

# DISTRICT OF SALMON ARM

## ***AGRICULTURAL AREA PLAN***



476-121

June 2004

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**1.1 Plan Context and Process**

In April 2003 the District of Salmon Arm initiated the process to develop an Agricultural Area Plan. A Background Report was finalized in December 2003 and is available at [www.district.salmon-arm.bc.ca](http://www.district.salmon-arm.bc.ca). Community consultation and a Planning Issues Summary were completed in January 2004. This document represents the policy component of an Agricultural Area Plan and will be presented for community consultation in May 2004.

The plan area is presented in Map 1. The plan area is defined by the lands designated as Salmon River Valley Agricultural and Acreage Reserve in the Official Community Plan (OCP). The total area covered by the Agricultural Area Plan is approximately 7,800 ha. Approximately 5,900 ha, or 75% of the plan area, is located in the Agricultural Land Reserve (ALR).

An Agricultural Area Plan Steering Committee assisted with this project. Membership on the Steering Committee is as follows:

Farm Community:

Margie Child, Wintergreen Farms  
James Hanna, Hanna & Hanna Orchards  
Ken McLeod, McLeod Farms

Municipal Council:

Rene Verwey, Councillor

Staff Appointments (advisory):

Carl Bannister, Director Development & Planning  
Jon Turlock, Planning & Development Officer

Provincial Agencies:

Martin Collins, Agricultural Land Commission  
Stan Combs, Ministry of Agriculture, Food & Fisheries

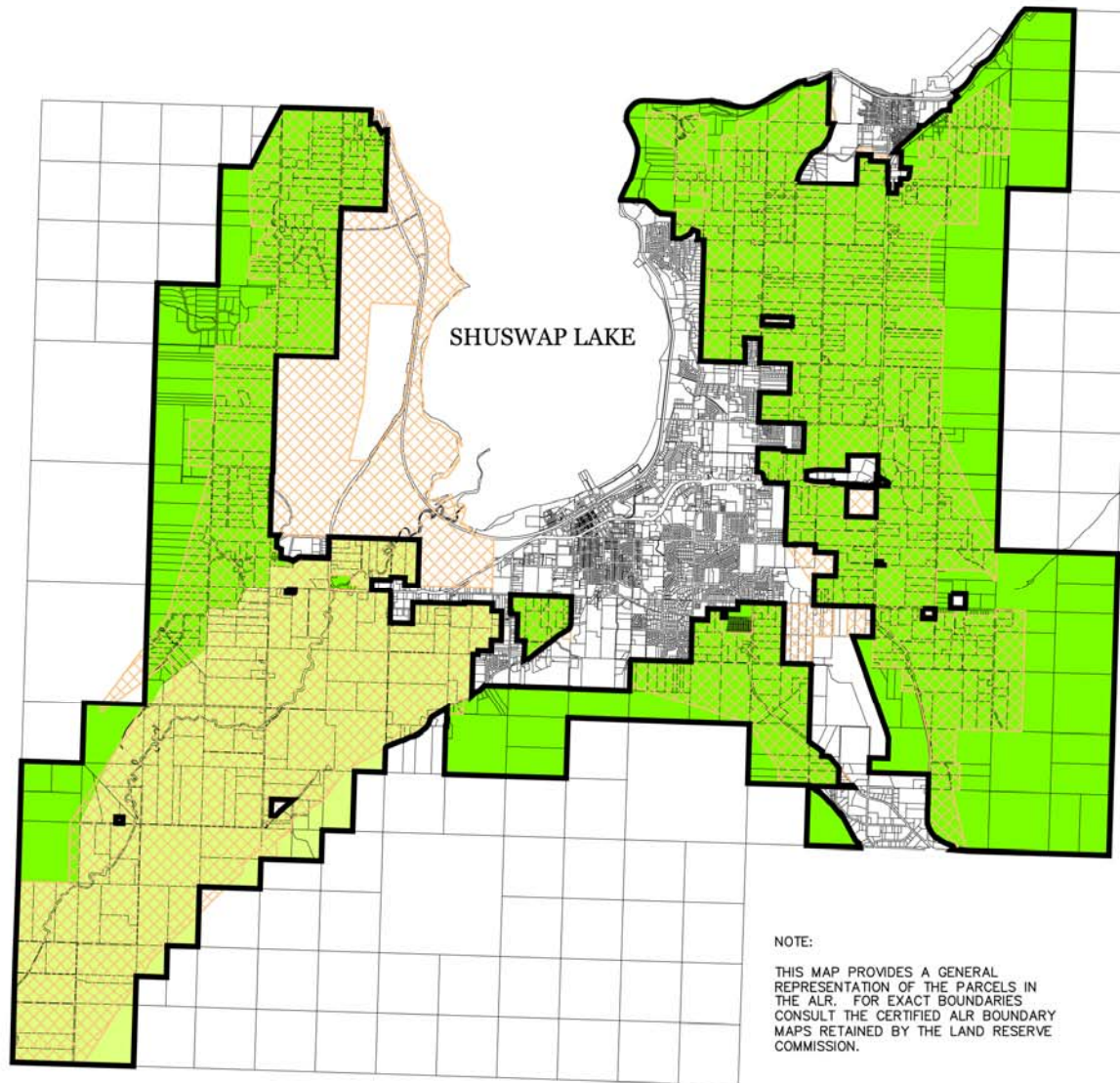
Committee meetings were open to the public. Caroline Grover of the Salmon Arm Economic Development Corporation attended some Committee meetings.

Funding assistance for this project was provided by the District of Salmon Arm, the Ministry of Agriculture, Food & Fisheries and the Investment Agriculture Foundation of B.C. Photographs included in this document and used throughout the planning process were provided by the Ministry of Agriculture, Food & Fisheries.





## 1.2 **Background Overview**

The Agricultural Area Plan Background report provides a detailed overview of agricultural conditions and policy framework in the District of Salmon Arm. The Background Report is available at [www.district.salmon-arm.bc.ca](http://www.district.salmon-arm.bc.ca). Some of the key facts revealed through the background research include:

- 38% of the community is in the Agricultural Land Reserve
- 4,667 hectares were farmed in 2001
- There were 195 farms in Salmon Arm in 2001
- The total farm capital value was \$102,204,186 in 2001
- The total farm receipts in 2001 was 10,082,745.
- The number of farm operators in 2001 was 300.
- The major agricultural land use activities with the highest assessed values (beef, horse, forage and pasture farms) represent 78% of the agricultural area and 82% of the assessed value.
- The community has been relatively successful in maintaining large parcel sizes on agricultural lands. Approximately 80% of all agricultural lots are larger than 8.0 ha.
- There is limited infrastructure for irrigation and the amount of irrigated land is decreasing.



NOTE:  
 THIS MAP PROVIDES A GENERAL REPRESENTATION OF THE PARCELS IN THE ALR. FOR EXACT BOUNDARIES CONSULT THE CERTIFIED ALR BOUNDARY MAPS RETAINED BY THE LAND RESERVE COMMISSION.

-  Agricultural Area Plan Boundary
-  Acreage Reserve
-  Salmon River Valley Agricultural
-  Agricultural Land Reserve



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**2.1 Intensive Agricultural Activities**

## 2.1.1 Issue

- Intensive agricultural operations in the urban-rural Salmon Arm community, and how to address their potential impacts on associated air quality and other environmental conditions.
- Also refer to Section 2.2 – Agricultural Odours

## 2.1.2 Objective

- To minimize any conflict within Salmon Arm regarding impact on the broader community arising from the pursuit of intensive agricultural operations.

## 2.1.3 Discussion

Section 915 of the Local Government Act establishes the confinement of poultry, livestock or fur bearing animals and the growing of mushrooms as a permitted use in the ALR, unless restrictions are approved by the Ministry of Agriculture. The Salmon Arm Zoning By-law 2303 uses similar language to define intensive agriculture and lists intensive agriculture as a permitted use in the A-1 (Agriculture Zone).

Provisions of the A-1 Zone include that any feed lot operation will have a minimum setback of 100 metres from any highway right-of-way and 65 metres from any parcel not zoned A-1. The setback standards approved by the Ministry of Agriculture for intensive agriculture are provided in Part C of the “Guide for By-law Development in Farming Areas”. The setback standard for livestock, poultry, game and fur is 60 metres from a developed urban edge lot line and 30 metres from any other lot line. For mushroom structures the setbacks are 30 and 15 metres respectively. In summary, the zoning regulations are not consistent with the current direction of the Local Government Act and the by-law standards set by the Ministry of Agriculture, Food & Fisheries, particularly with respect to setbacks and the identification of intensive agriculture as a permitted use in other agricultural zones. There are several areas of the Salmon Arm community, particularly south of the main urban core, where agricultural lands are in proximity of the core area and setbacks and agricultural use may present issues.

The provincial Farm Practices Protection Act includes provision for the Farm Practices Review Board to address complaints in the community that are not resolved through



dialogue initiated with Ministry of Agriculture, Fisheries and Food representatives. Also, the provisions of both the Local Government Act and the Land Titles Act enable local government to reinforce efforts to minimize any disruptive impact between intensive agricultural activities and the remainder of the community.

The concerns associated with intensive agricultural activities can include those of air quality, insect occurrence, and potential impact on water resources in the community. There may also be intensive agricultural concerns from operations where other activities occur on agricultural lands (e.g. agri-tourism pursuits, golf) and new use patterns cause difficulties such as nuisance complaints.

#### 2.1.4 Recommendations

Toward minimizing any potential adverse impacts created by intensive agricultural operations in Salmon Arm, it is recommended that provision be made for the following:

- a. Monitoring the frequency, nature and location of any complaints regarding intensive agricultural activities.
- b. Consider bylaw enforcement of farm management practices on agricultural lands as consistent with Farm Practices Act. The District may need to update by-laws such as the Noise By-law to ensure that the mechanisms are in place to address issues relating to agricultural use.
- c. Continued assistance from Ministry of Agriculture, Fisheries and Food representatives in resolving local complaints regarding intensive agriculture activities.
- d. Consideration of creation of a local Farm Bylaw, including criteria for the establishment of any new intensive agriculture operations in the community (e.g. designated permitted areas) See Section 6.1.
- e. Zoning Bylaw review to ensure that optimal separation occurs between intensive agricultural uses and others in the community (e.g. parcel size, setback, and buffering provisions). All regulations are to be consistent with standards recommended by the Ministry of Agriculture, Food & Fisheries.
- f. Public education initiatives regarding the essential nature and importance of intensive agricultural activities in the community.

- g. Support regional initiatives to process and handle agriculture wastes and mortalities as defined in Section 2(1) of the Waste Management Act Agricultural Waste Control Regulation. The Waste Management Act provides regulations relating to manure application and the storage of manure. The District could consider incorporating these regulations into its by-laws to provide opportunity for local government enforcement.
- h. Review minimum parcel size for A-1, A-2 and A-3 zones to ensure consistency with LGA and ALC legislation. The District of Salmon Arm may consider consolidation of Agricultural zones into a single zone.

## 2.2 Agricultural Odours

### 2.2.1 Issue



- Odours caused by agricultural operations (e.g. fertilizer application, cattle feedlot activities, poultry farms, compost production for mushroom farms), affecting broader areas of the community. Noise and dust conditions may also create community concerns.
- Also refer to Section 1.1 - Intensive Agriculture.

### 2.2.2 Objective

- To minimize community conflicts arising from the presence of odours or other disturbances created by agricultural activities, while ensuring normal farm practices, as defined by provincial legislation, are not restricted or curtailed.

### 2.2.3 Discussion

Communities where urban and rural areas are in near proximity can experience unfavourable air conditions due to strong odours (and/or noise and dust conditions) created by agricultural activities. Salmon Arm is such a community; with a highly desirable mix of urban and rural characteristics, but all sharing the same airshed conditions.

The ground-application of manure as fertilizer, or cattle, poultry or mushroom production activities, can create unpleasant air conditions. However, all are part of the processes of typical Canadian farming operations.

The provincial Farm Practices Protection (Right to Farm) Act provides that normal farm practices - growing, producing, raising, or keeping animals and plants - will be protected from complaints that may be raised within the community. The Act defines normal farm practice as one ...”that is conducted by a farm business in a manner consistent with proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances.” The Act also requires that growers adhere to provisions of the Waste Management Act, Pesticide Control Act, and Health Act. There is provision made in the Act for a process for the review of complaints that may be raised.

#### 2.2.4 Recommendations

To minimize any conflict created by agricultural odours (or noise and dust), it is recommended that on-going efforts in Salmon Arm be directed to the following:

- a. Monitoring of the frequency, nature and location of odour occurrences.
- b. Consider bylaw enforcement of farm management practices as consistent with the Farm Practices Protection Act.
- c. Continued encouragement of good management practices on the part of local farm operations, and ensuring operations are aware of community responses to odour conditions through communications with members of the farming industry.
- d. Seeking the assistance from representatives of the Ministry of Agriculture, Fisheries and Food in the resolution of local complaints regarding odours from agricultural activities.
- e. Public education regarding the nature of normal farm practices to create a better understanding of the needs of the agricultural community. Possible education strategies include:
  - establishment of a Farm Day/week with special events planned such as:
    - farm tours
    - farm heritage projects for schools

- include a farm focus in planning for centennial events to celebrate the history of agriculture in Salmon Arm.
  - provide citizen bulletins on agriculture in District Newsletter.
  - encourage signage advising the public of agricultural considerations (e.g. gate closing; spraying; garbage) particularly where public and agricultural interests converge (e.g. trails in agricultural areas).
  - make brochures on agriculture available to the public such as “The Countryside and You”, published by the Ministry of Agriculture, Food & Fisheries.
- f. Recognize that the Liquid Waste Management Act sets a code of agricultural practice.

## **2.3 Pesticide and Herbicide Application**

### 2.3.1 Issue

- Community concern regarding the application of pesticides and herbicides in agricultural areas, and the potential for adverse impact on food products and environmental conditions.

### 2.3.2 Objective

- To minimize the potential for any adverse impact on food products and environmental conditions as a result of the application of herbicides and pesticides on agricultural lands in the Salmon Arm community.

### 2.3.3 Discussion

The utilization of herbicide and pesticide products for the control of weeds, insects and disease is common practice for the protection and production of a broad range of agricultural products. The use, rates and timing of applications are monitored and administered under the Pesticide Control Act by the Ministry of Water, Land and Air Protection.

While disease and insect control are important components of agricultural production, community concerns are expressed regarding potential detrimental effects on both food products and the community environment-at-large (e.g. air, land and water quality).

#### 2.3.4 Recommendations

To encourage minimal potential for food supply and environmental impacts resulting from utilization of herbicide and pesticide products, it is recommended that the District of Salmon Arm cooperate with local agricultural community members to regarding the following:

- a. On-going provision of information to growers stressing the need for adherence to provincial requirements and practices for the application of herbicide and pesticide products.
- b. Public education opportunities to advise community members of the rationale and procedures (e.g. application methods and normal timing periods) for application of herbicide and pesticide products and raise awareness that many substances sprayed on fruit are non-toxic.
- c. Consideration of increased opportunities for new farm management practices such as integrated pest management directed at organic production of agricultural products, and minimizing application of herbicide and pesticide products.
- d. Signage on trails next to agricultural operations advising of farm practices.

## 2.4 **Rural-Urban Buffering**

### 2.4.1 Issue

- Need for establishment of adequate buffering at the edges between farming operations and urban development in the District of Salmon Arm.

### 2.4.2 Objective



- To minimize adverse impacts on the Salmon Arm agricultural community, and its urban neighbours, along those edge conditions where urban growth occurs near or adjacent to agricultural activities.

### 2.4.3 Discussion

In many growing communities in British Columbia, including the District of Salmon Arm, addressing the need for effective buffering at the edges between rural and urban land uses is important to both interests. From the agricultural perspective, adequate setbacks and buffering facilities, including fencing, are needed to minimize potential impacts (e.g. the spread of weeds, pet harassment of livestock, trespass, vandalism, crop damage), while urban community members may express dissatisfaction with conditions created by nearby farm operations (e.g. noise, dust, spray activity, unsightly premises, injury from machinery, livestock and chemicals).

A number of provincial and local government provisions have been put in place to assist in addressing means of ensuring effective edge buffering between rural and urban parts of the community.

The provincial Land Title Act (Division 4, section 86) provides local Approving Officers authority to address potential impacts on farm operations created by urban subdivision applications. Those considerations may result in amended subdivision design and required buffering installations.

The provincial Local Government Act (Part 26, sec. 919.1) provides for the issuance of Development Permits for new urban developments, with permit requirements to include the protection of farming. Development Permit Areas are designated within the Official Community Plan, along with development guidelines to be addressed in satisfying the requirements of the Development Permit. For those urban activities that require Development Permit approval, a permit must be issued before subdivision, altering of land, or construction of a building proceeds.

To assist urban development interests to achieve adequate buffering of agricultural operations, the provincial Agricultural Land Commission prepared guidelines in 1993 entitled Landscaped Buffer Specifications that have been recently updated by the Ministry of Agriculture, Food & Fisheries. The specifications are intended for application on the urban lands being developed. They include a range of buffering solutions (i.e. varying widths from 3.0 to 15.0 metres, fencing, vegetation planting) to address issues such as visual screening, trespass, and airborne dust and spray movement.

Buffering solutions also include opportunity for farm operators to consider placement of buildings, structures, roadways or storage facilities in such a manner as to provide benefits to property interests on both sides of an urban-rural edge condition.

The District of Salmon Arm Zoning Bylaw #2303 addresses minimum parcel sizes for both rural and urban uses in the community, along with fencing regulations and building setbacks from major roadways and within property boundaries.

#### 2.4.4 Recommendations

To enhance rural-urban buffering conditions in the District of Salmon Arm the following directions are recommended:

- a. Undertake an inventory of the existing rural-urban edge conditions in the community, including the type of agricultural operations in place, the physical conditions separating the uses, and the nature of any expressed concerns or complaints regarding those conditions.
- b. Consider development and designation of Development Permit Areas for those community growth areas where protection of adjacent or nearby farm operations is deemed desirable.
- c. Continue to ensure that future urban development activities in the community result in the minimal creation of new urban-rural edge conditions.
- d. Give consideration to the addition of a covenant on title of new properties created in non-Agricultural zones within 300 m of the ALR and in the ALR advising of possible nuisances from farm activities in the ALR.
- e. Consider implementing the Ministry of Agriculture, Food & Fisheries buffer guidelines which include people and pet proof fencing and vegetative buffers. Buffering should be a component of the zoning by-law for residential, commercial, institution and industrial zones.
- f. Advise agricultural community members of opportunities to assist in the buffering of rural-urban edge conditions by the strategic placement of buildings, structures and land areas on their farm properties.



## 2.5 Traffic in Agricultural Areas

### 2.5.1 Issue

- Roads in agricultural areas support farm traffic and through traffic and there is potential for conflict between these two types of traffic.



### 2.5.2 Objective

- To optimize traffic safety and efficiency of movement in agricultural areas while minimizing the traffic impacts on agricultural activities.

### 2.5.3 Discussion

Agricultural areas in Salmon Arm are bisected by major transportation corridors. Traffic volumes are increasing along these corridors, particularly during the summer. High traffic volumes create difficulties for farmers trying to access their land with farm machinery.

There is also a tendency for Salmon Arm residents to use local farm roads as short cut routes and as bicycle corridors.

Policies presented in Official Community Plan By-law 3000 establish rural standards for rural collectors and arterials such as a functional shoulder area and potential for bike paths. By-law 3000 also reconsidered long-term planning for new arterials through agricultural communities. The number of planned arterial connections was reduced and improvements to existing transportation corridors such as Highway 97 and the Trans Canada Highway are supported.

#### 2.5.4 Recommendations

The following points present recommendations to ensure the safe, efficient movement of farm supplies, equipment and products for the long-term strength of agricultural operations.

- a. Involve the farming community in a consultation process when long-term transportation planning involves agricultural areas.
- b. Support transportation improvements in the Trans Canada Highway and Highway 97 corridors.
- c. Review signage on rural roads and where appropriate, install farm vehicle signs.
- d. Educate the public about farm vehicle movement and hazards.
- e. The District should not support requests to improve rural roads to accommodate the needs of new rural residential development unless such works also provide improvements to the movement of farm vehicles using these facilities (e.g. pull-out areas for slower moving vehicles and equipment).

**3.1 Fish Habitat Protection**

## 3.1.1 Issue

- Ditches flowing through the Salmon River Valley control storm drainage, irrigate and/or drain agricultural lands; and may be considered fish bearing streams. There is potential for conflict with these multiple uses.

## 3.1.2 Objective

- to reduce the impacts from agricultural operations on fish habitat.
- to balance the needs of the farming community with the requirements for fish habitat protection.

## 3.1.3 Discussion

Many ditches have been developed in the Salmon River Valley to manage surface groundwater. Ditches direct stormwater movement from the Ida Mountain upland areas and also drain agricultural lands. Where ditches link to fish bearing streams (e.g. Salmon River or Canoe Creek), they may be considered streams or as contributing nutrients to fish bearing streams. The watercourses and the riparian vegetation adjacent to these watercourses are protected as fish habitat under the Federal Fisheries Act and provincial Fish Protection Act. Restrictions on farming can include ditch maintenance, irrigation water availability and protection of riparian areas through setbacks. Restrictive regulations can add costs to farming and alienate productive farmland.

## 3.1.4 Recommendations

To strengthen agriculture and fish habitat protection the following actions are recommended:

- a. Explore opportunities to assist farmers in their efforts to make on-farm improvements, such as;
  - nutrient management; and
  - riparian area protection and reclamation

Funding assistance may be obtained from the Environmental Farm Program administered by the BC Federation of Agriculture to help farmers identify and correct environmental problems.

- b. Liaise with Federal and Provincial agencies to develop protocol agreements for routine ditch maintenance (e.g. dredging) following the B.C. Agricultural Ditch Maintenance Policy Guidelines.
- c. Review senior government riparian setback regulations to ensure that requirements are scientifically relevant to the Salmon Arm situation.
- d. Consider the potential impact of drainage courses on agricultural areas in the District's Master Drainage Plan.

### **3.2 Wildlife Habitat**

#### 3.2.1 Issue

- Wildlife is attracted to habitat provided in agricultural areas. Local wildlife can be harmful to crops and may attract hunting activities.

#### 3.2.2 Objective

- To minimize the impacts of local wildlife on agricultural activities.

#### 3.2.3 Discussion

There is a direct loss to farmers who have crops damaged or lost due to wildlife. Strategies to manage wildlife (e.g. fencing) are not totally effective and are often costly. Farm businesses bare the cost for providing feed and habitat for wildlife providing a broader social benefit that is largely unrecognized by society. Resident wildlife is appreciated by wildlife viewers and hunters, both of whom may create conflicts with agricultural activities.

Wildlife management is primarily a federal and provincial responsibility. The relevant agencies need to be involved locally in addressing wildlife issues.

### 3.2.4 Recommendations

The following actions are recommended to assist the agricultural community in addressing wildlife management issues:

- a. Explore opportunities to provide financial assistance to farmers requiring wildlife management strategies (e.g. fencing or the purchase of easements for wildlife corridors).
- b. Work with the provincial and federal government to identify wildlife issues.
- c. Consider the opportunity to link the farming community and wildlife interests in addressing wildlife issues on farmland.
- d. Encourage federal and provincial wildlife agencies to provide technical advice to farmers on how best to reduce crop damage.

**4.1 Irrigation**

## 4.1.1 Issue

- Consideration of opportunities to enhance agricultural capacity in Salmon Arm through improved irrigation.

## 4.1.2 Objective

- To explore opportunities for improved irrigation to:

- ensure greater capacity of production;
- provide for a broader range of crops; and,
- improve dependability of crop yields.



## 4.1.3 Discussion

The District of Salmon Arm has long recognized that irrigation is necessary to improve agricultural capability, particularly in the Broadview area. From 1930 to 1970 seven reports were prepared on irrigation. The 1970 report involved a survey of agricultural properties, throughout Salmon Arm, to assess the interest in irrigation. Survey responses represented 3054 acres, of which 2101 acres were under cultivation. The farmers surveyed were willing to pay for irrigation on 11 % of their acreage under cultivation. In 1970 the cost to construct and operate an irrigation system was estimated at \$20 to \$30 per acre per annum. Map 2 indicates that the most of the interest in irrigation was in the Broadview area where orchards were most prevalent.




The 1970 study also reported a significant decline in the number of orchards in the District of Salmon Arm, summarized as follows.

# Agricultural Area Plan

Irrigation Status Survey 1970

Map 2

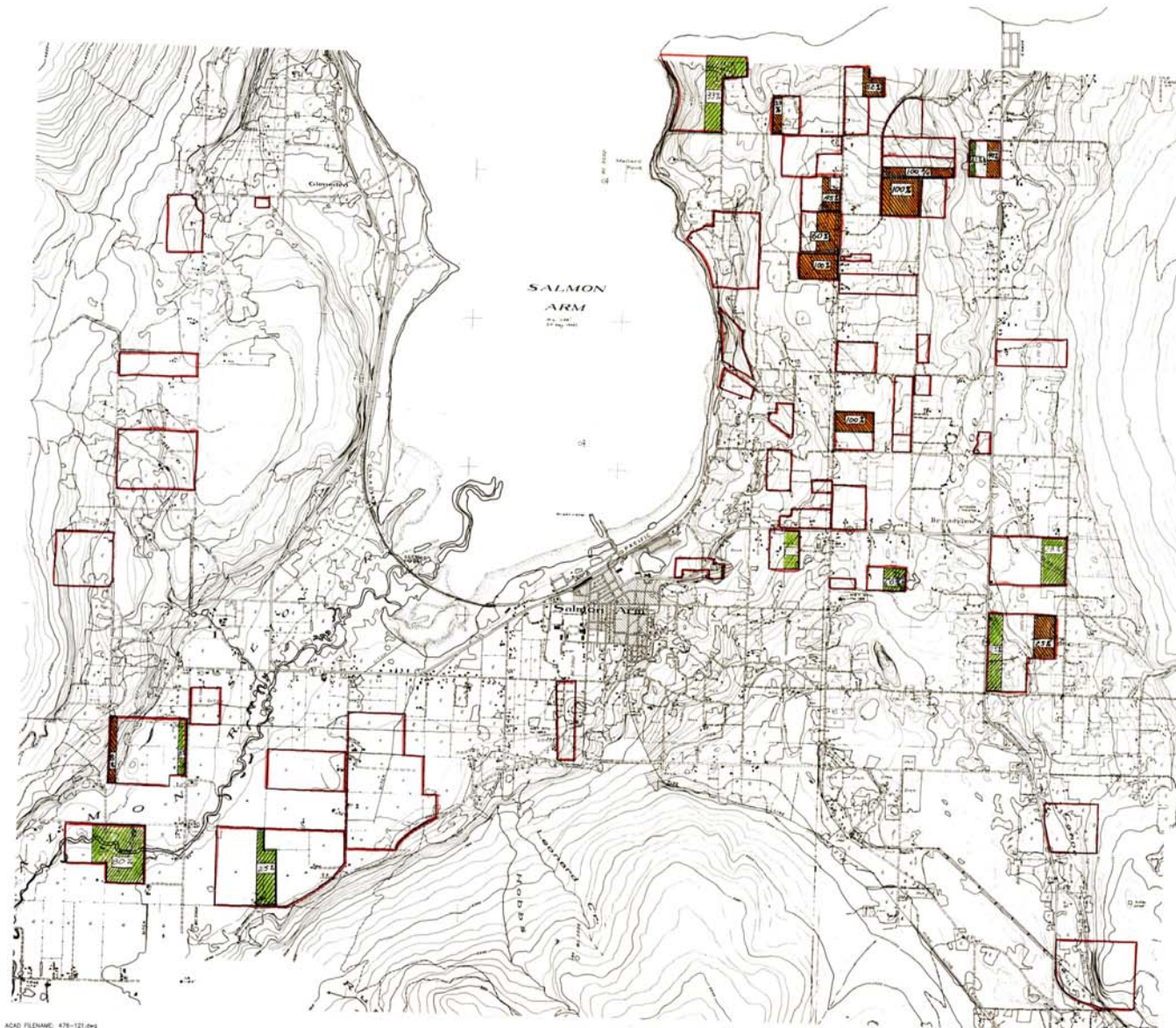


-  Lands controlled by owners who were surveyed in 1970
-  The owner of this farm would pay \$20.00 to \$30.00 per acre to irrigate x% of his land
-  x% of this farm is being irrigated at present

Source: Investigation Into The Feasibility of Irrigation at Salmon Arm, June 1970. Department of Lands, Forests, and Water Resources



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Year	No. of Orchardists	Boxes of Apples Shipped	Area of Producing Orchards
1948 <sup>1</sup>	124	800,000 boxes	
1950 <sup>1</sup>			688 ha (1700 acres)
1969 <sup>1</sup>	32	50,000 boxes	186 ha (460 acres)
1970 <sup>1</sup>			202 ha (500 acres)
2001 <sup>2</sup>			185 ha (454 acres)

The 1970 study attributed the dwindling supply of land cultivated for orchards to: pressures for residential subdivision; harsh weather conditions for two consecutive winters that killed fruit trees; and, economic factors that deterred orchard farming (the high costs of land, equipment, labour and interest and competition from the United States).<sup>1</sup>

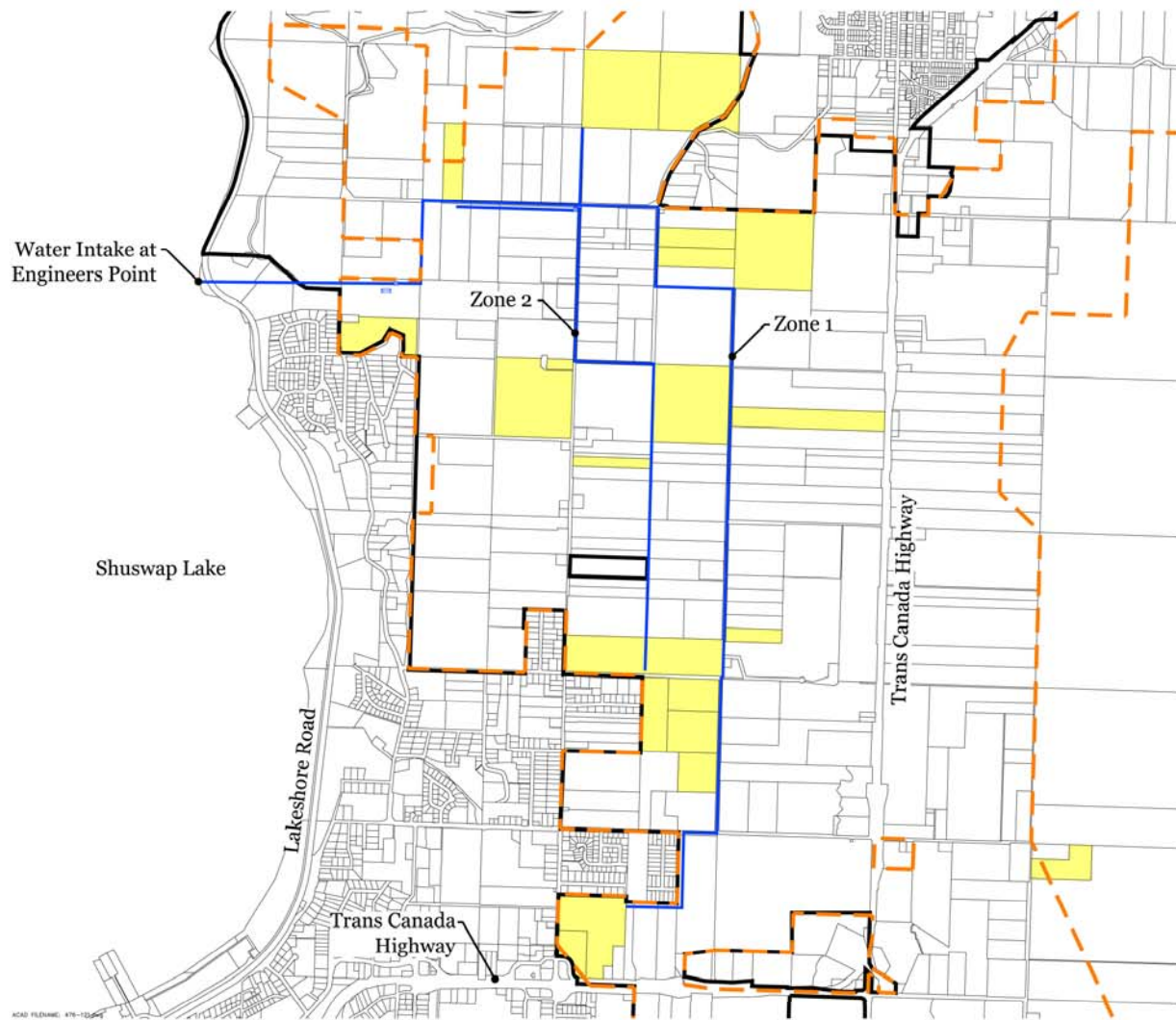
The 1970 study reported on research conducted from 1923 to 1927 by the Summerland Experimental Station that concluded:

“to produce good commercial crops, the orchards should be irrigated from 18 - 24 inches per acre per season depending upon the soil condition. The orchardists themselves were forced to the conclusion that irrigation was their only hope and the consensus of opinion was that at least one acre/foot per acre would be required.”<sup>1</sup>

Many of the issues concerning irrigation are the same in 2004 as they were in 1970. Orchard locations and sizes have remained relatively constant and irrigation is still desired but unavailable. As part of this study, a preliminary concept plan was developed to determine approximate costs to provide irrigation services to orchards in Broadview. The Irrigation Concept Plan is shown on Map 3 . The estimated cost to construct this system is \$4 Million. This estimate is sixteen times higher than the \$250,000 presented in 1955. The projected annual irrigation costs of \$30.00 per acre used in both the 1955 and 1970 studies would increase substantially if the District is to operate and fund a \$4.0 Million project. For example, the average annual cost to finance the project capital costs only would be as follows:





<sup>1</sup> Report on the Investigation into the Feasibility of Irrigation At Salmon Arm, June 1970. Department of Lands, Forests and Water Resources, Victoria B.C.

<sup>2</sup> Agricultural Area Plan, December, 2003. District of Salmon Arm



Agricultural Area Plan  
Irrigation Concept  
Map 3



-  Agricultural Area Plan Boundary
-  Agricultural Land Reserve Boundaries
-  Proposed Irrigation Line
-  Orchards (2002)



Scale 1:20,000



➤ capital cost	\$4.0 Million
➤ annual debt retirement (25 years @ 4.5%)	\$270,000
➤ annual cost per acre (all 454 acres of orchards participate)	\$600
➤ annual cost for 20 acre orchard in Salmon Arm	\$12,000
➤ annual cost for 20 acre orchard in Okanagan	\$2,000

The projected irrigation fees would create a heavy burden on farm incomes that reported average gross farm receipts of \$51,706 in 2000. The annual cost for irrigation is considerably higher than the typical fee charged in the Okanagan which at \$60 to \$100 per year per acre costs approximately \$1200 to \$2000 per year for a 20 acre orchard.

Given the high costs for a community, multi-user irrigation system the District will need to consider alternative funding strategies including applying for assistance through community infrastructure. Alternatively, the District may recognize that there is still insufficient local commitment for a multi-user irrigation system and pursue other options including supporting development of independent on-farm systems.

#### 4.1.4 Recommendations

To enhance opportunities for improved irrigation in Salmon Arm the following actions are recommended.

- a. Explore opportunities for infrastructure funding to construct a community irrigation system for the Broadview area. Partnerships would be required to support such programs as the National Water Supply Enhancement Program (NWSEP) that contributes up to 1/3 of eligible costs.
- b. Undertake a groundwater supply study for the Broadview area to establish the feasibility of additional independent irrigation systems or private wells and explore opportunities to access the National Water Supply Enhancement Program for individual on-farm water infrastructure projects if this proves to be physically and economically feasible.

## 4.2 Sanitary Sewer

### 4.2.1 Issue

- Consider opportunities to enhance agriculture through Liquid Waste Management Planning.

### 4.2.2 Objective

- To enhance agricultural opportunities consistent with the objectives of the District of Salmon Arm Liquid Waste Management Plan.

### 4.2.3 Discussion

The District of Salmon Arm is in the process of preparing a Liquid Waste Management Plan (LWMP) to examine the long-term wastewater management needs for the whole community. The following are issues that have been addressed through the LWMP and are relevant to planning for agriculture.

- potential for treated wastewater to supply irrigation needs.
- future expansion of the service area boundary for the central collection system.

The LWMP recommendations support a single central collection system servicing areas within the urban containment boundary over the short-term. For the long-term it is noted that additional areas may be serviced, particularly a future Mt. Ida residential development and the industrial park. The LWMP does not recommend connecting rural agriculture areas to the Water Pollution Control Centre (WPCC). Rural areas will continue to be serviced by either private on-site or community systems.

The potential addition of community systems provides an opportunity for wastewater to be collected in rural areas and this wastewater may ultimately benefit agriculture as a potential source of irrigation. For example, stored wastewater from a 40 lot residential subdivision could potentially irrigate 10 acres of agricultural land with 1 acre foot/year. The District of Salmon Arm should not, however, consider increasing development densities in rural areas where lots have not been fragmented (>80% of parcels in ALR are over 8.0 ha in size) and have a high soil capability classification (Class 1, 2, 3 or 4).

Using the planning areas presented in Map 4, the only areas where subdivision potential may be considered are the Glen Eden/Glen Echo and Highway 97 South planning areas.

The issue of irrigation using waste water was discussed as part of the planning process and through the LWMP. In both of these planning exercises it was evident that there were members of the community who were strongly opposed to irrigating using waste water and there were community members who were aware that the practice had been successfully applied in other communities. Overall it was felt that there was a need to raise understanding of the opportunities and constraints associated with the practice of irrigating with waste water before any decision could be made on this practice within the community.

#### 4.2.4 Recommendations

To support opportunities to improve agriculture within the Liquid Waste Management Planning framework, the following directions are recommended.

- a. Education of the public and farm community regarding the potential for irrigation using wastewater. Education may include information on:
  - crop options for irrigation with wastewater.
  - opportunities for rural development at suburban densities where wastewater from suburban development is used to irrigate agricultural lands.

**5.1 Linear Parks in Agricultural Areas**

## 5.1.1 Issue

- Extensive public recreation use of linear park facilities that traverse agricultural areas can potentially create conflict between the two different community interests.

## 5.1.2 Objective



- To optimize the public use, enjoyment and education benefits from linear park opportunities that traverse both the urban and rural parts of the community, while addressing public safety issues and minimizing any disruptive impact that such use may have on agricultural properties and practices.

## 5.1.3 Discussion

In communities such as Salmon Arm that have a desirable mix of urban and rural areas, concerns can arise regarding potential impacts from public linear park use in agricultural areas (e.g. trespass, littering, unrestrained pets, traffic conflicts, parking, objections to agricultural operations). Growers have expressed concern regarding any possible liability that may exist should members of the public experience damages or injury on their private properties.

Linear park opportunities normally occur within the public realm (e.g. public parks or other public properties, road rights-of-way, utility corridors), and are designed to provide recreation amenities (e.g. walkways, trails, cycle lanes) that traverse portions of the broad community. In the Salmon Arm Official Community Plan, designated Linear Parks include both Greenways and Bikeways. Both occur in areas of the community where agricultural pursuits also exist, affording members of the public the enjoyment of experiencing the rural qualities of their community.

## 5.1.4 Recommendations

Where linear park facilities occur on publicly-owned lands through agricultural areas of the community, and to minimize any potential conflicts between recreational users and

members of the farming community, it is recommended that the District of Salmon Arm undertake efforts to:

- a. ensure that adequate signage is in place within public rights-of-way to provide education and directional information, and to advise recreationists of rules and responsibilities while traversing agricultural portions of the community (e.g. trespass, pet control, litter control); and
- b. encourage event organizers to ensure that advance notification is issued in the community for planned activities, allowing farmers to make any operational adjustments which may help in reducing any frictions (e.g. roadway traffic, spraying operations).

## **5.2 Commercial Recreation (Agri-Tourism)**

### 5.2.1 Issue

- Identification of appropriate and viable opportunities for development of commercial recreation amenities (Agri-Tourism) for resident and visitor enjoyment in Salmon Arm's agricultural areas.

### 5.2.2 Objective

- To encourage development of additional commercial recreation opportunities (Agri-Tourism) for resident and visitor use Salmon Arm's agricultural areas, enhancing public awareness of agricultural values in the community, and providing new revenue potential for farmers and the broader community-at-large.

### 5.2.3 Discussion

Opportunities exist to partially satisfy growing demand for recreation pursuits within Salmon Arm's rural community, and at the same time provide positive reinforcement to the public understanding of the significance of the agricultural sector in our society. These opportunities may be directed to both the local population and tourist visitors. Salmon Arm has an abundance of qualities – scenic natural environment, amenity facilities, heritage and cultural features, and a highly desirable urban-rural setting. It also has a strategic location along the Trans-Canada Highway.



The community has recognized the significance of its recreation assets, and some agri-tourism installations have been developed (e.g. produce sales, farm tours, winery-brewery tours, golf courses, museums, festivals).

Salmon Arm's Official Community Plan has acknowledged the positive role that commercial recreation can play, including within the agricultural areas (i.e. golf courses, resort development). Also, a number of categories within Zoning Bylaw #2303 make provision for recreation developments (i.e. A-1, A-2, P-1, M-1, C-5, C-6, C-8, C-9), which could have potential application throughout the community.

A 1992 Shuswap Tourism Opportunity Strategy prepared for the Salmon Arm Development Corporation and the Columbia Shuswap Regional District recognized the potential for increased Agri-Tourism facilities in Salmon Arm. That study also noted the lack of a strategy to attract through traffic into the community.

The B.C. Agri-Tourism Alliance, with a vision of "...a self-sustaining vital industry built on the bounty, value and character of rural life" is pursuing development of a comprehensive marketing strategy and code of standards. The Salmon Arm area is represented within the Agri-Tourism Alliance.

Provisions of the Land Commission Act and Regulations address Agri-Tourism accommodations, including Bed and Breakfast (sec. 3 (1) a), and the nature of activities which may be permitted (sec. 2 (2) e). The Regulations require that the "... use is temporary and seasonal, and promotes or markets farm products grown, raised, or processed on the farm". ALC Policy #4 regarding Agri-Tourism uses which may be permitted includes, but is not limited to agricultural heritage exhibits, farm tours and demonstrations, horse riding including cattle drive activities, horse or other livestock shows, hay tractor or sleigh rides, pumpkin patch tours, picnicking, farm related educational activities, seasonal promotional events, special promotional events, charity fund-raising events, catered food and beverage service special events, corn mazes, fishing, bird and wildlife refuges and rescue services. Regulation sec. 2 (2) provides for farm retail sales activities.

#### 5.2.4 Recommendations

To assist in supporting Salmon Arm's agricultural community, and to promote public awareness of the nature and importance of the industry, it is recommended that additional commercial Agri-tourism activities be pursued where Agri-tourism is:

- based on a healthy agriculture production industry.
  - ancillary to agriculture production on the farm upon which it is located; and
  - does not interfere with nearby agriculture production.
- a. Updating the inventory of existing Agri-Tourism opportunities in the community;
  - b. Seeking out potential funding assistance programs directed toward Agri-Tourism development;
  - c. Identifying Agri-Tourism niche market opportunities where Salmon Arm's setting and conditions are favourable;
  - d. Initiate an expanded highway signage program to ensure maximum awareness of Agri-tourism features in the community;
  - e. Work toward a comprehensive Agri-Tourism Plan, addressing both community and regional opportunities, and ensure optimal integration of that Plan with other active recreation, heritage/historical/cultural-tourism initiatives, and festivals/special event activities programmed in the area.

**6.1 Farm Bylaw Implementation**

## 6.1.1 Issue

- Consideration of the merits and impact of implementing a Farm Bylaw for the District of Salmon Arm.

## 6.1.2 Objective



- Implementation of any Salmon Arm Farm Bylaw is to result in improvements to overall agricultural conditions, and to provide clear direction within the agricultural community on matters of agricultural operations, building and equipment requirements, and siting of stored materials.

## 6.1.3 Discussion

Arising from introduction of the Farm Practices Protection (Right to Farm) Act, the B.C. Local Government Act (section 917) makes provision for local government enactment of Farm Bylaws. Adoption of any Farm Bylaw is subject to approval of the Minister of Agriculture, Fisheries and Food.

The purpose of a Farm Bylaw is to provide a local government more ability to control the nature of agricultural activities in the community. The Local Government Act provisions for Farm Bylaws include:

- regulating the types of buildings, structures, facilities, machinery and equipment that are to be used;
- regulating the siting of stored materials, waste facilities and stationary equipment;
- regulating or prohibiting specified farm operations

The Farm Bylaw provision available to local governments in British Columbia, subject to Ministerial approval, can provide an additional measure of control to agricultural operations should conditions warrant Bylaw implementation. In the Salmon Arm community, the process of preparing the Agricultural Area Plan may identify certain

conditions that could be enhanced by Farm Bylaw regulation. In that event, development of a Farm Bylaw may be advanced as directed by the local government.

#### 6.1.4 Recommendation

Arising from findings of the completed Agricultural Area Plan for the District of Salmon Arm, it is recommended that:

- a. Future consideration be given to the establishment of a Salmon Arm Farm Bylaw to address where additional local control over agricultural activities is warranted. Specifically a farm by-law is supported to address:
  - siting conditions along urban containment boundaries where farm and non-farm land uses merge.
  - conditions relating to intensive agricultural activities such as poultry, fur farming and composting.
  - waste management strategies.
  - lot coverage, siting and setback standards for specific agricultural commodities.

## 6.2 **Advocacy**

### 6.2.1 Issue

- The agricultural sector has a quiet presence in the District of Salmon Arm and could benefit from the development of effective forums for the discussion of agricultural issues.

### 6.2.2 Objective

- To develop opportunities for agricultural interests and issues to be discussed and be represented.

### 6.2.3 Discussion

Agricultural operations in Salmon Arm have historically been represented by a variety of groups (e.g. Salmon Arm and Shuswap Lake Fall Fair Association; the Farmers' Exchange; and, the Salmon Arm Cooperative Creamery Association). Currently, however, there is no effective, organized forum for the discussion of agricultural issues. Agricultural Advisory Committees have been established in many agricultural communities to provide a strong local voice for agriculture. Generally, the role of the Agricultural Advisory Committee is as follows:

“Maintaining ongoing links with our farm committees in order to ensure an understanding of how day-to-day policies, proposals and long-term goals might affect the business of farming. In short, it is important to ensure agriculture has a place in the planning mainstream and that farming continues to be part of the fabric of our communities.”

Source: Agricultural Advisory Committees, B.C. Ministry of Agriculture & Foods

### 6.2.4 Recommendation

To provide for improved local advocacy for agriculture it is recommended that the District of Salmon Arm consider the following:

- a. Establishing an Agricultural Advisory Committee to:
  - provide a link between the farm community and Ministry of Agriculture & Food, Agricultural Land Commission & Agriculture & Agri-Food Canada.
  - act as a referral agency on:
    - Day to Day Issues*
      - proposed bylaw and Official Community Plan amendments;
      - applications under the *Agricultural Land Commission Act*;
      - parks and recreation, transportation, and growth management plans and other land use proposals;
      - water and storm drainage management issues;
      - the effectiveness of programs such as insect and weed control; and
      - major reviews of official plans and bylaws.

*Broader Initiatives:*

- steer to completion agricultural studies and agricultural area plans;
  - assist with the development of ‘edge’ policies to enhance land use compatibility;
  - advise on the need and appropriateness of farm bylaws;
  - study and report on farm infrastructure needs;
  - improve opportunities for joint funding of drainage or irrigation works;
  - study long-term impacts of transportation corridors and park and recreation proposals;
  - raise agricultural awareness;
  - assist with farm tours and on-farm visits; and
  - contribute to Agricultural in the Classroom initiatives.
- b. The Agricultural Advisory Committee should have the majority of its members come from the farm community and may also involve:
- a member of council
  - Economic Development Corp. representation
  - support industries
  - local expertise from government agencies or Okanagan University College

### **6.3 Agricultural Economic Enhancement**

#### 6.3.1 Issue

- Changing local and global conditions place continual strain on the ability of agricultural businesses to remain adaptive, competitive and economically healthy.

#### 6.3.2 Objective

- To enhance the on-going economic health of agricultural businesses in the District of Salmon Arm, and ensure they remain an essential and integral part of the community.

### 6.3.3 Discussion

The Background Report to the District of Salmon Arm Agricultural Area Plan illustrated the long-standing major importance of the agricultural industry in the local economy - labour force participation, farm capital values and farm revenues. However today's agricultural industry, for crop and livestock production alike, must remain responsive to ever-changing conditions and challenges, the responsibility lying at all levels of agricultural interests. Many considerations are addressed within federal and provincial legislative frameworks as discussed in the Background Report. However, efforts must also be applied locally, toward encouraging the health of agricultural activities in the community.

The following recommendations provide a framework for a number of those initiatives which could assist in enhancing the economic health of the local agricultural industry.

### 6.3.4 Recommendations

To support the economic health of the Salmon Arm agricultural industry, the following actions are recommended.

- a. Ongoing liaison involving the local agricultural sector and the Ministry of Agriculture & Food to disseminate ideas, information and opportunities on agriculture including:
  - niche opportunities
  - funding sources
  - new crop and livestock opportunities
- b. Support the initiatives of the Region, District, Economic Development Commission, Chamber of Commerce and Business Associations to develop the agricultural sector.
- c. Encourage local public education programs on the value of agriculture (economic, social, environmental) for homeowners, youth and the business community.
- d. Broaden Agri-tourism opportunities in Salmon Arm developing agriculture, heritage, culture, active recreation themes.
- e. Identify a major event or festival that focuses on agriculture.



- f. Encourage expanded Highway signage opportunities.
- g. Encourage District efforts to provide the best possible infrastructure systems to support agricultural activities.
- h. Support direct farm marketing initiatives and appropriate home-based business opportunities.
- i. Encourage value-added product opportunities.
- j. Support the efforts of the farm community to build cooperative partnerships.
- k. Ensure local government by-laws are supportive of appropriate agricultural initiatives (e.g. taxation structure, zoning provisions, subdivision and servicing requirements).

#### **6.4 Non-Farm Rural Development**

##### 6.4.1 Issue



- The Salmon Arm rural area provides a setting that is attractive for rural non-farm development.

##### 6.4.2 Objectives

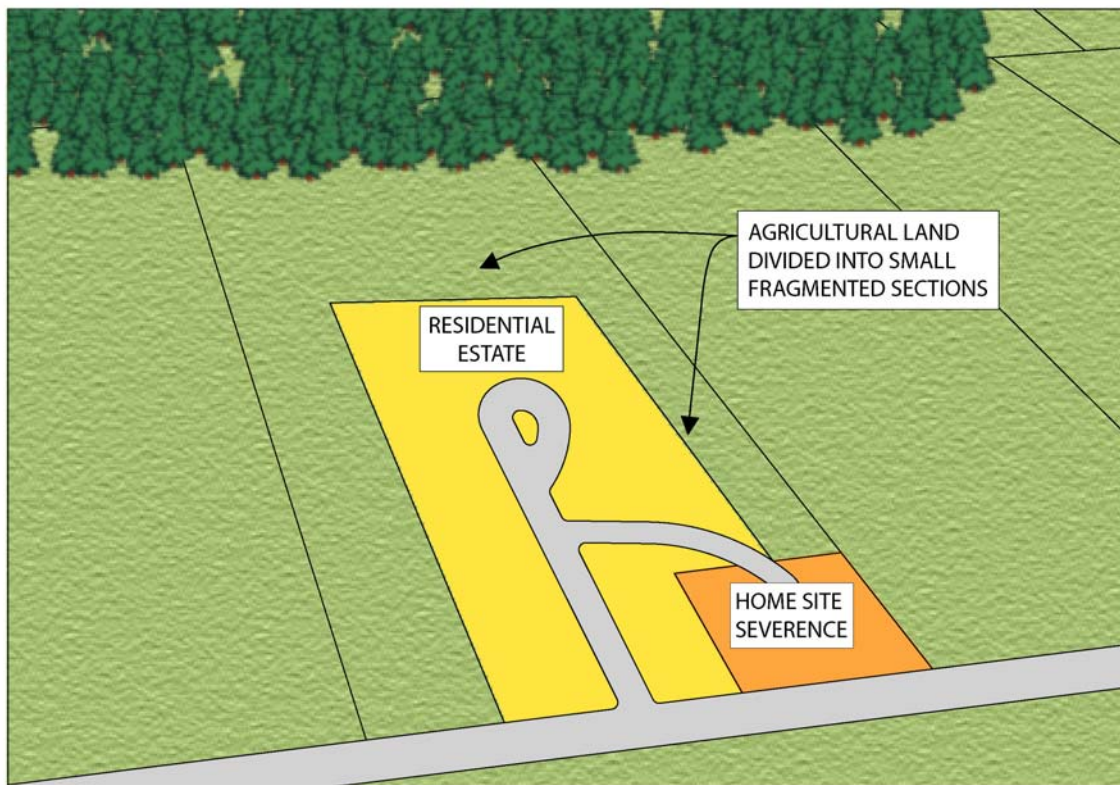
- To minimize the impact of non-farm rural development on agricultural lands.

##### 6.4.3 Discussion

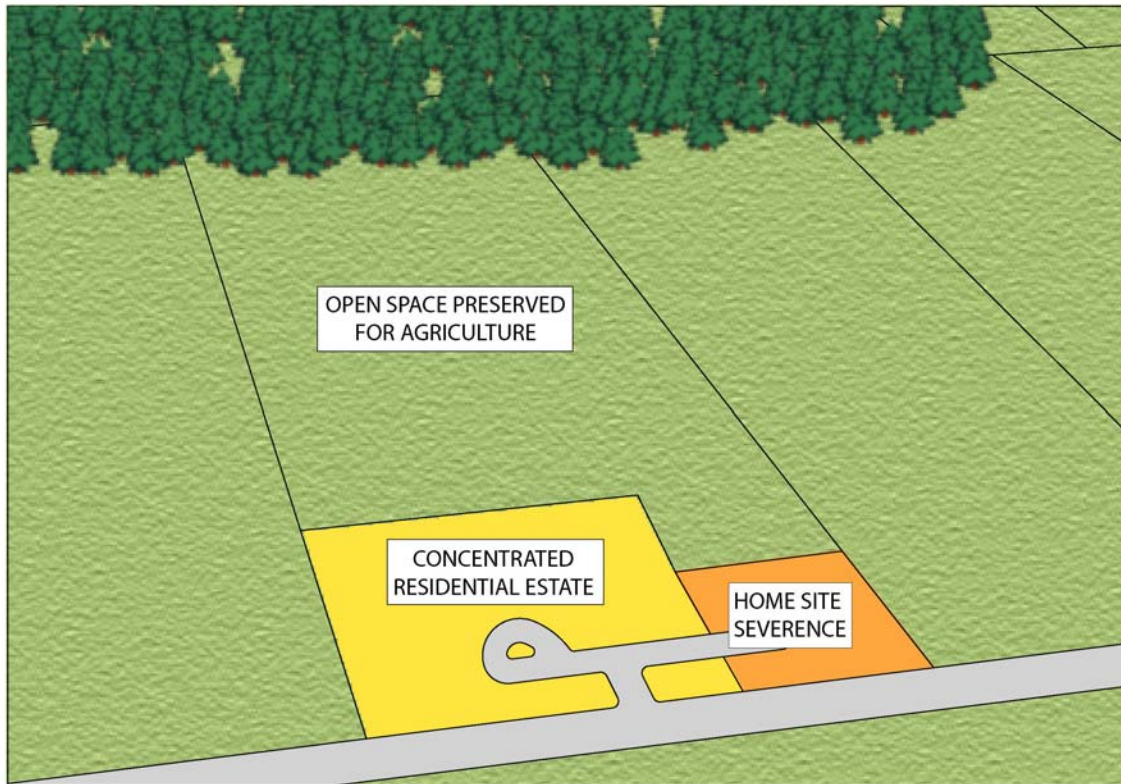
As part of the public consultation process for both the Official Community Plan (2001) and the Agricultural Area Plan (2003) there has been an expression of interest in opportunities for subdividing land in agricultural areas. The most significant interest is the development of additional rural residential acreages. Although it is expected that there will continue to be pressure for more rural subdivisions, further subdivision is

contrary to the objectives of the urban containment boundary and the Agricultural Land Commission and is not generally supported in the Agricultural Area Plan.

Non-farm rural development also puts pressure on agricultural areas through the conversion of existing agricultural properties to rural estate lots. The addition of new homes on farm lots has eroded farm opportunities particularly in the Broadview area. The size and siting of new development determines the nature of the resulting impact. The following sketches are presented to illustrate options for managing the impact of rural residential estate development. Guidelines or development permit regulations are recommended as a management tool to address potential impacts.



***Concept A – Conventional Rural Residential Estate***



*Concept B – Conservation for Agriculture*

#### 6.4.4 Recommendations

The following recommendations are presented to minimize the impacts of non-farm development in agricultural areas. Where appropriate, the recommendations refer to planning areas identified on Map 4.

- a. Consider the addition of a maximum size for residential structures to Agriculture zone(s). The maximum residential structure size would limit the building footprint thereby minimizing the impact on and net loss of agricultural land.
- b. Consider the addition of a maximum building setback for residential units, in Agricultural zones, thereby discouraging the fragmentation of residual agricultural lands.
- c. Encourage the finalization of the ALR exclusion application and the rezoning of lands identified in the OCP as a future expansion area for the Industrial Park.

- d. Support subdivision applications in the Glen Eden/Glen Echo planning area in the Acreage Reserve area as outlined in the OCP.
- e. Further subdivision of land within the Salmon River, Broadview and Hillcrest planning areas should not be supported except as permitted by the Agricultural Land Commission.
- f. Subdivision in the East Highway Corridor planning area shall be considered only at the Highway 97/Trans Canada Highway intersection in association with the upgrading of the highway interchange.
- g. Subdivision in the Highway 97 corridor planning area may be contemplated where:
  - the applicant can demonstrate a net benefit to agriculture consistent with requirements of the ALC; and
  - servicing issues can be resolved to the satisfaction of the District of Salmon Arm including approved sewer and water system servicing and storm water management.

## **6.5 Agricultural Land Commission Delegation Agreement**

### 6.5.1 Issue:

- The Agricultural Land Commission (ALC) has legislative authority to delegate limited decision making authority to local government.

### 6.5.2 Objective:

- To consider the potential role of the ALC Delegation Agreement in relation to the District of Salmon Arm Agricultural Plan.

### 6.5.3 Discussion:

A Delegation Agreement could assign responsibility to the District for land use and subdivision applications within all or part of the ALR. The ALC Act does not permit the delegation of authority to local government to exclude land from the ALR. In evaluating the merits of a Delegation Agreement it is important to consider options for cost recovery; and the relation of the potential agreement to provincial and District policy.

Presently the application fees are set by the ALC and shared equally between the District and the ALC. A Delegation Agreement would allow the District to retain all of the application fee but it is unlikely that this revenue would offset the additional staff time required to process applications.

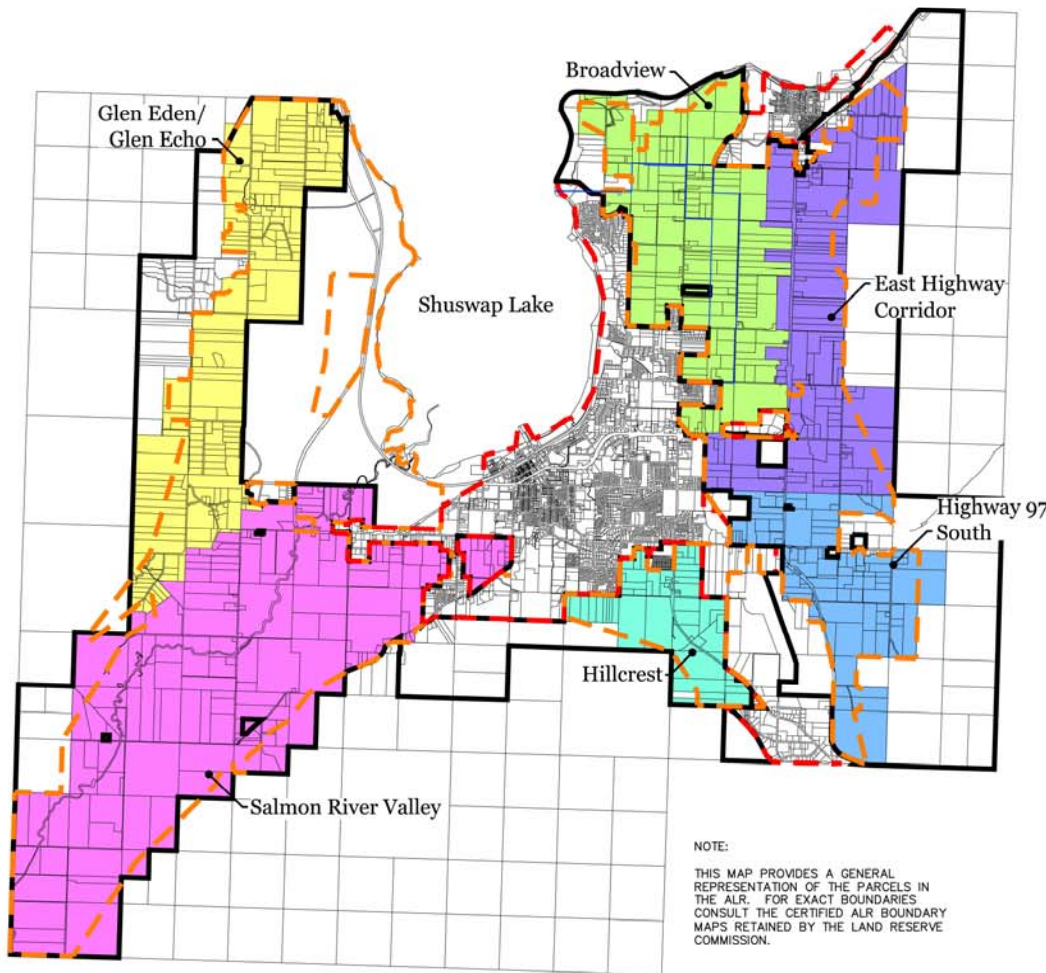
The Official Community Plan for the District of Salmon Arm establishes an Urban Containment Boundary that directs new development away from ALR lands and encourages development within serviced areas. The ALC has reviewed and supports these policies. The implementation of a delegation agreement may produce the impression that decisions regarding ALR lands may change. This perception may result in more applications to the District and the Commission. It is likely that this would be a false expectation since the current provincial and local policies for ALR lands have not changed.

#### 6.5.4 Recommendation:

The following recommendation is provided to direct the District of Salmon Arm's decision regarding agricultural land:

- a. Decision making regarding the ALR should remain with the ALC, which is responsible for and has expertise to implement provincial policy with respect to the development of agricultural land.
- b. Questions regarding ALR lands related to such topics as land use, soil capability and agricultural suitability should be directed to the ALC. There should be frequent and ongoing discussions between the District and the ALC regarding ALR lands, recognizing the ALC as the decision making authority.








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NOTE:  
 THIS MAP PROVIDES A GENERAL REPRESENTATION OF THE PARCELS IN THE ALR. FOR EXACT BOUNDARIES CONSULT THE CERTIFIED ALR BOUNDARY MAPS RETAINED BY THE LAND RESERVE COMMISSION.

Agricultural Area Plan  
 Planning Areas  
 Map 4



-  Agricultural Area Plan Boundary
-  Urban Containment Boundary
-  Agricultural Land Reserve Boundaries



Scale 1:60,000

