level is through policies within the OCP and regulations in the Zoning Bylaw. As a regulated municipality, the City of Delta has additional jurisdictional authority to create Farm Bylaws that restrict (but do not prohibit) specific agricultural uses in farming areas, subject to the approval of the Minister.

Local government bylaws prepared under the authority of the LGA must adhere to all other provincial legislation, including the ALC Act. Section 46 of the ALC Act requires that bylaws adopted by a local government are consistent with the ALC Act. City bylaws and policies should also recognize the wide range of agricultural values and the economic, social and environmental contributions of a healthy agricultural sector to communities and regions.

2.4.1 City of Delta Official Community Plan

The City of Delta's [Official Community Plan](#) (1985, consolidated to 2021) provides a long-term vision and strategies for future land use, development and servicing within the municipality. Local governments are required to consult with the ALC when any changes are proposed to the OCP that impact land in the ALR (Figure 2). Delta's OCP includes objectives and policies to guide decisions on community planning and land use management, and provides important direction for regulations outlined in the Zoning Bylaw. An in-depth analysis of Delta's OCP as it related to agriculture is provided in the following section.

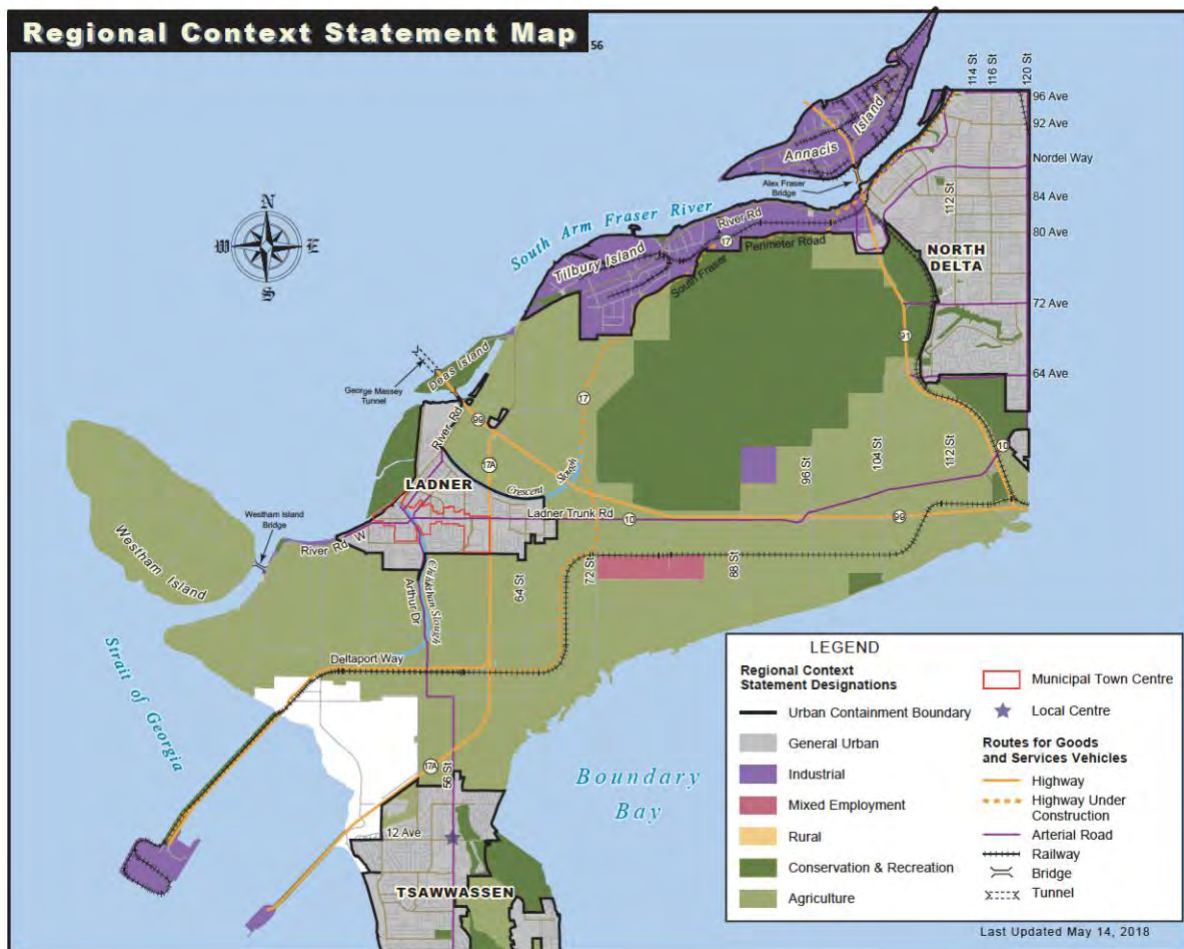


Figure 12. Agricultural Land Reserve in Delta (source: City of Delta Official Community Plan, updated 2018).

2.4.2 City of Delta Zoning Bylaw No. 7600 (2017)

The Zoning Bylaw lists the permitted uses of land and development regulations for buildings. Zoning Bylaws are enforceable by law and reflect what happens on the ground as a result of policies outlined in the OCP. Zoning bylaws can influence agricultural land in several ways, including through the setting of minimum parcel sizes and maximum building footprints, setting parameters around secondary dwellings, setbacks, to name a few. The City must also obtain approval from MAFF when any changes are proposed to the Zoning Bylaw that impact farming. There are a number of uses in the ALR (such as secondary dwellings, cannabis, agri-tourism accommodation, and temporary farmworker housing), which cannot be prohibited but may be regulated by the City. An analysis of Delta's Zoning Bylaw as it related to agriculture is provided in the following section.

2.4.3 Other City of Delta Bylaws, Plans, and Strategies

There are additional bylaws, plans, and strategies that are relevant to the agriculture and food sectors within the City of Delta. Examples of these include the following:

- Animal Control Bylaw
- Beekeeping Bylaw
- Business License Bylaw
- Development Permit Area for Streamside Protection and Enhancement Bylaw
- Noise Control Bylaw
- Noxious Weeds Destruction Bylaw
- Pesticide Use Control Bylaw
- Soil Deposit and Removal
- Subdivision and Development Standards
- Water Service Bylaw
- Regional Climate Change Adaptation Strategies and Projects (2012 to present) *in partnership with the Climate Action Initiative*
- Birds and Biodiversity Strategy (2018)
- Invasive Species Strategy (2016)
- Bee City Declaration (2020)

3.0 Gap Analysis: Agriculture within Delta's OCP And Zoning Bylaw

As noted, the City of Delta does not regulate agricultural land in isolation, rather that role is shared with the ALC and MAFF. Senior government regulation and legislation plays a significant role. This section takes a detailed look at Delta's current OCP and Zoning bylaw with the lens of fostering support for the agriculture and food sector and ensuring alignment with existing provincial and regional standards and strategies.

The tables provide a summary of preliminary notes each component of the OCP and Zoning Bylaw pertaining to agriculture and identifies areas that may benefit from updating. This is followed by a gap analysis identifying aspects of agricultural planning that are missing from the OCP and/or Zoning Bylaw. This is rounded out with examples of best practices from other Farm Bylaw communities, particularly the City of Kelowna and the City of Abbotsford.

3.1 Official Community Plan

The following table highlights objectives, policies and land use designations of the OCP that pertain to agriculture and comments about these statements. The legend is as follows:

- **Green** indicates that the content is already strongly supportive of agriculture
- **Yellow** indicates that there may be minor potential updates to align these sections with other Acts, regulations, or policies.
- **Orange** indicates there may be major potential updates required.

A full copy of the OCP objectives and policies that pertain to agriculture are included in the Appendix.

Table 8. Preliminary assessment of the City of Delta OCP.

OCP Section	Status	Preliminary Assessment
Goals and Land Use Designations	Green	Strong wording within the Green goal around agricultural land protection, managing urban growth and economic development. All ALR land is designated as 'agriculture'.
Section: 2.3 Industry	Orange	Does not mention agri-industrial land uses or make connections to agri-food processing.
Section: 2.4 Natural Environment	Green	There is mention of the need to work with the agricultural community to minimize light pollution. This likely points to light usage from the greenhouse sector.
Section: 2.5 Agriculture	Yellow	Provides support for the protection of agricultural land both within and outside of the ALR. Supports maintaining large parcel sizes. Agriculture Impact Assessments are required to accompany ALC applications (e.g. farm worker housing). Encourages non-farm development to be directed away from the ALR. Encourages best management practices (BMPs) to minimize urban/rural interface issues and to ensure sustainability, mentions Environmental Farm Plan program. Recommends Development Permit Guidelines for the urban side edge planning. Support for value-added activities that are accessory to farming. Ensure processing is consistent with Ministry and ALC regulations and policies. Points to the need to include residential siting and servicing restrictions in the Zoning Bylaws. Notes that additional farm houses must be necessary for farm use, retired farmers, and as permitted in ALC legislation. Support for studies and initiatives that determine the impacts of agriculture on the Pacific Flyway and study the impacts of waterfowl on agricultural lands. Support for mitigation and compensate programs for farms participating in stewardship activities. Encourages other levels of government and NGOs to implement habitat initiatives on farmland. Acknowledges tension between farming and recreational usage. Including equestrian trails.

		Recommends updating the Delta Rural Land Use Study (1994).
Section 2.6: Parks, Recreation, and Culture		Provides 3 objectives and 35 policies pertaining to planning for parks, recreation and cultural services, and parks and open space. Does not mention any relationship to agriculture , such as parks in the ALR or food production opportunities within parks, such as community gardens.
Section 2.7: Heritage		Provides 3 objectives and 12 policies pertaining heritage resources. Does not mention any agricultural heritage sites (e.g. farms), buildings (e.g. farm homes or barns), or other resource (e.g. DFI buildings or resources).
OCP Section	Status	Preliminary Notes
Section 2.8: Community Services		Community services includes health, ambulance, police, fire, and library services. There are objectives that range from social planning, to health services and schools, youth and community development, poverty, and multiculturalism. There is no specific reference to agriculture and food. Library services could include seed library for example; or there could be reference made to initiatives such as Project Pickle.. The objectives related to Emergency management pertain to crime reduction, community partnerships, fire services, public education and emergency preparedness. There is reference made to Delta’s Emergency Preparedness Plan but this plan is difficult to find online. It is not clear, how or if any consideration is given to livestock evacuation or other agricultural needs within the Emergency Preparedness Plan.
Section 2.9: Transportation		Includes specific objective and policies related to accommodating farm vehicles. Other policies point to improving safety and reducing congestion.
Section 2.10 : Utilities		While agriculture is mentioned within the context of maintaining and upgrading the irrigation system, there is no mention of farming specifically within the policies regarding flooding or water conservation . There are many opportunities for the agricultural sector to be leaders within waste management, particularly with regard to composting and other best management practices associated with vegetative wastes. The reduction of food waste going to the Vancouver Landfill is another opportunity to meet waste and climate change goals but the relationship to farming is not mentioned in the OCP. There is one objective and two policies under Utilities and Power Distribution, but they do not reference agriculture or the ALR. This could be a good opportunity to include policies pertaining to the direction of higher intensity uses (such as larger scale processing) away from the ALR through the restriction of extension of services such as power and water.
Section 2.11 Climate Change		There are 4 objectives and 22 policies. None of the policies regarding climate change mention agriculture – this could be an opportunity to highlight the work being undertaken in partnership with the BC Climate Action Initiative (2.11.6 has more generic language about participating in senior government programs). Agriculture is mentioned in 2.11.9 regarding air quality and emissions from various sources including agriculture, trucks/cars, and marine vessels. In 2019 there was the “Mayor George V. Harvie Climate Action Motion” where staff were directed to undertake a climate change report.

Other opportunities to bolster the OCP include:

- Adding a policy to confirm the quality and diversification of agriculture and protect soils.
- Include land use designations and policies for agri-industrial hubs and research and development.
- Consider adding a policy that addresses farm retail and agri-tourism.
- Add policies regarding farm labour, including seasonal and permanent farm workers and the different approaches required for agricultural farm workers housing.
- Provide policy guidance on accessory processing uses (hours of operation, etc.).
- Consider policies regarding agricultural education, seed libraries, and apprenticeships.
- Development Permit Guidelines for Farmland Protection that include urban-side vegetative buffers upon subdivision or (re)development.
- Include agriculture in emergency preparedness planning.

3.2 Zoning Bylaw (No. 7600, 2017)

The City of Delta’s Zoning Bylaw is a strong regulation with regards to supporting farmland and the agricultural sector. However, there are some minor aspects that may require updates, additions, and/or revisions. Table 2 provides an overview of the Zoning Bylaw and how it relates to agriculture and some preliminary observations.

Table 9. Preliminary assessment of City of Delta Zoning Bylaw in consideration of agriculture.

Zoning Bylaw Section	Preliminary Assessment
Definitions	Several definitions relating to agriculture may require updating to align with ALC and/or MAFF definitions. The definition of ‘farm’ means an area of land whose primary use is farming and which is classified as a farm under the Assessment Act. However, many agricultural practices do not qualify for farm tax status including some equestrian activities, cannabis production, and value-added activities. <i>Should these also be considered farms?</i> Within the definition of farming, (g) should be updated to include breweries and meaderies in order to align with ALC regulations. Preliminary assessment of missing definitions include: <ul style="list-style-type: none"> - Bed and Breakfast - Vertical farming
6.1 General regulations	Subsection 6.1.6 regarding occupancy of an existing dwelling during construction of a new dwelling may need to be updated based on new ALC regulations (non-adhering residential use).
6.2 Siting, Sizing, Dimensions	The manner in which the basement is calculated appears to be aligned with ALC calculation methods, but requires cross-referencing for confirmation.
6.3 Subdivision Approval	This could be a good section to mention the role of the ALC and the approving officer when subdivision pertains to ALR lands.
7.1 Landscaping	This could be a good location to include buffer specifications for land abutting the ALR. This could also be reinforced with Development Permit Guidelines for Farmland Protection.
10.10 A1 Agriculture Zone	Good use of language regarding setbacks, siting, migrant farm worker housing – e.g. that it must be consistent with MAFF Guidelines. Permitted secondary farm house sizes are 180 m ² for lots less than 8 ha and 233 m ² if greater than 8 ha. <i>These will exceed the maximum sizes for secondary houses that the ALC regulations will allow starting December 31 2021.</i> These may therefore need to be revised/reduced. Additional farm houses, criteria (who can live in them) will be more strict than the rules that will be introduced by the ALC on December 31, 2021. Edge planning maps point to farm-side buffers. Edge planning strategy could benefit from urban-side buffers as well along with Development Permit Area Guidelines for Farmland Protection.

	<p>Setbacks for farm buildings (e.g. confined livestock areas, waste storage, composting, mushroom growing, detention ponds, wood waste storage, etc.) need to align with the setbacks in AEM Code of Practice (<i>requires cross-referencing and confirmation</i>).</p> <p>Same for the setbacks provided for natural and channelized streams, or constructed ditches.</p> <p>Site coverage for specific uses – rationale not clear. Could be worth reviewing these figures.</p> <p>Farm retail only allowed if a farm operation has farm tax status. The Federal regulations may soon change for cannabis operations, which would allow farm gate sales. This farm status requirement would restrict cannabis operations in Delta from farm retail. May also hinder smaller operations from farm gate sales.</p>
--	--

Other opportunities to bolster the Zoning Bylaw include:

- New definitions and clarity needed around tourist accommodation such uses as Bed & Breakfast and short term rentals.
- Industrial zoning that encourages the centralization of agricultural industrial use outside the ALR.

3.3 Other Delta Agricultural Development Policies and Factsheets

In addition to the OCP and Zoning Bylaw, the City of Delta provides guidance regarding the development of agricultural land through various [policies and factsheets](#). These include:

- Interpretation of Delta’s Building/Plumbing Bylaw with respect to complex and non-complex buildings.
- Building permit requirement checklists for: agricultural buildings (non-complex); agricultural buildings (complex); migrant farm worker housing (existing); and migrant farm worker housing (manufactured).
- Notification of Development Cost Charges related to building permit issuance.

These factsheets also note that *Dike Maintenance Act* states that changes must not be made to a dike or to the area adjacent to a dike without the prior written approval of the Inspector of Dikes²⁹. Delta staff would consult with the provincial Dike Safety Program as part of reviewing a building permit or development application. Dike improvements or a right-of-way to accommodate future dike improvements may be required as part of a development on farmland.

For low lying agricultural properties, there may be a restrictive covenant on the property title outlining a minimum building elevation for habitable space in order to mitigate flooding risks. Any new residential buildings or structures must be consistent with the terms of the covenant. Minimum flood construction levels do not apply to agricultural buildings, but would apply to residential buildings on farmland.

While no Development Permit Guidelines exist for Farmland Protection, there is a Development Permit Area for [Streamside Protection and Enhancement \(SPEA\)](#). The SPEA guidelines apply to all properties within 30 m (98 ft) of a stream, which includes rivers, sloughs, ditches and ponds and restricts certain uses within these setbacks, as per the Riparian Area Protection Regulation. Agricultural uses and farm practices within these setbacks are permitted, but residential or other uses on farmland within the setbacks are restricted.

²⁹ City of Delta: [Development Considerations](#).

4.0 Agricultural Planning Best Practices

Best practices are derived from ALC policies and regulations, MAFF Bylaw Standards, and the OCPs and zoning bylaws from other jurisdictions, particularly other Farm Bylaw communities. The following sections provide an overview of these best practices.

4.1 Key Components to Include in OCP and Zoning Bylaws

Bylaws affecting land within the ALR should, at a minimum, include the following³⁰:

- **ALC Authority and Jurisdiction:** A general statement which recognizes the authority and jurisdiction of the ALC for ALR lands within the bylaw area. For example: *Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), its regulations, and any Orders of the Agricultural Land Commission (ALC). The ALCA and Regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.*
- **Minimum Lot Size:** A plan designation or zone that affects the ALR should have a minimum parcel size that is supportive of agriculture and that is large enough to discourage subdivision. The objective of including minimum parcel sizes in a bylaw is to reduce expectations for subdivision based solely on meeting minimum parcel size requirements. Large minimum parcel sizes (at least 8 ha or 16 ha) are best, as this ensures that the widest range of options are available for agricultural uses and discourages the use of ALR land for rural residential purposes.
- **Clear Explanation of the Subdivision Approval Process:** The bylaw should caution readers that the ALC is not obliged to approve subdivisions in the ALR that meet the minimum parcel size specified in a bylaw. At the same time, local governments are not obliged to approve a re-zoning to allow for a subdivision approved by the ALC that does not fit local land use regulations.
- **Agricultural Land Designation and/or Zone:** A single plan designation or zone for all ALR lands that permits a broad range of agricultural uses.
- **Permitted Agricultural Uses:** The list of permitted agricultural uses should be broad. Some examples of designated farm uses include alcohol production facilities (with limits), on-farm processing (with limits), on-farm retail (with limits), and intensive livestock production. Local governments may regulate but may not prohibit farm uses. A local government may choose to regulate the way that a designated farm use operates; for example, by restricting the maximum building size. However, a local government may not regulate to the point of prohibition.
- **Permitted Non-Farm Uses:** Thresholds and criteria that must be met in order to carry out permitted non-farm uses. Some examples of permitted non-farm uses include agri-tourism accommodations, home-based businesses, kennels, wildlife management areas, and roads. Permitted non-farm uses may be regulated or prohibited by a local government bylaw.
- **Urban-Side Edge Planning:** Policies that ensure new urban development adjacent to ALR land provides for appropriate setbacks and buffering on the urban side.
- **Size and Siting of Residences:** Policies for limiting the size and siting of residences on farm parcels (for example, restricting the size and location of farm home plates).
- **Farm Worker Accommodation:** Policies for housing for farm help which ensure that the ALC is consulted when additional housing for farm help is requested (preferred option) or, alternatively,

³⁰ This section was informed by the 2018 [ALC Bylaw Review Guide](#); the MAFF [Guide to Edge Planning](#); and the MAFF [Guide to Bylaw Development in Farming Areas](#) (revised 2020).

that establish specific requirements that must be met in order for an additional residence for farm help to be permitted.

- **Planning for Transportation, Utility, and Recreational Trail Uses in the ALR:** Proposed transportation corridors, utility corridors, or recreational trails within or directly adjacent to ALR lands may have negative impacts on agriculture. Roads and highways may act as a catalyst for development, raising expectations for land use change. Every effort should be made to avoid agricultural areas when proposing new transportation or utility corridors. A proposed transportation corridor, utility corridor, or recreational trail through the ALR will require application to, and approval from, the ALC.
- **Development Permit Areas (DPAs):** Section 488(1) of the LGA provides local governments with the authority to designate a DPA for the "protection of farming". The designation of such a DPA in areas where farm and non-farm conflicts are occurring, or are likely to occur with development, is recommended. DPAs must be designated by an OCP and the OCP must specify the conditions or objectives that justify the designation in addition to the requirements for development. In a DPA for the protection of farming, a local government can require a developer to install a buffer (for example: setbacks, fencing, vegetative screening etc.) to mitigate conflicts between farm and non-farm uses.
- **Clear ALR Boundary Map:** A map showing the ALR boundaries (current as of the date of bylaw adoption).

Furthermore, bylaws affecting land adjacent to the ALR should include policies that:

- Support adjacent or nearby agricultural activities.
- Protect farming activities along the ALR boundary.

Example wording for agricultural policies within an OCP include:

- Permit a full range of agricultural and complementary uses in the ALR and encourage value-added activities that can improve farm viability
- Require generous setbacks and buffers when developing lands adjacent to the ALR to prevent conflicts and encroachment (Development Permit Areas for the protection of farming may be used as an implementation tool)
- Recognize and protect the needs and activities of farm operations when considering adjacent and nearby land uses
- Plan for uses that are compatible with agriculture along the ALR boundary
- Preserve contiguous areas of agricultural land and avoid severance by transportation and utility corridors
- Encourage partnerships with the agriculture community, senior governments and private enterprise to promote the development of the agriculture sector

4.2 Best Practices within Other Jurisdictions

The City of Kelowna has recently updated its OCP (2021) and Zoning Bylaw (2020). In doing so, it adopted many of the recommendations that were included in the 2018 Agricultural Plan Update. The City of Abbotsford has been undertaking a process known as AgRefresh since 2016³¹. The process is now nearly completed and the AgRefresh Stage 3 report was released in late 2021. It is useful to examine the approaches taken by Kelowna and Abbotsford to inform any new policies and/or regulations for Delta. While all three communities are unique, there are specific issues that are being experience by all. Each of these municipalities are regulated (Farm Bylaw) and therefore must meet specific bylaw standard specifications.

Table 3 provides an overview of some of the key components of the OCPs and Zoning Bylaws of Kelowna and Table 4 provides a similar examination of the City of Abbotsford proposed policies and regulations.

Table 10. *Kelowna’s OCP and Zoning Bylaw*

		City of Kelowna	
Topic Area	OCP	Zoning Bylaw	
Vision	Recognizes Kelowna’s deep agricultural roots.	N/A	
Goals	Protecting agriculture is one of 10 guiding pillars	N/A	
Land Use Designation / Zones	<p>Rural-Agricultural and Resource Designation</p> <ul style="list-style-type: none"> Applies to lands used primarily for agricultural purposes both inside and outside the ALR, that are not actively farmed but are outside the permanent growth boundary. <p>Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities.</p> <p>Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural lands.</p>	<p>A1 The purpose is to provide a zone for Agricultural Land Reserve parcels that permit agricultural uses and other complementary uses suitable in an agricultural setting.</p> <p>A2 The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the Agricultural Land Reserve. There is a subzone of A2 that allows carriage houses.</p> <p>Urban agriculture is also included as a permitted use in RR1: Large Lot Rural Residential and RR2: Small Lot Rural Residential.</p>	

³¹ City of Abbotsford [AgRefresh Stage 3 report](#).

<p>General Support for Agriculture</p>	<ul style="list-style-type: none"> • Protect and preserve agricultural land and its capacity. • Stop urban sprawl into Rural Lands. • Collaborate with others to increase farming opportunities on City-owned properties. • Partner with silyx/Okanagan communities to develop, forest gardens that focus on the cultivation of native and culturally important species of plants for food and medicine. • Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development. • Do not support urban uses on lands outside the Permanent Growth Boundary except for as permitted by the 2040 OCP Future Land Use Designations in place as of initial adoption of the 2040 OCP Bylaw. • ALR exclusion applications to the ALC will not be considered except where such exclusions are consistent with generalized Future Land Use and ALC guidance and conditions. • <i>Consider UBC Okanagan campus expansion onto ALR lands at such time as a comprehensive campus planning process is complete, in consultation with agricultural stakeholders.</i> • <i>Support the exclusion of ALR lands at Kelowna International Airport (YLW), as identified in the YLW Airport Master Plan 2045, in time to allow for airport expansion and development.</i> 	
<p>Non-Farm Uses</p>	<ul style="list-style-type: none"> • Restrict non-farm uses that do not directly benefit agriculture except where such non-farm uses are otherwise consistent with the goals, objectives and other policies of this OCP. • Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed use is consistent with OCP and Zoning Bylaw, provides significant benefits to agriculture, does not require the extension of municipal services, will not utilize productive agricultural lands, will not preclude future use of the lands 	

	<p>for agriculture, and will not harm adjacent farm operations.</p> <ul style="list-style-type: none"> Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the 2040 OCP. Maximize the potential for agricultural land to be used for agriculture by not allowing it to be subdivided into smaller parcels, except where significant positive benefits to agriculture can be demonstrated or in the case of homesite severances approved by the ALC. Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. 	<p>40,000 m² (4 ha) in A1 300,000 m² (30 ha) in A2 if no sewer 40,000 m² (4 ha) in A2 if sewer</p> <ul style="list-style-type: none"> Cannabis production facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line. Lot line setbacks for agricultural facilities range from 3.0m for agricultural structures to 30 m for incinerators, poultry housing, confined livestock areas, and waste storage. No site coverage for A1. A2 site coverage of all buildings is 20% unless 30% if less than 8,000 m² (0.8 ha) lot; 35% if including structures and impermeable surfaces.
Minimum Parcel Size		
Siting Setbacks Site Coverage		
Residential Size and Footprint	N/A	<ul style="list-style-type: none"> For lots 8,000 m² (0.8 ha) or greater, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m². A second residential footprint up to 1,000 m² may be registered for a mobile home for immediate family where permitted. Maximum one single detached housing or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agriculture Land Commission Act (and related regulation and policy, as amended from time to time). Single detached housing: ALC regulations Secondary suite: 90 m² Mobile home: 300 m²
Secondary Suites or	Secondary suites on ALR lands must be located within a permitted principal dwelling.	<ul style="list-style-type: none"> Secondary suites permitted in A1 and A2 zones Second dwelling for immediate family only permitted in A1.

<p>Accessory Dwellings</p>	<p>As a first option, encourage farm help housing to be located within the Permanent Growth Boundary, providing access to amenities for workers. As a second option, accommodation for farm help on agricultural land on the same farm unit, where approved by the ALC, will be considered only when:</p> <ul style="list-style-type: none"> • Agriculture is the principal use on the parcel; and • The applicant demonstrates that the on-site housing for farm workers is necessary for the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary. <p>Temporary farm working housing, such as bunkhouse accommodation on non- permanent foundations, is the preferred solution where farm worker housing is justified.</p>	<ul style="list-style-type: none"> • Only one of these secondary uses shall be permitted at any one time: Bed & breakfast, secondary suite, carriage house. • Must have farm classification • Minimum farm unit is 38,000 m2 • Need must be demonstrated through documentation (e.g. SAWP, farm receipts, employment records, or professional agrologist report) • Must include a communal kitchen • Must only be occupied during growing, harvesting, and pruning periods • Statutory declaration required • Must be removed if vacant for two consecutive growing seasons • Footprint may not exceed 0.20 ha for structures to accommodate a maximum of 40 TFWs. • May not exceed 0.30 ha for structures to accommodate a maximum of 60 TFWs. • Allocation of structures to accommodate maximum of 40 TFWs per each city sector as identified on a map for parcels up to 80,000 m2. • For parcels > 80,000 m2 structures to accommodate up to 60 TFWs per each city sector allocated. • May increase number of TFWs by 1 worker per 1,000 m2 of greenhouse or on-farm processing structures • Where a farm unit comprises multiple parcels of land, a restrictive covenant shall be registered on all farm unit parcels within the same sector of the temporary farm worker housing as identified on Map restricting the development of further TFWH on those parcels within that sector.
<p>Bed and Breakfasts and Short Term Rentals</p>	<p>N/A</p>	<ul style="list-style-type: none"> • Permitted as a secondary use in Agriculture zones. • The bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum 4 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 m2 each • Short-term rental accommodation can only occur in principal dwelling unit and must be operated by a resident who resides for more than 240 days of the year at that dwelling unit.

<ul style="list-style-type: none"> • Short-term rental accommodation is not permitted in a secondary suite or carriage house. • Short-term rental accommodation is not permitted in combination with a bed and breakfast home. • Only one of these secondary uses shall be permitted at any one time: Bed & breakfast, secondary suite, carriage house. 		
<p>Farm retail permitted in A1 zone but not in the A2 zones. Max floor area is 300 m².</p> <p>On-farm processing (including cannabis) permitted in A1 zone.</p>		
<p>Development on properties adjacent to ALR land and on properties zoned A1 and A2 must meet landscaping standards as outlined in the Farm Protection DP Guidelines as outlined in the City of Kelowna's Official Community Plan.</p>	<p>Support agri-tourism uses that are directly associated with and supportive of established farm operations as a primary use. Permit alcohol production facilities and farm retail sales on ALR lands where consistent with ALC policies and regulations.</p> <ul style="list-style-type: none"> • Ensure a compatible urban-rural interface that protects agricultural uses. • Where a property is adjacent to agricultural lands, encourage land uses that are compatible with adjacent agricultural uses. Encourage uses that accommodate vulnerable populations, such as seniors, children and people with health challenges to parcels that are not adjacent to agriculture to limit interface incompatibilities. • Where a property is adjacent to the ALR, ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning, consistent with the Farm Protection Development Permit Guidelines outlined in <i>Chapter 22: Farm Protection Development Permit Area</i>. • Complete a comprehensive neighbourhood planning process before considering additional development potential in residential neighbourhoods in Rural Lands that are being considered for urban utility servicing due to public health issues or for the protection of natural assets (e.g. Hall Road). 	
<p>Roads and Transportation</p>	<ul style="list-style-type: none"> • Maintain safe roads that support agricultural uses. • Recognize major trucking routes that support larger processing and production in agricultural areas as outlined in Map 13.4. • Minimize the impact of road and utility corridors through agricultural lands, using only those lands necessary and to 	<p>N/A</p>

	<p>the maximum capacity prior to seeking new corridors. Ensure provisions are made for farm traffic to cross major roads.</p>	
Urban Agriculture	<p>Encourage urban agriculture that uses integrated pest management practices as a way of supplementing the local food system and reducing greenhouse gas emissions associated with food production, processing, and transportation. In the Gateway, support and encourage urban agriculture using approaches that include, but are not limited to:</p> <ul style="list-style-type: none"> • Food production on public and private land including rooftops, beehives, and edible landscaping on residential boulevards, park land, backyards, and rights-of-way; • Multi-residential shared gardens and services (i.e. water and storage) in new developments; • Private and non-profit sector universally-accessible community gardens, considering the use of City-owned land for use of community gardens where appropriate. 	<ul style="list-style-type: none"> • Food can be produced for personal consumption or for sale. • Greenhouses permitted up to 30 m2 maximum floor area • Excluded from site coverage for accessory buildings or structures • Cannot be heated with a wood heat source • Processing of food products produced on site in residential zones prohibited unless in conjunction with an authorized home based business • No outdoor storage • Community gardens and multi-residential shared gardens must have convenient access to a water source, provide onsite location for odour-free organic waste disposal or transport to a suitable disposal facility
Food Security	<p>Supplement the local food system to increase food security, equitable access to healthy food and social connections.</p>	N/A
Water	<p>Continue to provide a cost-effective, resilient and sustainable supply of safe and high-quality water to all utility customers. Expand the water supply system as outlined in Map 13.6 – Water Supply System, in accordance with the <i>Kelowna Water Servicing Plan</i>, the <i>20 Year Servicing Plan</i>, the <i>Agricultural Plan</i> and phasing of new development. Collaborate with stakeholders to ensure the delivery of sufficient quantities and the efficient use of water for agricultural productivity.</p>	N/A
Alternative Energy	<p>Prohibit the use of solar farms (photovoltaics) or other large scale alternative energy solutions, developed for the sale of power to third parties, on properties in the Agricultural Land Reserve</p>	N/A
Conservation	<p>Promote the use of conservation programs or covenants on agricultural land, where approved by the ALC, to protect environmentally sensitive areas. Conservation covenants will:</p>	<p>Riparian protection setbacks from watercourses for buildings and facilities in farming areas.</p>

	<ul style="list-style-type: none"> Balance agricultural and environmental priorities and recognize the complex relationships between some agricultural uses and areas of environmental interest; Protect environmentally sensitive areas identified through current statutory provisions (e.g. Species at Risk) and identified through current federal, provincial and local inventory programs; and Focus on environmentally sensitive areas and should not unduly restrict agriculture elsewhere on the property. Conduct invasive species and disease impact assessments to understand the risk to public health, the local economy and the environment. 	<p>Despite lesser setback requirements outlined within each agricultural zone specified in this Bylaw, buildings and facilities identified below shall comply with the following minimum setbacks:</p> <ul style="list-style-type: none"> Agricultural by-product field piles Confined livestock areas Seasonal feeding areas Chemical, compost, and wood waste storage On-farm growing media production Mushroom barns Silos Incinerators Petroleum storage Livestock barns, shelter, stables, hatcheries, milking parlours Greenhouses Machine storage On-farm processing Alcohol production facilities
DPA Guidelines	Farmland Protection Development Permit Area	

Kelowna’s zoning bylaw includes definitions for:

- Agricultural animal unit
- Agricultural by-product
- Agricultural structures
- Agriculture: means development or use of land for the growing of crops or the production of farm products. Parcels within the ALR shall be inclusive of any farm use as identified by the ALC.
- Agriculture, intensive
- Agriculture, urban
- Agri-tourism
- Alcohol production facilities
- Bed and Breakfast homes
- Bedroom
- Cannabis
- Cannabis cultivation
- Cannabis production facility

- Carriage house
- Community garden
- Confined livestock area
- Farm retail sales stands
- Farm unit
- Grazing area
- Greenhouse
- Greenhouses and plant nurseries
- Growing medium
- Home based business
- Livestock
- On-farm cannabis processing
- On-farm composting
- On-farm processing
- Poultry
- Residential footprint

Seasonal feeding area
 Secondary suite
 Short-term rental accommodation
 Soil based landscaping

Stables
 Temporary Farm Workers
 Temporary Farm Worker Housing
 Temporary Farm Worker Housing Footprint

Table 11. City of Abbotsford AgRefresh proposed changes to OCP and Zoning Bylaw

Topic Area	New OCP and Zoning Bylaw Approaches
Minimum Parcel Size	<p>Create a OCP policy for home site severance applications to minimize the size of the severance parcel and maintain a viable remainder farm parcel</p> <p>Create an OCP policy to only consider smaller lots for special circumstances (e.g. transportation or utility corridors, historical ALC approvals, remnant parcels).</p> <p>Currently minimum parcel size of 8.0 ha in upland areas and 16.0 ha in the lowland/prairie areas – will likely maintain this.</p>
Siting and Setbacks	<p>Continue to restrict residential siting and footprint as per the Ministry Guidelines</p>
Residential Size and Footprint	<p>Reference the ALC Act for single detached dwellings with an explanatory note about the 500 m2 principal residence size limit application to ALC can be made.</p> <p>Integrate a 3 storey height maximum</p> <p>Occupying a residence while building a replacement: update the ZB to provide this options if authorized by the ALC.</p> <p>ZB to add a reference to buildings accessory to a single detached dwelling – not to allow combined floor area exceeding gross floor area of the principal single detached dwelling.</p>
Secondary or Accessory Dwellings	<p>Allow one accessory unit per lot in addition to a secondary suite.</p> <p>Require a minimum lot size of 0.4 ha (1 acre)</p> <p>Align size restrictions with province</p> <p>Limit detached buildings to 2 storeys</p> <p>Do not require farm status or regulate who can occupy the unit</p> <p>Include a definition for accessory farm dwelling unit (AFDU) in the ZB</p> <p>If those criteria are not met the application can be sent to ALC for additional residence for farm use.</p> <p>Can also consider if any additional regulations are needed to address the local context (e.g. minimum lot size).</p> <p>Proposals that are consistent with City zoning and ALR regulations can proceed directly to Building Permit without additional approvals required except for soil removal or fill.</p>
TFWH	<p>Must be in ALR and have farm status</p> <p>Include update to ZB definition:</p> <p>“Full-Time Farm Worker Residence” means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a farm operation as necessary for the agricultural labour needs of the farm operation.</p>

	<p>The ZB currently requires the owner of the farm operation to be a resident on the lot. To improve flexibility, the proposed approach requires a principal single detached dwelling on the lot, broadening occupancy options for the main farm house to serve unique farm needs (i.e. a permanent full time employee could reside in the main farm house).</p> <p>Minimum lot size: 3.8 ha</p> <p>The lot must be owned by the farmer or corporation housing the TFW</p> <p>Allow up to 40 TFWs per farm operation with increased flexibility for greenhouse operations and farms with processing (up to 60 based on 1 worker for ever 1,000 m2 of greenhouse or processing floor ara)</p> <p>All worker housing speaces must be on the same lot as the greenhouse or processing buildings</p> <p>Can apply for site specific zoning permission for higher capacity</p> <p>Use Minister’s Bylaw Standards call for maximum floor area of 15 m2 per TFW and amenity space standards.</p> <p>Maximize total TFWH floor area to 300 m2 on lots < 8 ha or 600 m2 for lots > 8 ha, or 900 m2 for greenhouse operations.</p> <p>Farm operation types: broaden to fruit, vegetable, tree nut, mushroom, floriculture, and nursery. Others may be considered through a Development Variance Permit Application</p> <p>Building type: limit to pre-fabricated manufactured buildings, or conversion of an existing permanent building.</p> <p>New permanent buildings only considered through re-zoning.</p> <p>Duration of occupancy: 10 months per calendar year for any individual farm worker. This allows the housing to be used year-round by the farm operation.</p> <p>Setbacks of TFWH of 30 m from livestock, compost, agricultural waste, residential uses on a neighbouring lot.</p> <p>TFWH must be removed if no longer used as permitted.</p> <p>Site-specific zoning applications for permanent TFWH may be considered in unique circumstances where temporary manufactured buildings will not meet operational needs of the farm.</p> <p>Include a council policy provision requiring a restrictive covenant on any lot used to meet the level of farm operation thresholds and/or any lot used to justify the farm need a part of the ALC application process. The restrictive covenant shall prohibit any further Full Time Farm Working Residences on those lots.</p>
Home based businesses	<p>Use levels of home occupation 1 -4</p> <p>Restrict commercial vehicles, repair and maintenance, and parking within the ALR</p> <p>Develop an enhanced business licensing process to help analyze use compliance</p>
On-Farm Processing	<p>Allow product processing in all zones (currently limited to A1 and A2).</p> <p>Allow “level 1” on all A zoned properties in the ALR – this means up to 2,500 m2 of farm product processing floor area per lot. This also include storage and distribution.</p> <p>Allow ‘level 2” in unique circumstances (>2,500 m2) through site specific rezoning.</p> <p>Add a specific use category for on-farm livestock or aquaculture meat processing over 500 m2 through site-specific rezoning.</p> <p>Use site specific lot line setbacks of 30 m for intensive farm product processing of feed mills, and 7.5 m otherwise.</p>
On-Farm Retail	<p>Retain maximum 300 m2 floor area. Clarify that the combined area for general farm retail sales and the sale of farm produced alcohol is limited to 300 m2 per lot.</p> <p>Modernize definitions:</p> <p>Farm retail sales</p> <p>Farm retail sales area</p>

	<p>Replace direct reference to the ALC 50% rule with an explanatory note.</p> <p>Update setbacks to 7.5 m from exterior lot line and 4.5 m from interior lot lines.</p> <p>Require a business licence if the area is greater than 10 m2.</p> <p>Update parking requirements to 1 spot for ever 20 m2 of indoor and permanently covered farm retail sales areas.</p>
Edge Planning	<p>Reference Ministry Guide to Edge Planning for species selection</p> <p>Measure interior lot line building setbacks from the buffer edge</p> <p>Provide buffer signage on encroachment protection fencing and at dead end roads</p> <p>Include new approaches that better address anticipated development interface conditions as the city continues to grow.</p> <p>Require Development Permit for all lands wholly or partially within the Urban Development Boundary that are adjacent to the ALR except along airport and open space lands.</p>
Agri-Tourism	<p>Modernize definition</p> <p>Exclude agri-tourism accommodation</p> <p>Only allow on lots with farm status</p> <p>No permanent structures/surfaces as per ALC requirements</p> <p>Maximum indoor use of 300 m2</p> <p>Allow year round</p>
Gathering Events	<p>Add a definition to the ZB as per ALR regulation</p> <p>Only allow on lots with farm status</p> <p>No permanent structures/surfaces as per ALC requirements</p> <p>Maximum indoor use of 300 m2</p> <p>Update setbacks</p> <p>Add ALC required criteria for maximum attendees, 24 duration, 10 gatherings per calendar year</p> <p>Require a special event permit process to help track the number of events</p>
Alcohol production facilities	<p>Enable farm breweries, meaderies, distilleries, wineries, cideries.</p> <p>Modernize the definition.</p> <p>Only permit on lots larger than 1.5 ha</p> <p>If lot is less than 5 ha, then max floor area of 1,000 m2</p> <p>If lot is greater than 5 ha, then max floor area of 2,000 m2</p> <p>Clarify ancillary uses (alcohol sampling, food service lounge indoor/outdoor, kitchen and food prep areas, cooking classes)</p> <p>Allow up to 250 m2 of outdoor area use</p> <p>Clarify special events, picnic areas as per Liquor Control Board</p> <p>Update setbacks</p> <p>Include an explanatory note regarding 50% rule</p>
Agri-industrial/Agri-Innovation	<p>Explore strategic land use opportunities for agri-industrial within the ALR in collaboration and coordination with senior government agencies.</p>

Appendix

Table 12 Examples of Government of Canada Acts related to the agriculture and food sectors. This is not an exhaustive list of relevant Acts.

Act	Relation to Agriculture and Food Sectors
<i>Agricultural Products Marketing Act</i>	Regulates the marketing of agricultural products in interprovincial and export trade.
<i>Cannabis Act</i>	Regulates several areas related to the legalization of cannabis including providing access to a quality-controlled supply of cannabis, and protect the health of young persons by restricting their access to cannabis.
<i>Farm Income Protection Act</i>	Regulates agreements between the Government of Canada and the provinces to provide for protection for the income of producers of agricultural products.
<i>Fisheries Act</i>	Regulates the conservation and protection of fish and fish habitat, including by preventing pollution.
<i>Health of Animals Act</i>	Regulates diseases and toxic substances that may affect animals or that may be transmitted by animals to persons, and respecting the protection of animals
<i>Plant Protection Act</i>	Regulates the importation, exportation and spread of pests injurious to plants and to provide for their control and eradication.
<i>Safe Food For Canadians Act</i>	Regulates food commodities, including their inspection, their safety, their labelling and advertising, their import, export and interprovincial trade, and the establishment of standards for them.

Table 13. Agriculture within City of Delta OCP.

OCP Section	Description
Goals	<p>There are 6 goals:</p> <ol style="list-style-type: none"> 1. Livable 2. Complete 3. Green 4. Planned 5. Prosperous 6. Involved <p>Agriculture is mentioned within the “Green” goal: <i>Delta will protect the natural environment, agricultural lands, and heritage features.</i></p>
Plan Objectives and Policies <i>Section: 2.3 Industry</i>	Notes that expansion of the land base is limited by the ALR and environmentally sensitive areas.
Plan Objectives and Policies	<p>Soil Quality and Contaminated Sites <i>Objective:</i></p> <ul style="list-style-type: none"> - Protect soil quality and facilitate the rehabilitation of sites that have been degraded or contaminated.

<p><i>Section: 2.4 Natural Environment</i></p>	<p><i>Policy:</i></p> <ul style="list-style-type: none"> - 2.4.30 Encourage land use and development practices that minimize soil erosion or loss of highly productive organic soils. <p>Light and Noise Abatement</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Minimize disturbances to residents and wildlife resulting from light pollution, light trespass and noise. <p><i>Policy:</i></p> <ul style="list-style-type: none"> - 2.4.33 Work with the residential, agricultural, industrial and commercial sectors to minimize light escapement and resulting sky glow from their homes, buildings and facilities.
<p>Plan Objectives and Policies</p> <p><i>Section: 2.5 Agriculture</i></p>	<p>Includes 7 objectives and 31 policies specifically related to agriculture.</p> <p>Protect the Agricultural Land Base</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Protect the agricultural land base and lands included in the Agricultural Land Reserve. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.5.1 Recognize farming as the primary use of agricultural land. - 2.5.2 Maintain the parcel size of Delta’s agricultural land and encourage consolidation of agricultural parcels to increase parcel size, rather than fragmentation of agricultural lands. - 2.5.3 Support initiatives that reinforce farm use of agricultural land and the continued development of a viable agricultural industry. - 2.5.4 Use Agriculture Impact Assessments to quantify the impacts of a proposed development, rezoning subdivision or non-farm use on the ALR, farmed lands or lands adjacent to farmed lands. Require mitigation for possible impacts. - 2.5.5 Consider alternate non-agricultural sites when recreational, institutional, industrial, commercial uses or utility facilities are proposed for agricultural areas. - 2.5.6 Continue to work with the Ministry of Agriculture, Food and Fisheries, the Provincial Agricultural Land Commission and other appropriate stakeholders and organizations to determine the maximum threshold for greenhouses and other non-soil dependent farming operations that preserves a critical mass of land for soil based agriculture. - 2.5.7 Encourage non-soil dependent farm operations to locate in areas of poorer soils and minimize the impacts of these operations (e.g. air and light pollution). <p>Urban-Rural Conflict</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Minimize conflicts at the urban-rural interface. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.5.8 Encourage farmers to undertake the highest standard of management practices for activities that may result in noise, dust, smell, light or other nuisances, particularly if located near the urban boundary. - 2.5.9 Undertake a public awareness program to inform non-farm residents about normal farm practices and urban activities that may result in difficulties for farmers. - 2.5.10 Consider urban-rural edge planning initiatives, such as Development Permit Guidelines for the urban side.

Agricultural Economic Diversification

Objective:

- Diversify farm operations to support agricultural viability and sustainability.

Policies:

- 2.5.11 Support economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products.
- 2.5.12 Work with the Ministry of Agriculture, Food and Fisheries, the Provincial Agricultural Land Commission and other farm stakeholders to determine and encourage appropriate economic diversification initiatives.
- 2.5.13 Ensure agricultural processing industries that locate in agricultural areas are consistent with the Ministry of Agriculture, Food and Fisheries and the Provincial Agricultural Land Commission legislation, regulations or policies.
- 2.5.14 Encourage businesses that support and service farming to locate in Delta.

Houses on Farm Land

Objective:

- Ensure the appropriate size and siting of farmhouses and additional farmhouses in agricultural areas.

Policies:

- 2.5.15 Develop zoning regulations that minimize the negative impacts of dwellings on farmland and locate them to minimize servicing costs and promote clustering.
- 2.5.16 Ensure additional farmhouses are necessary for farm use or retired farmers, as permitted in Agricultural Land Commission legislation, regulations, or policies.
- 2.5.17 Consider incentives that encourage the preservation of heritage buildings on the same site.

Farmland and the Environment

Objective:

- Balance the interests of agriculture, the protection of the environment and the co-operative management of the Fraser River delta ecosystem.

Policies:

- 2.5.18 Encourage cooperative decision making for agricultural-environmental issues.
- 2.5.19 Encourage initiatives, including best management practices, that support both farming and wildlife, protect against soil erosion and degradation, and maintain water quality and hydrological functions on agricultural land.
- 2.5.20 Support and if appropriate participate in studies to determine the impacts of greenhouses and other agricultural and non-agricultural development on the Pacific Flyway, and study the impacts of waterfowl on agricultural lands.
- 2.5.21 Recognize and protect environmentally significant areas of farmland, including hedgerows, stands of trees, old fields, watercourses and other sensitive areas.
- 2.5.22 Continue to support programs that mitigate and compensate for crop damage from migratory birds and on-farm stewardship activities such as set asides, and hedgerows.
- 2.5.23 Minimize the negative impacts on farming and wildlife habitat when new agri-tourism, transportation and utility corridors, regional recreational opportunities and other economic initiatives are being developed.

	<ul style="list-style-type: none"> - 2.5.24 Encourage farmers to prepare Best Management Practice Plans and Environmental Farm Plans. - 2.5.25 Encourage other levels of government and non-government agencies to implement habitat initiatives on agricultural land in cooperation with farmers. <p>Farmland and Recreational Uses</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Recognize recreational uses that are compatible with agriculture. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.5.26 Work with the GVRD, user groups, and stakeholders to educate recreational users of private property rights, the implications of trespassing on farmland, nuisance activities for farming, and security concerns of the farm community. - 2.5.27 Support planning initiatives that minimize conflicts between recreational and farm users. - 2.5.28 Encourage the equestrian community and commercial stables to provide training and other initiatives for horse riders using public roads to reduce possible conflict with farm and non-farm vehicles. <p>Strategic Planning for Agriculture</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Continue to strategically plan for agricultural land use. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.5.29 Consider updating the Delta Rural Land Use Study (1994). - 2.5.30 Continue efforts to provide up-to-date agricultural regulations that support farming in Delta. - 2.5.31 Support efforts to coordinate federal, provincial and municipal agricultural regulations.
<p>Plan Objectives and Policies</p> <p><i>Section 2.9: Transportation</i></p>	<p>Road Network</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Provide a local road network that safely, efficiently and effectively enables movement of people and goods within Delta and through Delta to other parts of the region. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.9.5 Explore options to improve safety, reduce congestion and mitigate the impacts on neighbourhoods resulting from traffic. - 2.9.6 Work with other agencies on planning for the South Fraser Perimeter Road and on improvements to the River Road corridor, ensuring that new roads have minimal impact on agricultural lands, environmentally sensitive areas or residential neighbourhoods. <p>Commercial and Agricultural Transportation</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Support safe and efficient movement of commercial and agricultural vehicles within Delta and minimize negative impacts on neighbourhoods. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.9.27 Designate specific corridors, such as the South Fraser Perimeter Road, to accommodate major trucks and goods movement and to promote efficient and effective goods movements, while minimizing the impacts to local communities. - 2.9.28 Improve the road network where necessary to accommodate and support agricultural vehicles and to minimize conflicts with other vehicles on the road network.

<p>Plan Objectives and Policies</p> <p><i>Section 2.10 : Utilities</i></p>	<p>Storm Sewers, Drainage and Sanitary Sewerage</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Provide, maintain, and renew a sustainable storm and sanitary sewer network to support the community’s needs. <p><i>Policies:</i></p> <ul style="list-style-type: none"> - 2.10.4 Promote the development and application of best management practices for infrastructure servicing residential, commercial, industrial and agricultural properties (e.g. limiting and mitigating impervious area, appropriate siting of buildings, and application of infiltration devices, open ditches and alternative/ innovative street edge design where appropriate. - 2.10.8 Maintain and upgrade the irrigation system to assist with the long-term viability of the agricultural community. <p>Dykes and Flood Proofing</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Protect the community from flooding. <p><i>Policy:</i></p> <ul style="list-style-type: none"> - 2.10.12 Provide flood protection to all 1 in 200 year return period levels, from sea and river induced flooding. <p>Water Supply</p> <p><i>Objective:</i></p> <ul style="list-style-type: none"> - Maintain a safe, high-quality and reliable water system <p><i>Policy:</i></p> <ul style="list-style-type: none"> - 2.10.17: Encourage water conservation measures (for example, promote installation of water meters and low-flow fixtures in buildings, cisterns, and rain barrels and support sprinkling restrictions.
<p>Plan Objectives and Policies</p> <p><i>Section 2.11 Climate Change</i></p>	<p>Air Quality</p> <p><i>Objective</i></p> <ul style="list-style-type: none"> - Improve air quality and reduce greenhouse gas emissions. <p><i>Policy:</i></p> <ul style="list-style-type: none"> - 2.11.9 Work with Metro Vancouver and others to mitigate air quality impacts and reduce emissions from sources such as trucks/automobiles, marine vessels, agriculture and other sources.
<p>Land Use Designations</p>	<p>Agricultural (A)</p> <p>This designation is intended for general and intensive agricultural uses. Uses customarily ancillary to them may also be considered provided they meet Municipal policies in this plan and Agricultural Land Commission legislation and policies.</p> <p>Environmentally Sensitive Areas (ESA)</p> <p>This designation is intended for those areas which are environmentally sensitive. Permitted uses will vary according to the degree of sensitivity, and will range from natural environment only, with no public access, to such uses as wildlife viewing, passive recreation, and, under certain conditions, low density housing. Utility construction and maintenance, and the alteration of natural features necessary to address health, safety, drainage and slope stability, or to improve habitat conditions, will be permitted, but must be undertaken in a manner that minimizes impacts to the natural environment. Notwithstanding the above, agricultural uses are permitted on any lands within the Agricultural Land Reserve</p> <p>Industrial (I)</p>

	This designation is intended for light, heavy, and water-related industrial uses. Where lands are included within the Agricultural Land Reserve, agricultural uses are also permitted.
Land Use Designations found in Local Area Plans	Rural Residential (RR) This designation is intended for low density residential development in areas where it is advantageous to have a land use buffer between urban areas and land within the Agricultural Land Reserve. The maximum permitted residential density is 8 units per hectare (3.2 units per acre).
Development Permit Areas	Ladner East-Rural (LV5) This is an agricultural area of the Municipality with urban arterial roads through it. A number of temporary and permanent urban uses are located adjacent to these highways. The area is located in the floodplain of the Fraser River and as such, although all of it is located behind dykes, it could reasonably be expected to be subject to flooding in the event of a failure of the dyke system. The objectives of the development permit area are to encourage development which maintains the integrity of the agricultural area and the highway system and to protect development from flooding hazards
	Streamside Protection and Enhancement These guidelines provide direction and coordination for all lands that are partly or entirely located within 30 m from the top of bank of a stream. The purpose is to protect, preserve, restore, and enhance fish and wildlife and their habitats in and along streams. Existing tree cover should be preserved and planting of vegetation within the stream setback should be provided, this may include fencing. Alternation of natural drainage should be minimized
	Southlands Village (SD5) These guidelines provide direction and coordination for all commercial and multiple family residential developments in this Development Permit Area in order to meet the following planning objectives: <ul style="list-style-type: none"> • Create a community which is appropriately integrated with its agricultural context and expresses that context in its neighbourhood character and identity. • Create a community that promotes, sustains and contributes to the viability of urban agriculture both within the community and on adjacent publicly owned agricultural land.
ALC Statements	Most of Delta’s farmland is included in the Provincial Agricultural Land Reserve (ALR) and cannot be subdivided or used for non-farm activities without the approval of the Provincial Agricultural Land Commission (ALC). All land within the Agricultural Land Reserve (ALR) is subject to the provisions of the Agricultural Land Commission Act as well as regulations and orders of the Agricultural Land Commission. The Act and regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.