



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

DATE: March 15, 2000

FROM: Terry Crowe
Manager, Land Use

FILE: 4050-10

**RE: RICHMOND AGRICULTURAL VIABILITY STRATEGY
- Phase 1 Progress Report**

STAFF RECOMMENDATION

1. That Council receive the staff report dated March, 15th, 2000 from the Manager, Land Use, for information with the accompanying reports:
 - Agriculture Profile – Interim Report, and
 - Agriculture Survey Report
2. That staff continue to pursue additional partnership and support opportunities in the development of the Strategy.
3. That staff report back with the Phase 2 Progress Report in the fall, 2000.

Terry Crowe
Manager, Land Use

Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

On July 12, 1999, Council endorsed the Terms of Reference for establishing a Richmond Agricultural Viability Strategy. As part of the Strategy's Work Plan, Phase 1 "Setting the Agricultural Picture" has now been completed.

This report presents the status of the Phase 1 accomplishments for Council's consideration and approval.

FINDINGS OF FACT

Partnership

The Richmond Farmers Institute (RFI) and the City are full partners in the Agricultural Viability Strategy. The Strategy's other partners are the Agricultural Land Commission, the Ministry of Agriculture and Food, and the federal Ministry of Agriculture and Agri-Food Canada.

Agricultural Viability Strategy Purpose

The purpose of the Agricultural Viability Strategy is not to determine if the agricultural resources and Agricultural Land Reserve should be farmed, but how they can be better farmed and managed.

The Agricultural Viability Strategy will establish an integrated City policy framework for promoting and achieving viable enhanced farmland opportunities and uses, the removal of constraints to farming, and the actual farming of the land.

Context of Agricultural Land in Richmond

Currently, Richmond's agricultural land is a finite, unique, valuable and under-utilized resource.

38% of the City area is designated as Agricultural Land Reserve (ALR). It is important that this resource be well managed and that farming is enhanced.

In managing these lands:

- **Step 1** was to designate the farmland for agriculture use. This was achieved in 1972 with the establishment of the ALR.
- **Step 2** has been to maintain the protection of the ALR. To date, the City and the Agricultural Land Commission have been successful in maintaining the protection of these lands.
- **Step 3** is to now make better use of this resource. Richmond's Official Community Plan (OCP), March 15, 1999, established policies to enhance the viability of farmland and farming (i.e. the initiation of the Agricultural Viability Strategy).

Strategy’s Phase 1 Work Plan Accomplishments (July, 1999 – March, 2000)

There are a number of tasks, which have been completed in the Strategy’s Phase 1 Work Plan:

- **Formation of Agricultural Strategy Team**
The Agricultural Strategy Team was established, representing the Richmond Farmers Institute, Agricultural Land Commission, Ministry of Agricultural Food and Land Use Department staff.
- Also, a City Staff Team was set up representing staff from Engineering, Public Works, Transportation, Property Use, Parks, Development Applications and Business Liaison and Development.
- **Senior Government Funding**
Funding applications were made by the Richmond Farmers Institute and the City to the Agricultural Investment Foundation and the Ministry of Municipal Affairs.

Fund Profile

Source	Status	
	Approved	Received to Date
Agricultural Investment Foundation	\$30,000	\$15,000
Ministry of Agriculture and Food	\$10,000	
Ministry of Municipal Affairs	\$30,000 (Pending)	

- **Additional Partners**
The federal Ministry of Agriculture and Agri-Food Canada (Edmonton, AB, and Summerland, BC) has joined in the development of the Strategy. The Ministry will supply research, statistical support (e.g. valued at \$50,000+) toward the creation of the Strategy, which can be used to assist in:
 - Designing and developing a database to characterize major farm types and systems within Richmond.
 - Generating custom census information to fit and support the development of the Strategy (e.g. ALR management nodes).
 - Providing a more relevant and informed information base to set up an agricultural GIS mapping layer.
 - Identifying information linkages between Richmond OCP and major farming systems within the jurisdiction.
- **Agricultural Profile – Interim Report**
The “Agricultural Profile – Interim Report”, accompanying this report, provides a unique baseline ALR data base by which the City, the Richmond Farmers Institute and stakeholders can better:
 - Collect, manage and present Richmond ALR information.
 - Understand farmers, farming and the ALR.
 - Identify ALR opportunities, issues and constraints to farming.
 - Support ongoing agricultural research.
 - Prepare an effective agricultural viability strategy.

To date, the Profile indicates that an overall phased management strategy is required to achieve many attainable opportunities.

The Profile is an interim report, and it is intended to be updated during the course of the Strategy developmental stage. The Profile will serve as a template for further research and discussion about agricultural issues after the Strategy is completed.

- **Agriculture Survey Report**

In November, 1999, a two part opinion survey was conducted by the City.

Part A was distributed to individuals who live, owned or leased land with the ALR (1,974 surveys mailed; 297 or 14.6% returned).

Part B was made available for all others at community facilities and the City's website.

The survey report findings are presented in the accompanying "Agriculture Survey Report". It provides farmers and resident opinions on agriculture in Richmond, specifically; opinions regarding:

- Vision statement for farming in 2021 (to be attained).
- Ideas and opportunities for enhancing farming (to be achieved).
- Constraints and risks to farming (to be removed).

An executive summary outlining survey and its findings is included in the "Agricultural Survey Report", accompanying this report.

The survey findings indicate that our value of enhanced viable farming needs to be better matched with a committed, integrated viability approach from all levels of government.

Next Steps – Phase 2 Work Plan (April –September, 2000)

The Phase 2 Work Plan, noted on the attached graph to the report (see **Appendix A**), involves the following tasks:

- Continue the collection of data and maps.
- Initiate analysis focussing on agricultural trends, comparative analysis, strategy options, consolidated SWOT analysis (strengths, weaknesses, opportunities and threats), and nodal analysis (soils, types of farming, services, environmental opportunities, constraints, etc.).
- Conduct open houses/workshops within the agricultural nodes.
- Identify major agricultural issues and opportunities, and prioritize them.
- Identify City, provincial and federal roles in agriculture.
- Prepare a draft vision, principles, and implementation framework strategy.
- Present Phase 2 Work Plan report to Council.

Emerging Options

While the Strategy is not yet at the option selection stage, the following options are emerging:

- **Option 1 - Managing For Increased Viability (Preferred)**

This options involves establishing:

- An ongoing statistical and mapping database program.
- A clearer agricultural vision for clarity

- Resource management nodes in the ALR for better management.
 - Comprehensive plans (e.g. land use, environmental management, servicing, communication strategy, nuisance).
 - Partnerships to maximize government, private and community efforts.
- ***Option 2 Status Quo - Managing For Protection***
This option involves continuing to manage the ALR with an emphasis on resource protection, with partial plans and co-ordination.

Option 1 appears best as it enables constraints to be removed, opportunities to be achieved, uncertainty to be minimized and increased agricultural viability to occur.

FINANCIAL IMPACT

To date, all costs for the Agricultural Viability Strategy are being provided from existing City budgets, Agricultural Investment Foundation, the Ministry of Agricultural and Food, and the Richmond Farmers Institute.

CONCLUSION

That staff:

1. Begin Phase 2 of the work plan.
2. Continue to enhance the Agricultural Profile.
3. Explore additional partnerships and support opportunities to support the development of the Strategy.
4. Report back to Council with Phase 2 results in fall, 2000.

Kari Huhtala
Senior Social & Community Planner

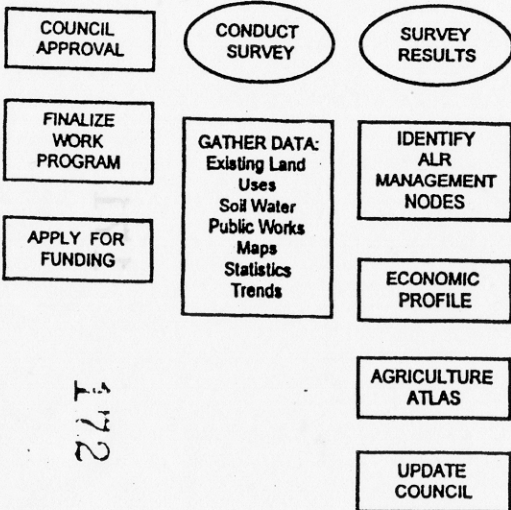
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WORK PROGRAM

RICHMOND AGRICULTURAL VIABILITY STRATEGY

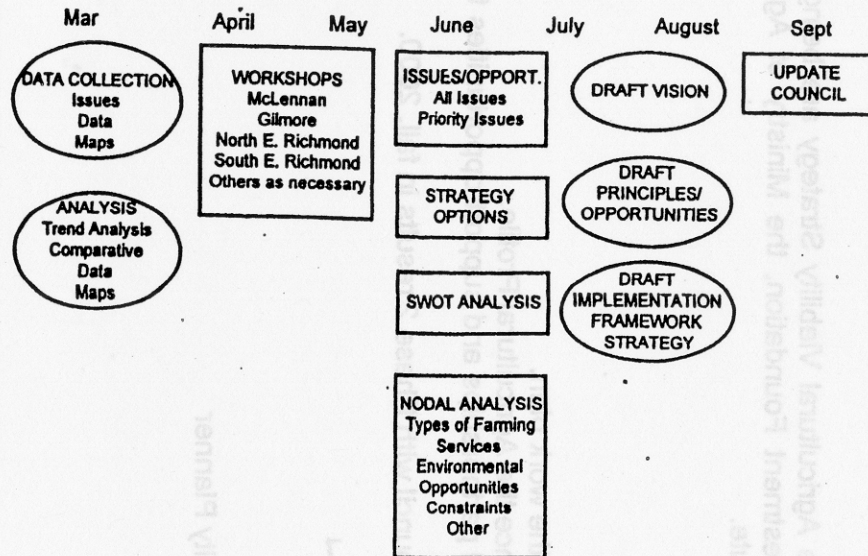
June 1999 - December 2000

PHASE 1 Setting the Picture

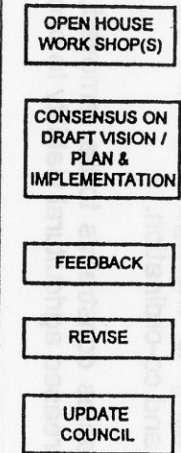


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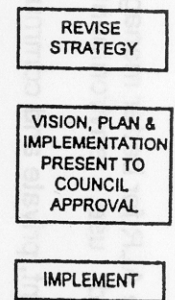
PHASE 2 Identifying the Issues and Opportunities



PHASE 3 Setting the Strategy



PHASE 4 Presenting the Strategy



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RICHMOND AGRICULTURAL VIABILITY STRATEGY



AGRICULTURAL SURVEY REPORT



Prepared by the City of Richmond Land Use Department
March 2000

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Attached: The Richmond Agricultural Viability Strategy Survey and Covering Letter.

EXECUTIVE SUMMARY

A. Overview of the Agricultural Viability Strategy

A.1 The Agriculture Viability Strategy (AVS)

The Richmond Farmers Institute (RFI) and the City are partners in the Agricultural Viability Strategy.

The purpose of the Agricultural Viability Strategy is not to determine if the agricultural resource and ALR land should be farmed, but how they can be better farmed and managed.

A.2 Context

Richmond's Strategic Plan Vision is:

“Richmond is the most appealing, livable and well managed city in Canada”.

Currently, Richmond's Agricultural Land (ALR) is a finite, unique, valuable and under-utilized resource.

As 38% of the land in the City is designated as Agricultural Land Reserve (ALR), it is important that this resource be well managed and that farming be enhanced.

In managing these lands:

- Step 1 was to designate the farmland for agricultural use.
- This was achieved in 1972 with the establishment of the ALR.
- Step 2 has been to maintain the protection of the ALR.
- Step 3 is to now make better use of this resource.
- Richmond's Official Community Plan (OCP), March 1999, establishes policies to enhance the viability of farmland and farming.

Opportunities to enhance farming viability include:

- increasing farmed land
- identifying agricultural opportunities
- removing constraints to farming
- diversifying agriculture, and
- improving services.

A.3 Role of the Opinion Survey

The purpose of this survey is to gather public opinions regarding how to achieve enhanced agricultural viability for Richmond's ALR lands.

During upcoming public consultations, the survey results will be used by the City, the Richmond Farmers Institute, and stakeholders to better:

- understand farmers, farming and the ALR
- identify ALR opportunities, issues and constraints to farming
- identify areas of and support for ongoing agricultural research
- prepare an effective Agricultural Viability Vision and Strategy.

B. Survey Administration and Analysis

In November of 1999, the City of Richmond conducted a two-part agricultural opinion survey.

The survey consisted of two parts:

- **Part A** was directed to those individuals who live, own land, or lease land within the boundaries of Richmond's Agricultural Land Reserve.
- **Part B** was directed to all other interested people inside and outside of Richmond.

B.1 Survey Distribution

In order to capture individuals who live, own land, or lease land in the designated agricultural lands, surveys were mailed to all land owners and residents in Richmond's ALR (1,974 addresses).

For everyone else, surveys were distributed:

- to 15 sites across Richmond, namely, every community centre (8 sites), Brighthouse (Main) Library, Ironwood Library, Minoru Seniors Centre, Watermania, the Richmond Connections kiosk in Richmond Centre Mall, Nature Park, and City Hall;
- online on the City website.

The full survey was made available to everyone.

As well, the survey was advertised:

- at the above sites with large signage, and
- on two separate occasions in the City Notice Board section of the *Richmond Review*.

B.2 Survey Response

For Part A

Of the 1,974 surveys mailed to ALR residents and landowners, 297 were returned completed, for a response rate of 14.6%.

Despite the small response, **the land held by Part A respondents corresponds to 37.4% of the ALR in Richmond**

For Part B

Of the 905 surveys distributed to the 15 sites, 95 Part B surveys were returned, and another 10 Part B surveys were completed on the City website (no Part A surveys were completed on the website).

A response rate for the Part B surveys is not applicable, due to the fact that there was no target sample.

B.3 Method of Analysis

Sections 1.0, 2.0, 3.0, 6.0, and 7.0 present detailed analysis tables for every question in both Part A and Part B of the survey.

For closed questions (i.e. respondents were provided with a list of possible responses), responses were summed and reported in the tables.

To analyse the results of the many open-ended questions (i.e. respondents could provide any response they wanted to) of this survey, content analyses were performed. Categories of responses were created for any type of response that appeared at least two times in the responses to each question. The sum totals of responses fitting each category are reported in the tables. Using this method, the total number of responses exceeds the number of respondents due to the fact that respondents often provide more than one response.

C. Highlights of the Survey Findings

C.1 Introduction

Survey respondents can be separated into “cohorts,” or statistical groups.

This section highlights the responses to certain questions by three cohort groups, namely:¹

- Full-time farmers (70 respondents),
- Non-farming ALR residents, and
- Part B respondents (persons not living in the ALR, or owning or leasing land in the ALR).

The few “key questions” relate to:

- Perceived constraints and risks to farming,
- Concerns with farming, and
- Solutions to help strengthen farming.

After presenting the cohort findings, this section overviews the responses submitted by the total group of survey respondents to the same questions, and a few others of interest.

C.2 Full-time Farmer Responses

70 respondents identified themselves as full-time farmers.

Top Perceived Constraints to Farming (see Q16, Section 2.0)

Most of the responses involved government services, such as the provision of drainage infrastructure and “lack of government support for farmers.”

This question allowed respondents to provide up to 10 responses, ranked in order of significance.

Looking only at their top 3 responses, full-time farmers were most likely to list the following constraints:

- #1) Lack of drainage and irrigation (13 times ranked as #1-3);
- #2) Traffic/moving farm equipment on roads (9 times ranked as #1-3);
- #3) Competing non-farm uses of ALR land (9 times ranked as #1-3);
- #4) Cost of inputs other than land (9 times ranked as #1-3);
- #5) Taxes (6 times ranked as #1-3).

Top Solutions to Help Strengthen Farming (see Q19, Section 2.0)

Full-time farmers tended to discuss economic solutions more than the respondents as a whole:

- #1) Tax breaks, grants, loans, income insurance, and other financial assistance (13 responses);
- #2) Better markets and prices for commodities (8);
- #3) Do not allow non-agricultural uses in the ALR (6); and
- #4) Improve and/or provide drainage and irrigation (5);
- #5) Improve labour supply and affordability (5);
- #6) Protect normal farming practices (e.g. via Right to Farm legislation) (5).

¹ Due to time constraints, only Questions 16, 18, and 19 were analyzed at the cohort level. All other questions were analyzed at the total respondent level.

C.3 Non-Farming ALR Resident Responses

87 respondents identified themselves as non-farming, ALR residents.

Concerns with Farming (see Q18, Section 3.0)

87 of the survey respondents were non-farmers living in the ALR.

When asked if they had a concern with farming 39% said yes and 46% said no (15% did not answer the question).

Of those that said yes, the most common responses were:

- #1) Non-agricultural development is being allowed in the ALR and should not be (13 responses, or 25% of total responses to Q18);
- #2) Farm nuisance issues such as noises and smells (7 responses, or 13%); and
- #3) The impact of farms on the environment (7 responses, or 13%).

Top Solutions to Help Strengthen Farming (see Q19, Section 3.0)

Only 26 of the 87 members of this cohort answered this question.

These 27 respondents were more likely than the full-time farmers or the survey respondents as a whole to suggest the termination of non-agricultural uses in the ALR.

Their top 3 solutions were:

- #1) Do not allow non-agricultural uses in the ALR (9 responses);
- #2) Tax breaks, grants, loans, income insurance, and other financial assistance (7); and
- #3) There are no solutions (6).

C.4 Non-Resident, Non-ALR Land Owner, Non-ALR Lessee Responses

This cohort corresponds to the 105 Part B respondents

In general, the Part B respondents were:

- more optimistic about farming than the Part A respondents, and
- were more likely to promote organic agriculture, farmer’s markets, public education about the importance of farming, “buy local” programs, and other “green,” community-building, or community economic development-supporting responses.

How Important is it to Protect the ALR? (see Q3, Section 6.0)

- #1) Very important: 87 respondents
- #2) Somewhat important: 9
- #3) Not at all important: 7

The remaining 2 respondents did not answer the question or did not have an opinion.

Constraints to Farming (see Q4, Section 6.0)

Part B respondents were far more likely than the Part A respondents to list non-agricultural development as a constraint to farming in the ALR

The following are the top constraints listed by Part B respondents:

- #1) Loss of farmland/non-agricultural development (31 responses);
- #2) Cost of farmland/land speculation driving costs up (11);
- #3) Cheap imports (10);
- #4) Farm nuisances (e.g. noise and smells) (8).
- #5) The impact of farms on the environment (6).

Solutions to Strengthen Farming (see Q6, Section 6.0)

Part B respondents were less likely to promote financial assistance than were Part A respondents, and focused instead on “saving” farmland and encouraging structural adjustments to the local agricultural economy.

The following are the top solutions listed by Part B respondents:

- #1) Protect farmland from development and discourage speculation (26 responses);
- #2) Tax breaks, grants, loans, and other forms of financial assistance (24);
- #3) Farmer’s markets / other local agricultural marketing (13);
- #4) Make ALR landowners farm (9); and
- #5) Develop organic farms and markets (8).

C.5 All Survey Respondents’ Responses

This section presents the total survey respondents’ responses to key questions.

Constraints to Farming

Reasons for Not-farmed Land (see Q7):

Respondents indicated that land in their holding was not being farmed because:

- #1) There is a home on it / this holding is a residence (74 responses),
- #2) Holding is too small to farm (41);
- #3) Their land is not suitable for farming (26);
- #4) Farming is not economical (18); and
- #5) There are other uses (excluding residential) on the holding (18).

Reason the Respondent Doesn’t Farm (see Q13):

Respondents indicated that they did not farm because:

- #1) Their holding is too small (45 responses);
- #2) Farming is not economically profitable (25);
- #3) Their land is not suitable for farming (23); and
- #4) Age/physical health issues (22).

Top Perceived Constraints to Farming (see Q16):

Most of the overall responses involve economic issues such as labour affordability and the cost of inputs. Looking at only their top 3 responses, respondents were most likely to list the following constraints:

- #1) Competing non-farm land uses (e.g. subdivisions, golf courses) (33 times ranked as #1-3);
- #2) Lack of proper drainage and irrigation (28 times ranked as #1-3);
- #3) The low economic viability of farming (generally) (23 times ranked as #1-3);
- #4) Labour availability and affordability (23 times ranked as #1-3);
- #5) Cost of inputs (not including land) (22 times ranked as #1-3); and
- #6) Unsuitability of the soil/land for farming (e.g. “peat soil is poor for farming”) (21 times ranked as #1-3).

Solutions to Strengthen Farming

Services Required (see Q15, Sec. 1.0)

When asked what services respondents would require to start, increase, or diversify their farm operation, the most common responses were:

- #1) Drainage (89 responses);
- #2) Sanitary sewer (80);
- #3) City water (52); and
- #4) Roads (48).

Top Solutions to Help Strengthen Farming (see Q19)

When asked about the top solutions to strengthen farming, the most common responses were:

- #1) Tax breaks, grants, loans, income insurance, and other financial assistance (33 responses);
- #2) Do not allow non-agricultural uses in the ALR (25);
- #3) There are no solutions (21);
- #4) Improve and/or provide drainage or irrigation (16); and
- #5) Improve labour supply and affordability (10).

D. Vision Statement Summaries

This section presents a summary of the proposed Vision Statements collected through Part A and Part B of the survey.

The summary is for all respondents (not individual cohorts).

D.1 All Part A Respondents (see Q20, Section 4.0)

Note: many respondents did not understand that the question asked them to provide a statement about “what they want to see” in the ALR, and instead provided a response indicating “what they believe will happen.”

The full-text of all of the vision statements is presented in Section 4.0.

In general, there were 3 basic types of vision statements provided by respondents:

1. Most of the visions (~60%) are negative towards the long-term viability of farming. These respondents appear to be either actively opposed to farming and prefer other types of land uses, or they are passively disillusioned about the prospects of farming in Richmond’s ALR.
2. Some respondents (~20%) believe that some form of farming will be viable over the long run, but only in a few intensive operations such as cranberry farming and greenhouses.
3. The rest of the respondents (~20%) are hopeful of retaining a diversity of farm types in the ALR, and entertained visions of:
 - community gardens,
 - market gardens and hobby farms,
 - more family farms,
 - more government support for farms,
 - more diverse farm products,
 - organic and sustainable farms, and
 - processing and sales of farm products such as jam, sausages, etc.

D.2 All Part B Respondents (see Q20, Section 4.0)

The full text of the Part B Vision Statements appears in Section 7.0

In contrast with Part A, Part B Vision Statements evince a strong optimism and hopefulness about the future of agriculture in Richmond.

The majority desire to see:

- More local produce for local markets;
- More organic farming; and
- More integrated use and appreciation of Richmond’s farmlands (e.g. recognizing the value of Richmond’s farmlands for recreation, pollution mitigation, and habitat, and directing policy and funding accordingly).

E. Profile of the Respondents

In order to correctly evaluate the meaning and scope of the survey findings, it is very important to understand who the survey respondents are.

E.1 Part A Respondent Profile

Occupation

- Non-farmers: 168 – 57% of all respondents
- Full-time farmers: 70 – 23%, and
- Part-time farmers: 47 – 16% (the remaining 4% did not answer this question).
- 15% of respondents indicated that they receive 100% of their income from farming.
- Of the non-farming respondents (205 total), the greatest number indicated that they are **retired** (74).

Land Ownership

- 87% (257) of the respondents indicated that they own land in the ALR, but only 49% (127) of these persons indicated that they reside in the ALR – in other words, **51% of the landowners are absentee**.
- Only 9% (27) of the respondents lease land from someone else.

Area of Responses

- McLennan area: 104 – 35% of all respondents,
- E. Richmond, south of the Westminster Highway: 89 – 30%
- E. Richmond, north of the Westminster Highway: 60 – 20%
- Gilmore: 58 – 20%²
(please see map on the attached survey for the location of these areas).

Size of Holding

- The average size of the respondents' "land holding" is 19.7 acres.
- The median size, however, is 3.0 acres, indicating that **most respondents have a relatively small holding**.
- The sum of the land owned and leased by Part A respondents is at least 4,541 acres, or 37.4% of Richmond's Agricultural Land Reserve.³

Farmed vs. Not-farmed Land

- 84% of the land reported by respondents was being farmed, 16% was not.
- This corresponds to a ratio of farmed to not-farmed land of 5.3 to 1.

Summary

The majority of Part A respondents are non-farmers, and the greatest number are retired, live in McLennan, and live on relatively small holdings of land (less than 3.1 acres).

Part A survey respondents "represent" approximately 37.4% of the land held in Richmond's ALR, and approximately 84% of this land is being farmed, with 16% not-farmed.

² The sum of these percentages exceeds 100 because several respondents had an interest in land in more than one of the 4 regions.

³ This figure was derived by adding the land owned and the land leased (from), and then subtracting the land leased (out), in order to avoid double-counting land that is leased to another survey respondent. The resulting value is a minimum figure because some of the land leased (out) will have been leased to non-respondents.

E.2 Part B Respondent Profile

Residence

- 89% (93) of the Part B respondents live in Richmond, and 5% live outside Richmond (the remaining 6% did not indicate where they live).
- 23% of Part B respondents live within 500ft., but outside of, the ALR.

Occupation

- The greatest number of Part B respondents indicated that they are retired (32, or 30%).
- This is followed by occupations in social science, education, government service, and religion (16, or 15%), management occupations (11, or 10%), and business, finance and administrative occupations (10, or 10%).

Summary

In sum, almost all of the Part B respondents are Richmond residents, the majority do not live adjacent to the ALR, and the greatest number are retired.

1.0 Survey Analysis Tables (Part A)

This section displays the analysis tables for each question in Part A of the survey. Also included are interpretative notes and a Summary/Highlights segment for open-ended questions.

Content analysis was performed for open-ended questions by coding responses by categories. The categories are listed in the tables, and the “Summary/Highlights” are included in order to capture the richness and tenor of the original responses.

Total Part A surveys (n)=297

Q1 Please tell us what you do¹	n=285
Did not answer question	12 (4% of survey respondents)
Non-farmer	168 (57%)
Full-time, FY farmer	48 (16%)
PT farmer	47 (16%)
Full-time, not FY farmer	22 (7%)
Q2 What is your non-farm occupation, if any? ²	n=205
Retired	74 (34% of occupations listed)
Trades, transport and equipment operators and related	28 (13%)
Business, finance, and administrative	25 (12%)
Social science, education, government service, and religion	17 (8%)
Management	16 (7%)
Sales and service	12 (6%)
Natural and applied sciences and related	11 (5%)
Health	9 (4%)
Processing, manufacturing, and utilities	8 (4%)
Primary industry occupations	6 (3%)
Homemaker	5 (2%)
Art, culture, recreation, and sport	3 (1%)
Not Easily Classified (e.g. “consultant”)	2 (1%)
Occupation total	216³ (100%)

¹ Analysis Note: These figures were generated directly from a Raosoft Analysis table.

² The occupation classifications used in this analysis were derived from the Standard Occupational Classification used by Statistics Canada, with the exception of Homemaker, Unemployed, and Retired, which were created by the project analyst.

³ This figure is higher than the response rate for this question because several interviewees listed more than one non-farm occupation.

Q7 Income from farming	n=219
Did not answer question	78
100% of income from farming	32 (15% of respondents to Q7)
50-99% of income from farming	12 (5%)
1-49% of income from farming	38 (17%)
<i>(Total Receiving Some Farm Income: 82, or 37% of respondents to Q7)</i>	
0% income from farming	137 (63%)

Q3 Do you?⁴	n=295
Did not answer question	8
Own land in the ALR?	257 (87% of respondents to Q3)
Reside in the ALR?	149 (51%)
<i>Persons owning land and residing in the ALR: 127 (therefore, 130 of the owners do not reside in the ALR).</i>	
Lease land in the ALR?	27 (9%)
Total responses	433⁵

Q4 Where is your owned or leased land; or residence, in the ALR, located?	n=293⁶
Did not answer question	5
McLennan	104 (35% of respondents to Q4)
E. Richmond, South	89 (30%)
E. Richmond, North	60 (20%)
Gilmore	58 (20%)
Total responses	311⁷

Q5 Size of holding (owned or leased land including land held by a business)	n=276
Did not answer question	21
Sum of all respondents	5,429 acres, or 44.7 % of the ALR ⁸
Average size of holding	19.677 acres
Median size of holding	2.975 acres

Interpretative Note: Although the average size of the holdings is 19.7 acres, the median size of 3.0 means that most of the holdings represented by survey respondents are much smaller than the average. In other words, a few large holdings are skewing the results.

⁴ These figures were generated directly from a Raosoft summary of the question, and the inset figure (127) was generated from a Raosoft query.

⁵ The number of responses exceeds the number of respondents (n) because many respondents provided more than one response (i.e. they owned *and* leased land *and* resided in the ALR, etc.).

⁶ Analysis Note: These figures were generated directly from a Raosoft Analysis query.

⁷ This figure exceeds the number of respondents to this question (n) because some respondents had an interest in more than one area.

⁸ As of 1999, Richmond's ALR contained 4,916 hectares, or 12,147 acres.

Q6 How much of this total ALR holding is:	
Owned by you, by your business, or is leased from a related person?	n=260
Total	3,782 acres, or 31.1% of the ALR
Leased from businesses or persons unrelated to you?	n=33
Total	1,630 acres, or 13.4% of the ALR
Ratio of owned/leased (from) land	2.32 to 1
Leased to businesses or persons unrelated to you?	n=34
Total	871 acres, or 7.2% of the ALR

Q7 How much of your ALR holding is farmed vs. not-farmed?		n=235
	Did not respond to question	62
FARMED LAND	Acres of farmed land	4,256 (84% of the land reported by respondents to this question)
	Average size of farmed portion of holding	30.6 acres
	Median size of farmed portion of holding	4.0
NOT-FARMED LAND	Acres of not-farmed land	802 (16% of the land reported by respondents to this question)
	Average size of not-farmed portion of holding	4.4 acres
	Median size of not-farmed portion of holding	1.0 acres
	Ratio of farmed/not-farmed land	5.3 to 1
Q7 If you have land that is not farmed, why?		n= 172
	My holding is a residence / there is a residence sitting on that portion of the land ⁹	74 (33% of responses to question)
	Holding is too small to farm	41 (18%)
	Land in poor shape for farming (wild, poor soil, previous uses, etc.), not including soil moisture	26 (12%)
	Farming is not economical	18 (8%)
	Non-agricultural land uses on the holding	18 (8%)
	Age or other personal reasons	11 (5%)
	Don't want to farm	10 (4%)
	Soil too wet	10 (4%)
	Agriculture-related buildings and uses (barns, produce stand, etc.) taking up land	6 (3%)
	Adjacent land uses (e.g. industrial) make land unsuitable for farming	3 (1%)
	Waiting to develop land / speculation	3 (1%)
	Other (undecided, etc.)	6 (3%)
Total Responses		226¹⁰ (100%)

⁹ This includes two types of responses:

1) respondents stating that they have not-farmed land because their holding is a residence, not a farm, and
2) respondents stating that some of their land is not farmed because there is a residence sitting on it.

These are qualitatively different types of responses, but many responses were not clear enough to place them into one or the other category.

¹⁰ The number of responses exceeds the number of respondents (n) because many respondents provided more than one type of response.

Summary / Highlights of Question 7

- The ratio of farmed to not-farmed land is high (5.3 to 1), indicating a relatively good farming usage of land by survey respondents.
- The most common reason provided for not-farmed land was that the respondent considered their holding to be a residence, not a farm.
- The residence factor, plus the second-most-common response, “holding too small to farm,” imply that much of the not-farmed land occurs in small-parcel residential areas.
- Otherwise, most respondents either stated that the land is, in their opinion, not suitable for farming due to excessive moisture, poor soil, etc., or that farming itself is not an economically viable option.

Q8 Ownership of land leased from an unrelated business or person¹¹		n=172
Did not answer question		125
Private: Canadian		47 (% of respondents who lease land)
Private: Foreign		7 (%)
Federal		1 (%)
Province		1 (%)
City of Richmond		1 (%)
Don't Know		4 (1%)
Not Applicable		111
Q9 How is your holding serviced?¹²		n=274¹³
Did not answer question		23
City services	Water	256 (93% of responses to Q9)
	Fire service	197 (72%)
	Built roads	179 (65%)
	Drainage	143 (52%)
	Sanitary sewer	22 (8%)
Private Services	Septic system	211 (77%)
	Drainage	89 (32%)
	Well	3 (1%)

¹¹ These figures were derived directly from a Raosoft Summary of Question 8.

¹² These figures were derived directly from a Raosoft Summary of Question 9.

¹³ "n" corresponds to the number of respondents which answered this question, not the total number of individual responses to the question. For instance, one respondent could have entered City Water and Drainage, and Private Drainage (3 responses). Therefore, the response figures add up to a number higher than "n."

Q10 What uses are on your holding?		n=287
Did not answer question		10
Residential	241 (84% of respondents to this question):	
	More than 1 primary dwelling:	24
	Secondary dwelling[s] for farm labourers:	15
Horticulture	110 (38%)	
Hobby farm	35 (12%):	
	Berries: 14 (11 blue, 1 cran, 2 mix)	14
	Livestock:	11
	Mixed veg.:	7
	Greenhouse:	2
	Flowers/ornamentals:	4
	Fruit trees:	4
	Hay and silage:	1
Livestock/poultry	24 (8%)	
Vacant	21 (7%)	
Road side stand	13 (5%)	
Home occupation	5 (2%)	
Golf	4 (1%)	
Horse academy or boarding stables	4 (1%)	
Radio/telecommunications tower	3 (1%)	
Church	3 (1%)	
Animal hospital	0 (0%)	
Peat processing and extraction	0 (0%)	
Other	8 (3%)	

Q12a If you farm, what kind of farming do you currently do?		n=137 (137 respondents indicated that they do some type of farming)
Did not answer question		160
PLANTS AND FUNGUS	Berries	88 (64% of respondents to Q12a) Not specified 55 ¹⁴ blueberries: 23 cranberries: 7 other (e.g. strawberries): 6
	Field Vegetables	26 (19%)
	Nursery	12 (9%)
	Hay	11 (8%)
	Tree Fruits	8 (6%)
	Xmas tree	4 (3%)
	Flowers and Ornamentals	4 (3%)
	Grains	2 (1%)
	Mushroom	0 (0%)
LIVESTOCK AND RELATED	Poultry	11 (8%)
	Pasture	10 (7%)
	Horse operation	6 (4%)
	Beef	5 (4%)
	Dairy	4 (3%)
	Sheep	2 (1%)
	Pork	0 (0%)
	Feedlot	0 (0%)
	Other	6 (4%)
Total # of Individual Farming Activities Reported		199
PRODUCTION METHODS	Greenhouse	16 (12% of respondents to Q12a)
	Organic	6 (4%)
	Hydroponic	2 (1%)

¹⁴ Note: Only 33 of the 88 respondents who indicated that they grew berries provided information about the specific type of berry grown.

Q12b Do you wash, grade, bottle, or package on the farm?	n=142
Yes	20 (14% of respondents to Q12b))
No	122 (86%)
If Yes, What?	n=15
Potatoes	5
Mixed vegetables	5
Blueberries	4
Potted plants	2
Eggs	1
Potting soil	1
Strawberries	1
Total items	19¹⁵
Q12c Do you process farm products (e.g. jam, sausage, etc.)?	n=137
Yes	4 (3% of respondents to Q12c))
No	133 (97%)
If Yes, What?	n=2
jam	2

¹⁵ This figure exceeds the number of respondents (n) because some respondents provided more than 1 response.

Q13 If You Don't Farm:	
Q13a Why Not?	n=147
Did not answer question	150
Not enough land/lots too small	45 (24% of total responses)
Not economical/profitable	25 (13%)
Land is generally not good for agriculture (poor soil, adjacent uses, not cleared, former uses, etc. – not including soil wetness)	23 (12%)
Age/physical health	22 (12%)
Other occupation/no time	16 (8%)
My land isn't a farm/it's just a residence	14 (7%)
I don't want to farm	12 (6%)
Lack of knowledge/tools/capital/etc.	9 (5%)
The land is too wet	6 (3%)
I have leased my land to a farmer	3 (2%)
It is church land	3 (2%)
Insecure tenure (lease)	2 (1%)
Other	9 (5%)
Total Responses	189¹⁶ (100%)

Summary / Highlights of Question 13a

- The main reason for not farming was the physical nature of respondents' property – their property is too small (45 responses), the land is not good for farming (29, including “the land is too wet”).
- Many other reasons revolved around the respondents' pessimism towards farming, including the idea that farming is not economically viable (25), and “I don't want to farm” (12). Others simply responded that they have another job which takes up their time (16).
- Another reason provided is related to the large number of retirees among total survey respondents – age and physical health (22).

¹⁶ This figure exceeds the number of respondents (n) because many respondents provided more than one response.

Q13b Under What Conditions Would You Farm?	n=89
Did not answer question	208
Under no conditions	34 (34% of responses to Q13b)
If it was economical	18 (18%)
If I had more land/my lot was bigger	13 (13%)
With government \$/tax incentives	8 (8%)
Upon retirement / if had more time	5 (5%)
If land was more suitable for agriculture	5 (5%)
If I was younger/had better health	4 (4%)
If needed improvements could be made to land	3 (3%)
If I needed food/basic needs	2 (2%)
Other	8 (8%)
Total responses	100¹⁷ (100%)
What Would You Raise?	n=46
Berries	11 (21% of responses to question)
Vegetables	11 (21%)
Mixed farm	6 (12%)
Poultry	5 (10%)
Fruit trees	3 (6%)
Sheep/goats	2 (4%)
Nursery	2 (4%)
Horses	1 (2%)
Dairy	1 (2%)
Mushrooms	1 (2%)
Don't know	4 (8%)
Other	5 (10%)
Total responses	52¹⁸ (100%)

¹⁷ This figure exceeds the number of respondents (n) because some respondents provided more than one response.

¹⁸ This figure exceeds the number of respondents (n) because some respondents provided more than one response.

Q13c Do You Lease Out a Portion of Your Land for Farming?	n=164
Yes	44 (27% of respondents to Q13c)
No	120 (73%)
Did not answer question	133
If Not, What Would Entice You to?	n=46
Nothing	13 (27% of responses to question)
If the money was good/generate good net income	11 (23%)
Not enough land to lease/if the property was larger	8 (17%)
If the land was in better shape for farming	4 (8%)
It is already provided to a farmer at no cost	3 (6%)
If anyone wanted it for farming, I would lease to them	3 (6%)
Other	6 (13%)
Total responses	48¹⁹ (100%)
Q14 If you Farm:	
Q14a How Long Have You Farmed in Richmond?	n=134
Average	25.3 years
Median	20.5 years
Did not answer question	163
Q14b How Long Do You Plan to Continue in Rich.?	n=107
Did not answer question	190
0 more years	9 (8%of respondents to Q14b)
1-5 more years	11 (10%)
6-10 more years	13 (12%)
11-20 more years	8 (7%)
21-30 more years	8 (7%)
Over 30 more years	4 (4%)
Indefinitely	23 (21%)
Not sure	31 (29%)
Average of numbered responses	14.8
Median of numbered responses	10

¹⁹ The number of responses exceeds the number of respondents because some respondents provided more than one response.

Q14c Are You Planning to Increase or Diversify Your Operation?	n=134
Did not answer question	163
No	103 (77% of respondents to Q14c)
Yes	31 (23%)
If yes, please describe	n=29
Increase production of crops/livestock	12 (32% of responses)
Purchase equipment/buildings	8 (22%)
Diversify crops/livestock	8 (22%)
Acquire more land	2 (5%)
Establish a road-side stand	2 (5%)
Other	5 (14%)
Total responses	37²⁰ (100%)
Q15 Services Needed to Start, Increase, or Diversify the Farming Operation	n=152
Did not answer question	145
City Services:	
Drainage	89 (24% of total responses to Q15)
Sewer	80 (22%)
Water	52 (14%)
Roads	48 (13%)
Fire service	25 (7%)
Public transportation/bus routes and stops	3 (1%)
Fill/raise land	2 (1%)
Larger parcels (consolidation?)	2 (1%)
Protection against vandalism/trespassing	2 (1%)
Limit non-agricultural development	2 (1%)
Improve soil	2 (1%)
Other City Services	10 (3%)
Private Services:	
Drainage	24 (6%)
Septic system	15 (4%)
Well	6 (2%)
Other private services	1 (<1%)
Other	
Enhance natural gas and hydro provision	7 (2%)
Total responses	370²¹ (100%)

²⁰ The number of responses exceeds the number of respondents (n) because many respondents provided more than one response.

²¹ The number of responses exceeds the number of respondents (n) because many respondents provided more than one response.

Q16 What are the top constraints and risks to farming in the ALR?²²		n=146
Did not answer question		151
Economic Issues		Total of this category = 179 (32% of total responses to Q16)
Labour availability and affordability		33 (6% of total responses to Q16)
Low economic viability of farming (in general terms)		31 (6%)
Cost of inputs (not including land)		31 (6%)
Cost of farmland		21 (4%)
Low commodity prices		19 (3%)
Markets (in general terms) and market volatility		14 (3%)
Competition from other producers		8 (1%)
Capital		5 (1%)
Resale value of land		3 (1%)
Transportation and distribution		2 (<1%)
Insufficient marketing		2 (<1%)
Insecure tenure (leases)		2 (<1%)
Other Economics-Related Responses		8 (1%)
Government Regulations and Services		Total of this category = 136 (25%)
Lack of proper drainage and irrigation		38 (7%)
City codes, bylaws, and policies (excluding environmental – see below)		20 (4%)
Taxes		17 (3%)
Government regulations (in general terms – all levels)		17 (3%)
Lack of government support (from all levels)		15 (3%)
Lack of City services (excluding drainage/irrigation)		10 (2%)
Environmental regulations		7 (1%)
Lack of/poor access to property		6 (1%)
Government market interference/barriers (production quotas, etc.)		3 (1%)
Lack of public transportation to and from farmlands		2 (<1%)
Other Government Regulations and Services Responses		1 (<1%)
Land-use and Related Issues		Total of this category = 117 (21%)
Competing non-farm uses (e.g. residential, golf courses, roadways, recreation...) and farm property gentrification		47 (8%)
Small size of parcels		24 (4%)
Traffic		19 (4%)
Population and urban growth in general		14 (3%)
Land speculation		4 (1%)
Gentrification of farm properties		2 (<2%)

²² Note: respondents were not provided with the list of categories used here to organise the results. These categories have been constructed in order to group similar responses and to highlight the perceived importance of each category of response.

Greenhouses	2 (<1%)
Other Land-use and Related Responses	5 (1%)
Biological, Physical, and “Environmental” Issues	Total of this category = 74 (13%)
Unsuitability of soil/land for farming	24 (4%)
Weather/climate	17 (3%)
Environmental (e.g. pesticides) and other (e.g. noise, odour) impacts of farming	14 (3%)
Wildlife damage to crops	6 (1%)
Diseases/pests/weeds	6 (1%)
Soil, water, and air contamination/degradation by non-farm activities	5 (1%)
Threat of earthquake	2 (<1%)
Social Issues	Total = 47 (8%)
Vandalism/trespassing/theft	16 (3%)
Complaints about farm practices from non-farmers/neighbours	9 (2%)
Not enough public awareness of the importance of farming/buying local/valid farm practices	7 (1%)
People don't want to farm	4 (1%)
Lack of expertise/knowledge	3 (1%)
Environmentalists	3 (1%)
Ageing farm population	2 (<1%)
Other Social Responses	3 (1%)
Total number of responses	553²³ (100%)
Further Analysis: Of the Respondents' Top 3 Choices, the Top Responses²⁴	
Competing non-farm land uses	33 times ranked as #1-3
Lack of proper drainage and irrigation	28 times ranked as #1-3
Low economic viability of farming	23 times ranked as #1-3
Labour availability and affordability	23 times ranked as #1-3
Cost of inputs (not including land)	22 times ranked as #1-3
Unsuitability of soil/land for farming	21 times ranked as #1-3

²³ The number of responses exceeds the number of respondents (n) because many respondents provided more than one response.

²⁴ In Question 16, respondents were asked to rank, in order, the top 10 constraints and/or risks in farming in the ALR. This section tallies the top three responses from the responses ranked #1, #2, and #3.

Q17 Do You Have Problems or Comments Regarding the Following:

n=233

Did not answer question 151

ISSUE	# OF "YES"	# OF TEXT COMMENTS	SUMMARY OF COMMENTS
Drainage	113 (48% of the [n]) ²⁵	80	<ul style="list-style-type: none"> Comments focus on improving existing infrastructure, particularly cleaning and improving ditches, and the "need" to raise land. Also noted was the poorly-drained nature of peat soils, and some complaints about: <ol style="list-style-type: none"> 1) the practice of flooding cranberry fields, and 2) the erosion of land adjacent to ditches.
Traffic	87 (37%)	65	<ul style="list-style-type: none"> Nearly every respondent expressed concern over increases in traffic volume, the speed of vehicles, and traffic noise in the ALR. Roads mentioned most often, in order, were: No. 6 Rd., Blundell, Westminster Hwy., River Rd., Steveston Hwy., and Gilbert. Other issues: lack of respect for slow-moving farm vehicles; heavy truck use of River Rd. and Westminster Hwy.; the lack of enforcement of truck and car speed limits, especially on the weekends and in the rural areas; increased traffic from the Silver City complex.
Weeds/pests	81 (35%)	43	<ul style="list-style-type: none"> Most of the responses discussed different types of pests: moles, squirrels, rats, morning glory, blackberry bushes, salal, etc. Other issues: adjacent parcels upon which weeds and pests are not controlled, including City-owned lands; the use of chemicals to control weeds and pests while others expressed frustration that these controls are regulated and restricted.

²⁵ In this question, the percentages refer to the percentage of the respondents to the question (n) that provided a yes answer.

Vandalism/theft	63 (27%)	41	<ul style="list-style-type: none"> • Respondents reported numerous occasions of Break and Enterings, as well as vandalism and trespassing. • Crop theft was reported a great deal. • Many pointed out the lack of police patrols in agricultural areas, as well as the difficulty of patrolling open spaces (especially those without residences) adjacent to easy public access (roads and walkways).
Cost of land/lease	57 (24%)	37	<ul style="list-style-type: none"> • Most respondents simply stated that the cost of land is too high, and many noted that this prohibits anyone from expanding a farm or starting a new farm in Richmond in the first place.
Liquid waste	46 (20%)	34	<ul style="list-style-type: none"> • Almost all of those who commented were requesting sanitary sewer, or noted the poor quality of septic systems. • Some respondents expressed concern over seepage from filled land and other sites, and others expressed concern over the air quality in areas near the sewage plants.
Solid waste	45 (19%)	33	<ul style="list-style-type: none"> • Again, the majority of the responses were requests for sanitary sewers. • Other common concerns were the permit requirement for burning and the dumping of garbage on farm land.
Wildlife	45 (19%)	31	<ul style="list-style-type: none"> • Most of the comments listed types of wildlife which the respondent felt should be better controlled: coyotes, rabbits, squirrels, ducks and geese, deer, "birds," starlings, as well as domestic and wild dogs. • A large minority expressed concern over the decreasing numbers of wildlife in rural areas.
Road access	43	32	<ul style="list-style-type: none"> • Most comments focused on the need to provide or improve (widen and pave) road access. • Other respondents expressed concern about the increasing traffic on farm roads and, conversely, the need to provide more access to major thoroughfares through these areas. • Others were concerned that public roads were being used as private roads by some landowners.

Marketing	42 (18%)	28	<ul style="list-style-type: none"> • Common complaints: no market for their product; the industry is highly competitive; prices are too low; the co-op is ineffective. • Other comments: we need help from the City or others with marketing; we should be allowed to erect signs. • There were a few calls for more local awareness of local agriculture.
Recreation Use	37	26	<ul style="list-style-type: none"> • The greatest number of comments were over the lack of developed recreational facilities (like playgrounds) in the agricultural areas. • Many complained about the use of farmland for recreation and hunting and, conversely, a few requested that the use of land bordering farms for recreation be continued.
Other	33 (14%)	31	<ul style="list-style-type: none"> • Most of these comments are covered in the previous categories of this section. • The balance of the responses are as follows: calls for rezoning to residential; and complaints that farming isn't viable, taxes are too high, and City and ALC regulations are too strict.
Irrigation	28 (12%)	19	<ul style="list-style-type: none"> • Comments focus mainly on the lack of irrigation water in the respondents' area, the need for a higher volume of water, and the high cost of irrigation water. • Other issues: concern over the quality of irrigation water, and the potential for contamination of the Fraser R. as irrigation water is drained back off of fields (cranberry) treated with a large amount of chemicals.
Water Supply	27 (12%)	19	<ul style="list-style-type: none"> • Comments focus mainly on the lack of City water for the respondents' property, as well as the expense of drinking and irrigation water. • Also noted was the need for higher volumes of City and irrigation water.
Dyking	13 (6%)	10	<ul style="list-style-type: none"> • Comments focus on making sure to maintain the dykes, and worries that they will not hold back the river.
Business Mgmt.	11 (5%)	7	<ul style="list-style-type: none"> • No Relevant comments.

Q18 If you live in the ALR but don't farm, do you have any concerns with farming?	n=153
Yes	75 (49%)
No	78 (51%)
Did not answer question	144
If yes, what?	n=75
The environmental impact of farms (e.g. pesticides)	20 (18% of responses to question)
Non-agricultural development and uses should not be allowed in the ALR	19 (17%)
Farm-related nuisances (odour, noise, insects, etc.)	12 (11%)
Non-agricultural development and uses should be allowed in the ALR	11 (10%)
Farming is not economically viable in general	9 (8%)
Farming is not viable on small holdings	5 (5%)
Farmland not being farmed/land speculation	5 (5%)
The soil is not good for farming	4 (4%)
The fear that there won't be local produce in the future	4 (4%)
The lack of government services to support farming	3 (3%)
Farming and farm zones de-value property in the ALR	2 (2%)
Traffic concerns	2 (2%)
Urbanization and growth threatens farms	2 (2%)
Non-farming pollutants which hurt farms/farmland	2 (2%)
The tax on land in the ALR	2 (2%)
Other	7 (6%)
Total responses	109²⁶ (100%)

Summary / Highlights of Question 18:

- The main type of response involved perceived environmental (20) and/or nuisance (12) impacts of farms.
- Many others worried about non-farm development in the ALR (19), or land speculation (5).
- Another common concern was over the economic viability of farming in general (9), on small holdings (5), or due to poor soils (4).
- Finally, one small group (11 respondents) stated that the lack of non-farm development in the ALR was a concern.

²⁶The number of responses exceeds the number of respondents (n) because many respondents provided more than one response.

Q19 What are the main solutions which help strengthen farming for you and in general?	n=134
Did not answer question	163
Tax breaks, grants, loans, income insurance, price supports, etc. (from government)	33 (16% of total responses to Q19)
Do not allow non-agricultural uses in ALR	25 (12%)
There are no solutions or the response is negative towards farming	21 (10%)
Improve and/or provide drainage or irrigation	16 (8%)
Improve labour supply and affordability	10 (5%)
Relax land use regulations in ALR to allow for some farmer-supporting uses (e.g. B&B's, farm residence, hobby farms, etc.)	9 (4%)
Better markets/prices	9 (4%)
Reduce imports of farm products / promote local agricultural sector	8 (4%)
Effective City support for and prioritization of Richmond farming	7 (3%)
Improve access / roads and/or reduce traffic	7 (3%)
Provide City services in agricultural areas (not including drainage/irrigation or road access/improvement)	6 (3%)
Make people farm in the ALR / reduce speculation	6 (3%)
Relax/terminate government regulations (generally)	5 (2%)
Lower costs (land, licences, equipment, etc.)	5 (2%)
Protect normal farming practices (e.g. Right to Farm legislation)	5 (2%)
Agricultural extension services	4 (2%)
Support diversified and/or sustainable agriculture	4 (2%)
Provide business services (marketing,etc.)	3 (1%)
Reduce restrictions on road-side stands/signage	2 (1%)
Make parcels larger	2 (1%)
Prevent vandalism, theft, etc.	2 (1%)
Raise awareness of agriculture	2 (1%)
Other	10 (5%)
Total responses	201²⁷ (100%)

²⁷ The number of responses exceeds the number of respondents (n) because many respondents provided more than one response.

Summary/Highlights of Question 19:

- Although a small segment of the respondents claimed that there were no solutions for farming (21), the vast majority of respondents believe that solutions are possible. Leading this group are those who want to see some form of direct financial assistance to farmers (33), and those who believe that non-farm development should not be allowed in the ALR (25), including land speculation (6).
- The next most-common responses dealt with improving aspects of the agricultural economy, including improving labour supply and affordability (10), improving markets and prices (9), reducing imports and supporting local agriculture (8), and enhancing sustainable or diversified agriculture (4).
- Many others focused upon enhancing the provision of City services in the ALR, including drainage and irrigation (16), improving roads (7), and extending other services (such as sanitary sewer) to the ALR (6).
- One interesting type of response was to allow some non-farm uses in the ALR which would support farmers' income, including expanding the number of guests allowed at Bed and Breakfasts, and allowing some subdivision of farmers' properties for the purposes of establishing hobby farm residences.

Q20 What is your Vision of viable farming in the ALR in Richmond in 2021?	See Section 4.0 for a list and summary of responses to this question.
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Q21 In the past three years, have you had any concern with any City bylaws?	n=209
Did not answer question	88
Yes	106 (51% of respondents to Q21)
No	103 (49%)
If Yes, which bylaw:	n=98²⁸
Zoning bylaw	60 (61% of respondents to Q21)
Noise bylaw	30 (31%)
Building Permit	29 (30%)
Hunting bylaw	13 (13%)
Soil Conservation Permit	12 (12%)
Burning bylaw/permit	5 (5%)
Other	6 (6%)

Summary/Highlights for question 21.

- Most of the responses, as well as the comments attached to the responses, dealt with the AG zoning (60), and were about equally split between those who desired a reduction in or termination of building, subdivision, and use restrictions, and those who desired more strict enforcement and regulation of the zoning bylaw in order to preserve farming and open space.
- The majority of the comments regarding the noise bylaw were individuals expressing concern over the noise of agricultural operations, industry (and the effect of industry noise on agriculture), and airplanes.
- The majority of the comments regarding building permits were individuals who wished that permits were quicker to obtain, and cheaper, as well as some persons who claimed that they could not obtain building permits for some activities (e.g. building a second residence for their parents, building a carport) because they are in the ALR.
- The majority of the comments regarding the hunting bylaw were individuals expressing concern that hunting should not be allowed in Richmond due to safety and other considerations.
- The comments regarding Soil Conservation Permits were mostly individuals expressing concerns over improper or deleterious soil filling activities.
- Most of the comments regarding burning were made by farmers/gardeners who wish to be able to freely burn plant waste.

²⁸ Note: This figure for (n) is lower than the number of “Yes” responses because 8 of these respondents did not indicate which bylaw they “had a concern with.”

Q22 What suggestions do you have for the City to strengthen farming in the ALR?	n=133
Did not answer question	164
Do not allow non-agricultural uses or subdivisions	29 (15% of total responses to Q22)
Tax incentives/subsidies/other financial assistance	25 (13%)
Responses which did not support farming	21 (11%)
Only include viable farmland in ALR (ie. exclude small parcels, poor soil, etc.)	17 (9%)
Support local farming and markets	13 (7%)
Drainage and irrigation improvements	11 (6%)
Allow some uses on farmland which support farmers and farming (road-side stands, residences for family, etc.)	8 (4%)
Make ALR landowners farm	8 (4%)
Identify viable agricultural products and market them	7 (4%)
Promote the multiple benefits of farms to community members	5 (3%)
Reduce regulations for farmers	5 (3%)
Ameliorate traffic concerns	4 (2%)
Encourage leasing to farmers by non-farmers	4 (2%)
Increase security against vandalism/theft/etc.	4 (2%)
Make no changes	4 (2%)
Improve road access	4 (2%)
Provide other City services (other than irrigation, drainage, or roads)	3 (2%)
Promote farm culture and history	3 (2%)
Work with farmers/listen to them	3 (2%)
Deal with farm nuisances (noise, etc.)	2 (1%)
Provide technical assistance to farmers	2 (1%)
Allow some subdivision for hobby farms/smaller farms	2 (1%)
Other	13 (7%)
Total responses	197²⁹ (100%)

²⁹ This figure exceeds the number of respondents (n) because many respondents provided more than one response.

Summary/Highlights for Question 22:³⁰

- Most responses revolved around the need to limit non-agricultural uses of ALR lands, many of which focused on the need to send a message to speculators that ALR land would not be rezoned. Also discussed was the need to make current ALR landowners farm, and to encourage non-farmers to lease land to farmers.
- Many respondents believed that tax breaks, subsidies, and other financial support would be needed if farming is to be viable in Richmond.
- Many responses focused on the “local” aspect of farming – strengthening local markets, promoting the benefits of farming to the community, supporting and promoting local farm culture.
- A large group of respondents felt that certain areas of the ALR are unsuitable for farming (generally McLennan and any area of peat bog) and would not serve farming in Richmond.
- Although a lack of drainage and irrigation was identified as a major constraint in the responses to Questions 16 and 17, relatively few respondents (11) recommended improvements to such as a way to strengthen farming in Richmond.
- There were a number of requests for a) outright de-regulation of farming, and b) some relaxation of land use and other regulations in order to allow farmers to engage in activities which would help their operation (e.g. road-side stands) or their families (building additional residences for children-farmers).

³⁰ A number of respondents (21) did not answer the question correctly in that they did not offer suggestions which supported farming – these responses are not discussed here.

Q23 What suggestions do you have for the Agricultural Land Commission to strengthen farming?	n=116
Did not answer question	181
Focus on/retain only the viable farm land in the ALR	24 (15% of total responses to Q23)
Do not allow any more loss of ALR land	22 (14%)
Tax breaks/subsidies/other financial assistance	22 (14%)
Do not allow any more non-agricultural uses in the ALR	14 (9%)
<i>Responses which did not support farming in Richmond</i>	<i>14 (9%)</i>
Reduce government involvement	8 (5%)
Marketing/product development	6 (4%)
Be flexible/approach each situation differently	5 (3%)
Relax ALR use restrictions in order to support farmers (e.g. allow use of a portion of holding for non-farm income, build homes for children/workers)	4 (2%)
Provide extension/management services	4 (2%)
Make ALR landowners farm	4 (2%)
Encourage leasing of land to farmers	4 (2%)
Listen to/work with the farmers	3 (2%)
Support local agriculture/markets	3 (2%)
Public education about agriculture	3 (2%)
Improve access to farm lands	2 (1%)
Improve drainage and irrigation	2 (1%)
Extend sewer systems	2 (1%)
Promote/research value-added processing of local produce	2 (1%)
Allow some subdivision of farms into hobby farms	2 (1%)
Impose environmental constraints on farm operations	2 (1%)
Price supports/marketing boards	2 (1%)
Other	8 (5%)
Total responses to Q23	162 (100%)

Summary/Highlights of Question 23:³¹

- The largest number of suggestions (24) involved removing areas from the ALR which were perceived as not viable for farming. Most of these responses seemed to be referring to the respondents' own property, involved the McLennan area, and discussed the small parcel size and peat soils there.
- In contrast, many others requested that the ALC not allow any further removal of ALR land (22) or non-farm uses in the ALR (14), and/or requested that current ALR landowners be required to farm (4). Many of these respondents noted doing so would send a signal to speculators.
- As with the last question, there was a strong call (22 respondents) for tax breaks and outright subsidies for farm operations, as well as calls for extension, technical, management, and marketing and product development services.
- Also like the last question, many respondents seemed interested in promoting the local nature of Richmond agriculture – whether for export of goods or developing the local market.
- There were a number of respondents (11 total) who felt that the ALC needed to become more flexible and farmer-supporting in devising and administering use and subdivision regulations in order to allow farmers to either
 - a) augment their farm income with some non-farm activity,
 - b) easily build some farm-related structures on site (road-side stands, barns, etc.), or
 - c) build homes and subdivide parcels of land for family members and/or young farmers.
- Similarly, a number of respondents (8) simply wanted less government control over their activities in general.

³¹ A number of respondents (14) did not answer the question correctly in that they did not offer suggestions which supported farming – these responses are not discussed here.

Q24 What suggestions do you have for the B.C. Ministry of Agriculture and Food to strengthen farming in all ALR lands?	n=103
Did not answer question	194
Tax breaks, subsidies, income insurance, etc.	22 (15% of total responses to Q24)
Promote local agriculture to local markets	17 (11%)
Extension services (e.g. pest and weed controls, production techniques, etc.)	14 (9%)
<i>Responses which did not support agriculture in Richmond</i>	13 (9%)
Reduce regulations/government involvement in farming and the ALR	12 (8%)
Focus efforts on appropriate/viable farmland	11 (7%)
Maintain farm land and farm uses in the ALR	9 (6%)
Business management, marketing, and product development assistance	8 (5%)
Ensure that ALR land is farmed/not idle	7 (5%)
Public education about agriculture	4 (3%)
Work with local farmers and the public	4 (3%)
Promote organic/sustainable farming	3 (2%)
Institute stronger environmental regulations for farms	3 (2%)
Improve the efficiency and relevancy of MAF regulatory components	3 (2%)
Support the local farming culture/lifestyle	2 (1%)
Support young/new farmers start-ups	2 (1%)
Allow farmers to engage in some non-farm uses	2 (1%)
Limit the controls and barriers-to-entry of marketing boards	2 (1%)
Drainage and irrigation improvements	2 (1%)
Ensure labour supply and affordability	2 (1%)
Other	7 (5%)
Total responses to Q24	149³² (100%)

Summary/Highlights for Question 24³³

- The promotion of local agriculture is prevalent in these responses (a total of 27 responses). Specific requests included:
 - a) promoting local agricultural products to local consumer markets (17);
 - b) establishing more local outlets (farm markets, etc.) for local produce (within a);
 - c) protecting local produce from international competition/dumping (within a);
 - d) public education about the importance of farming (4);
 - e) working with farmers and the local populace to develop and administer policies (4); and
 - f) promoting the local farm culture and lifestyle (2).
- Tax breaks and subsidies are high on the list of respondents' requests (22 responses).
- Together, maintaining farm land and protecting farm uses were requested 16 times.
- Many respondents requested more traditional agricultural extension services (14).
- Some respondents (12) indicated that government involvement in farming is not helpful and desired to be "left alone," and others simply requested that MAF regulatory components be made more efficient and relevant to farmers' requirements (3).

³² This figure exceeds the number of respondents (n) because many respondents provided more than one response.

³³ A number of respondents (13) did not answer the question correctly in that they did not offer suggestions which supported farming – these responses are not discussed here.

Q25 What suggestions do you have for the Federal Government to strengthen farming in the ALR?	n=94
Did not answer question	203
Tax breaks, subsidies, income insurance, etc.	37 (32% of total responses to Q25)
Maintain farmland/maintain farm-related use of farmlands	17 (15%)
Reduce/end government involvement with agriculture	10 (9%)
Protect Canadian/local agriculture from foreign competition	9 (8%)
<i>Responses which did not support agriculture</i>	7 (6%)
Focus efforts on viable farm land	7 (6%)
Research and extension services	5 (4%)
The federal government will not help us	4 (4%)
Maintain/improve labour supply and affordability	3 (3%)
Listen to the public/allow input	2 (2%)
Reduce environmental regulations	2 (2%)
Support small and organic farmers	2 (2%)
Reduce pollutants used in agriculture	2 (2%)
Other	7 (6%)
Total responses	114³⁴ (100%)

Summary/Highlights of Question 25³⁵

- Tax breaks, direct subsidies, income insurance, and other forms of financial assistance were the overwhelming favorite of those responding to this question.
- The rest of the responses broke down quite similarly to those for Questions 23 and 24, with the exception that more emphasis was placed by respondents upon the need for protection against cheap foreign imports. This was likely caused by the respondents' recognition that the federal government has jurisdiction over such policies.

END OF SURVEY

³⁴ This figure exceeds the number of respondents (n) because many respondents provided more than one response.

³⁵ A number of respondents (7) did not answer the question correctly in that they did not offer suggestions which supported farming – these responses are not discussed here.

2.0 Full-Time Farmer Analysis Tables (Part A)

This section provides some information on one cohort within the full list of survey respondents: full-time farmers. In total, 70 respondents indicated that they were full-time farmers, 48 of which were full-year, and 22 of which were not full-year farmers (see Q1, Part A). The following tables present the responses of this cohort to two key questions – Question 16 and Question 19.

These questions asked respondents what were the top constraints and risks for farming and the top solutions for enhancing the viability of farming.

Total Full-time Farmer Respondents = 70

Q16 What are the top constraints and risks to farming in the ALR? ³⁶	n=44
Did not answer question	26
Government Regulations and Services	Total for this category =53 (30%)
Lack of proper drainage and irrigation	20
City codes, bylaws, and policies (excluding environmental)	12
Lack of government support (all levels)	9
Government regulations (generally – all levels)	7
Environmental regulations	5
Economic Issues	Total for this category =50 (28% of the total responses to Q16)
Cost of inputs (not including land)	10
Labour availability and affordability	8
Taxes	8
Low prices for farm produce	5
Cost of land	5
Economic viability of farming in general	3
Markets (generally) and market volatility	3
Competition	2
Insufficient marketing	2
Other Economic	4
Land-use and Related Issues	Total for this category =35 (19%)
Traffic/moving farm equipment on the roads	13
Competing non-farm uses (e.g. golf courses, recreation, residential, etc.)	13
Population and urban growth in general	3
Parcel size	2
Lack of public transportation in farming areas	2
Other land use and related	2

³⁶ Note: respondents were not provided with the list of categories used here to organise the results. These categories have been constructed in order to group similar responses and to highlight the perceived importance of each category of response.

Social Issues	Total for this category =21 (12%)
Vandalism/trespassing/theft	10
Complaints about farm practices from non-farmers	4
Environmentalists	3
Lack of public awareness of the importance of local agriculture/valid farm practices	3
Other social	1
Biological, Physical, and “Environmental” Issues	Total for this category =20 (11%)
Damage to crops by wildlife	6
Weather/climate	5
Soil quality/suitability for farming	4
Plant diseases/pests/weeds	3
Environmental and other impacts of farms	2
Total number of responses	180³⁷ (100%)
Further Analysis: Of the Respondents’ Top 3 Choices, the Top Responses³⁸	
Lack of drainage and irrigation	13 times ranked as #1-3
Traffic/moving farm equipment on roads	9 times ranked as #1-3
Competing non-farm uses of ALR land	9 times ranked as #1-3
Cost of inputs other than land	9 times ranked as #1-3
Taxes	6 times ranked as #1-3

Summary/Highlights of Question 16:

- Government service issues such as lack of drainage and City codes and bylaws were ranked higher by full-time farmers, compared to the full list of survey respondents. Farmers were also more likely to identify social issues – especially trespassing, vandalism, and theft – as a constraint to farming.
- Lack of drainage was clearly the most important constraint identified by the full-time farmers, identified 20 times overall and 13 times as the #1 to #3 most-important issue.
- Although trespassing, vandalism, and theft was identified 10 times overall, it only made the farmers' top 3 list 3 times, indicating that it may be a widespread problem but is not as serious as other problems such as drainage, traffic, competing non-farm uses, and so on.

³⁷ This figure exceeds the number of respondents (n) because many respondents provided more than one response.

³⁸ In Question 16, respondents were asked to rank, in order, the top 10 constraints and/or risks in farming in the ALR. This section tallies the top three responses from the responses ranked #1, #2, and #3.

Q19 What are the main solutions which help strengthen farming for you and in general?	n=52
Did not answer question	18
Tax breaks, grants, gov't. loans, income insurance, etc.	13 (16% of total responses to Q19)
Better markets / prices	8 (10%)
Do not allow non-agricultural uses in ALR	6 (8%)
Improve and/or provide drainage and irrigation	5 (6%)
Improve labour supply and affordability	5 (6%)
Protect normal farming practices (e.g. via Right to Farm legislation)	5 (6%)
There are no solutions/response is negative towards farming	4 (5%)
Effective City support for and prioritization of farming	4 (5%)
Relax land use regulations in ALR to allow for some farm-supporting uses (e.g. B&B's, hobby farms, etc.)	4 (5%)
Improve road access and reduce traffic	4 (5%)
Relax / terminate regulations (generally)	4 (5%)
Provide City services to agricultural areas (not including drainage and irrigation or roads)	3 (4%)
Lower costs (land, licences, equipment, etc.)	3 (4%)
Reduce imports of farm products / promote local agricultural sector	3 (4%)
Make people farm in the ALR / reduce speculation	2 (3%)
Prevent vandalism, theft, etc.	2 (3%)
Other	4 (5%)
Total number of responses	79³⁹ (100%)

Summary/Highlights of Question 19:

- As with the total survey respondents, tax breaks, grants, and other government financial assistance (13) was the most-common solution provided by the full-time farmers.
- Better markets/prices (8), and protecting normal farming practices (5) were given a much higher importance (relative to the other solutions) by the farmers than they were by the survey respondents as a whole. In fact, the full-time farmers accounted for all but one of the “better markets/prices” responses listed in the full survey responses, and accounted for all of the protecting normal farming practices responses.
- Farmers were less likely than the survey respondents as a whole to call for the reduction of farm imports/promotion of local agriculture (#7 on the full survey list, #12 on the farmers’ list), or for the support of sustainable agriculture (4 responses on the full survey list, none by the farmers).
- Otherwise, there seems to be general agreement between the full-time farmers and the survey respondents as a whole: both groups ranked drainage and irrigation improvements, “do not allow non-agricultural uses in the ALR,” and “improve labour supply and affordability” in their top 5 solutions.

³⁹ The number of responses exceeds the number of respondents (n) to this question because many respondents provided more than one response.

3.0 ALR Resident, Non-Farmer Analysis Tables (Part A)

This section provides some information on another cohort within the full list of survey respondents: non-farmers who resided in the ALR. 87 respondents indicated that they were non-farmers who resided in the ALR (see Q1 and Q3, Part A). The following tables present the responses of this cohort to two key questions – Question 18 and Question 19. These questions asked respondents what were their top concerns with farming, and the top solutions for enhancing the viability of farming.

Non-farmer ALR residents =87

Q18 If you live in the ALR but don't farm, do you have any concerns with farming?	n=74
Did not answer question	13 (15%)
Yes	34 (39%)
No	40 (46%)
If yes, what?	n=36⁴⁰
Non-agricultural development should not be allowed in the ALR	13 (25% of total responses to Q18)
Nuisance issues (noise, odour, etc.)	7 (13%)
The impact of farms on the environment	7 (13%)
Lack of economic viability of farming in general	4 (8%)
People who don't farm ALR land / land speculators	4 (8%)
Non-agricultural development should be allowed in the ALR	4 (8%)
Farming isn't viable on small holdings	3 (6%)
Farming and farm zones de-value properties	2 (4%)
Traffic concerns	2 (4%)
Lack of services to support farming	2 (4%)
Other	5 (9%)
Total responses	53⁴¹ (100%)

Summary / Highlights of Question 18:

- Interestingly, the main concern listed was the existence/encroachment of non-agricultural development (13). This concern, and the concern over those who don't farm ALR land (4), indicates that non-farming ALR residents were more concerned with the threats to farming, than with farming itself.
- Of those that "had problem with" farming itself, nuisance issues such as noise and smells (7), and the environmental impact of farms on the environment (7) were important concerns.
- Very few respondents were concerned that non-agricultural uses are not allowed in the ALR (4), or that the ALR de-values their property (2).

⁴⁰ This figure exceeds the number of "yes" responses (34) because some respondents who did not answer the yes/no question responded to this part of the question.

⁴¹The number of responses exceeds the number of respondents (n) because many respondents provided more than one response.

Q19 What are the main solutions which help strengthen farming for you and in general?**n=26**

Did not answer question	61
Do not allow non-agricultural uses in ALR	9 (24% of total responses to Q19)
Tax breaks, grants, gov't. loans, income insurance, etc.	7 (19%)
There are no solutions/response is negative towards farming	6 (16%)
Improve labour supply and affordability	2 (5%)
Raise awareness of agriculture	2 (5%)
Make people farm in the ALR / reduce speculation	2 (5%)
Improve and/or provide drainage and irrigation	1 (3%)
Effective City support for and prioritization of farming	1 (3%)
Relax / terminate regulations (generally)	1 (3%)
Provide City services to agricultural areas (not including drainage and irrigation or roads)	1 (3%)
Lower costs (land, licences, equipment, etc.)	1 (3%)
Reduce imports of farm products / promote local agricultural sector	1 (3%)
Provide extension services	1 (3%)
Other	2 (5%)
Total number of responses	37⁴² (100%)

Summary/Highlights of Question 19:

- There was a very poor response rate for this question by the ALR resident, non-farmer cohort. Only 26 out of 87 respondents (30%) answered the question.
- Of these respondents, not allowing non-agricultural land uses in the ALR was the top solution to help strengthen farming (9).
- Previous tables showed that the farmer cohort and the survey respondents as a whole placed tax breaks and other forms of government financial assistance as the clear #1 solution. The ALR resident non-farmer cohort placed less emphasis on this as a solution (6).
- The ALR resident non-farmer cohort also placed much less emphasis than the farmer cohort and the total survey respondents on the following solutions:

<u>SOLUTION</u>	<u>NON-F RANK</u>	<u>FARMER RANK</u>	<u>TOT. SURVEY RANK</u>
Relax ALR use re- strictions for farms	0	#5	#5 (tie)
Improve markets/prices	0	#2	#5 (tie)
Reduce traffic/improve roads	0	#5 (tie)	#7 (tie)
Drainage/irrigation	#5 (tie)	#4	#3

⁴² This figure is greater than the number of respondents (n) because many respondents provided more than one response to the question.

4.0 Responses to Question 20 (Part A Vision Statements)

4.1 Summary of Responses

Note: Many respondents did not understand that the question was asking “what they want to see” in the ALR, and instead provided a response indicating “what they believe will happen.”

There were three basic types of vision statements:

- 1) Most of the responses are very negative towards the long-term viability of farming. These respondents appear to:
 - a) be actively opposed to farming, and prefer residential, commercial, or industrial land uses, which are believed to be a more “economical” use of the land, or
 - b) they feel that farming is not economically or biophysically (due to peat soils and wet conditions) viable in the ALR and do not believe that it has a future in the City of Richmond.
- 2) Many respondents believe that some farming will be viable in Richmond’s ALR, but only in a few specialised crops such as cranberries, and/or intensive, non-soil bound production methods such as greenhouses and nursery operations. The farm produce from these concerns is assumed to be primarily intended for export markets.
- 3) Most of the remaining respondents are hopeful of retaining farming in the ALR, with the following types of visions: more community gardens; more hobby farms and/or market gardens; less government regulation of farms; more family farms; more government support of farms; and more organic and “sustainable” farming; more diverse farm products; processing and sale of farm products (e.g. jam, sausages, etc.).

This last group of respondents attributed the following benefits to farming: a viable lifestyle and career choice for young farmers; profitable businesses; production of local produce for local consumption; and open/green space.

4.2 List of Vision Statements

"What is your long term vision of viable farming in the ALR in Richmond in 2021? In 2021, the ALR is a place where..."

Survey #	Vision	n=153
1	Agriculture will be pushed out of West Richmond.	
3	More roads, businesses and apartments and residences will cover the second greatest delta in the world. It is already an asphalt blur on the most fertile area of land in all of BC - perfect growing conditions are under pavement and bldgs.	
4	Develop land.	
5	Maintenance the ALR regulatory body.	
6	Not at all.	
7	we have a right to farm	
9	Smoke & pollution has taken over because of over-development of easy farmland. Richmond which used to be rural has become a concrete jungle. To an outdoor person. There is very little fresh air & beauty left.	
10	Let the farmer out of ALR so they can sell their land for what it is worth. So they can move to farming community. So they can continue farming. Richmond used to be a great farming community but no more.	
11	I don't think there will be farming south of the connector in E. Richmond - south of Westminster Hwy. I think it will be industry-recreation and a few established nurseries and cranberry farms.	
14	All good farm land remain in reserve. Other lands assessed and brought back to farming.	
15	Residential, commercial, or any other thing. But not agriculture	
18	You can get fresh fruits and vegetables locally grown.	
24	There will still be land space left for trees and greenery and not be towered by buildings.	
26	Richmond once tried to save farmland but with increasing population demands the farmland eventually disappeared. This process began in the 1980's where a place called "Terra Nova" once the finest farmland in the world, became a housing development to increase tax revenues.	
28	Government management to help with farm expenses.	
32	My industry and other agricultural/horticultural industries can flourish.	
33	Organic, Organic, Organic	
37	Experienced farmers will do what earns them a living.	
38	Farming will become less and less viable.	
40	Farm land is used to its maximum potential.	
41	It will depend on many factors like population growth, developments, location etc.	
42	Diversification. New Herbal medicinal crops that are cost effective for the farmer. International links to other countries where "Made in Canada products" would have a unique market.	
44	Farm land can be protected.	

Survey #	Vision	n=153
45	Some will survive. Some won't	
46	People that have enough money to hold land undeveloped will get it out of the ALR and build on it. Otherwise you can get a better income if you sold and invested the cash than you can make farming.	
49	None.	
50	No long-term vision is possible without substantive changes. Agriculture in Richmond can only survive through inheritance. If the beneficiaries can survive crippling estate taxes. You cannot buy ALR land & grow ANYTHING profitable. ALC regulations must be revised (26 years old) to permit such green belt developments as parks, golf courses, race tracks, memorial gardens, etc.	
53	no farming	
54	I will not live unless I become a centenarian	
55	Cranberries, nothing else seems to grow or be viable	
57	systematic ways of farming are already set up by the City & farmers act mostly in manager positions of maintaining productive farming	
58	Surrey or Delta	
59	the government bought out the ageing farmers and took over the farm management.	
60	most farming will have ceased in East Richmond. At this time only cranberries return enough money to attempt to farm peat land.	
61	Canadians can continue to have access to fresh produce and can see farm animals on their farms. Excess produce should be given to food banks, etc. to feed people who cannot afford to feed themselves.	
64	I expect land in the Gilmore area to be used recreationally and for housing	
67	more buildings will be built such as residential and business buildings	
68	become residential area / not just for farming	
70	we will be able to continue family farming if its economically viable, as long as taxes, permits and regulations are kept to a minimum. The encroachment by industry must stop.	
71	I believe that by year 2021 the proportion of viable farming will be significantly limited due to the expansion of residential areas.	
74	there will be little or no farming in Richmond by year 2021. Land is too expensive.	
75	there are cranberry, blueberry farms, greenhouses, hydroponic farming, golf courses.	
79	The main hope I have that City of Richmond will be more willing to rezone some parts of the ALR!	
81	Good	
82	It is not feasible with such small holdings with increased competition and high cost to farm. Impossible to survive and raise family with limited income.	
83	Has no place and purpose in West Richmond, i.e. west of 99 freeway. In 2021, many farm commodities will be produced in controlled greenhouse environments, making certain land-based farming uncompetitive.	
87	If I'm still here I'll tell you in 2021.	
89	In Richmond only high-tech fast harvesting produce can only be farmed. Blueberry farming will probably be non-existent.	

Survey #	Vision	n=153
90	No idea.	
91	We can farm with reasonable tax rates and the right to continue farming as in the past.	
92	viable farming will not be possible.	
93	families can live on large lots.	
96	No farming in this area.	
97	I don't know.	
99	Farming will not be economically viable due to reasons listed previously, i.e.: taxes, soil conditions, parcel size, etc.	
104	Only crops under glass will be able to compete. What good is the ALR if they can't keep the next generation of young farmers on the farm?	
105	A coexistence of residential, industrial and farming where the City assists farmers in their trade and in providing them with infrastructure services. The plight of the farmers is getting worse and they will be unable to continue unless there is a big boost of assistance.	
106	There is mainly greenhouse farming	
108	There will not be any profitable farming - Land too close to the City.	
109	Not in Richmond anymore may be in other area.	
110	More community gardens. No more subdivisions. No more new houses. Tax penalties for not farming land parcels over 2 acres (i.e.. no farming - no tax discount).	
114	Whoever wishes to farm would have sufficient acreage sufficient employees to work the farm; free enterprise	
115	BC products are produced in abundance, farm workers have decent income and employment standards, land is not covered with pavement or glass greenhouses	
117	Commercial or residential buildings are built and become very flourish	
118	There is very little future in viable farming in our area. There are too many small parcels and too many problems with the public using the nature trail.	
119	No more encroachment - has been permitted, market gardens predominate and absentee landlords have recognised that land speculation in the ALR is not profitable	
121	Greenhouses abound	
122	It will be greenhouse farming only. Cost of land farming too expensive	
123	None – where all ALR should rezoned to Residential lots	
124	There will be no farming in Richmond, land is too pricey in Richmond.	
125	Taxes are too high, road traffic noise is not conducive to dairy operation, vandalism is rampant, theft is commonplace and "big brother" or non-interested parties are still interfering with what we can and can not do with our land. In other words a non-profitable business.	
128	should be in a rural community and not in a suburban community such as Richmond	
129	farming will still be in existence in the ALR in Richmond by only a few farmers who have 20+ acres or more. As anything less becomes uneconomical and inefficient	
132	land in Richmond is too expensive to farm. ALR should be removed. However to maintain large lot (1/2 to 1 acre) the City should get better tax income from the land	

Survey #	Vision	n=153
	which is no more ALR	
133	I'd like to see houses	
134	we hope Richmond city can develop the land and become a high tech city	
135	the berry, vegetable and dairy farms are more productive and using more land (actively) in 1999	
139	less interference from local governments and more encouragement for endeavours	
144	no farming west of No 5 Road	
145	farming is viable and profitable. Use land that is viable for a variety of farming, not peat based land	
149	Provide incentives for farm land owners to lease out the unused land for real farmers	
151	For small farmers like in Richmond it will be very hard to find the farm labour, unless there is some compensation from the government	
152	farms are still in existence	
155	You can still buy fresh local produce and where farmers can make a decent living. Actually I think most farmers in Richmond do OK and will if their lands are not whittled away further	
157	the possibility of a City council actually having the power of itself to remove land from the ALR would be improving the public forum and referendum at voting time	
158	you people have to protect the farmer not only the land	
161	I do not see viable farms in the ALR in Richmond because of too many small parcels in a crowded residential area	
163	only hobby farms will exist. Entry into farming i.e. open air is too expensive for most people with little return	
164	land should be developed. There is no income in farming anymore no matter how many acres	
168	remove small holdings from ALR. There is no viable farming on 1 acre	
172	no on main streets like No. 4 Road	
173	The farmers must resign themselves to making lower than average wages	
174	farmers, who work long hours should also be mechanics, know pest control, know marketing, people management etc. should be able to make a good living. More of their children would take on farming if this could be accomplished - hopefully by 2021 or sooner.	
175	the community will be happy it was saved for farming, and the government helps farmers diversify and keep local food supplies up and costs down, and farmers will be happy to stay farming	
178	Should be located in rural place where should have good soil and drainage condition. Unlikely to preserve the ALR lands at the wet and poor soil conditions which makes farming unsuccessful and cost high	
179	Allow potential development of lands to compensate land owners who are subsidising farm production ints.	
180	Should be in a rural areas with good soil and good drainage	
181	People could live and see over the river with a nice view. A nice park for a family weekend outing. A nice entertainment complex	

Survey #	Vision	n=153
186	land is not feasible & viable, just empty & wasteland	
187	Shouldn't this vision have been put into place years ago, before Richmond became high density population and spoiled farming????	
191	high economic value products are grown either in fields or hot houses with majority for export	
192	No way to make this area to be a good farming business even now	
193	Let us farm	
195	far away from metropolitan area	
196	Farming would not be prudent, the ALR should be taken out and development should occur. The land should be used most economically and that's with businesses and jobs. Farming is not viable there is too much competition and labour costs are expensive	
197	which will probably be non-existent - example look at the Fraser Valley. It will no doubt be high density housing in the future from here to Hope, B.C.	
204	If land speculators can continue to buy and hold farmland in order to make windfall profits through rezoning there will be - besides cranberries - very little viable farming left in Richmond in the year 2021	
205	We will be economically viable to operate our farm and the City and people of Richmond support the local farmers	
207	2 to 3 crops are produced per year in multi-crop farms (family farms)	
210	Dismal & destitution! Stop absolutely all government lip service and hypocrisy! God will not be mocked!	
213	Sustainable & "profitable" farming can thrive within a residential community	
214	Certified organic and speciality niche farms are flourishing wit specialised and varied crops as well as dairy, egg, meat and poultry production. Secondary processing on a cottage industry basis to produce processed products such as cheese, yogurt, jams, sausage, frozen veg., & berries. Funding assistance for Capital & Marketing provided by Richmond	
215	There won't be much farming by that time in Richmond, there is no much left of good farm land in Richmond	
218	Farming should continue and the urban sprawl should not be allowed to invade this precious resource.	
219	Pumpkins are no longer grown and people will live in a more enhanced parklike rural environment where beautiful grass is grown, residents golf minutes from their homes	
220	There will be no farming unless there is a lot more support for small farmers	
229	For someone to realise your have to protect the farmers and not only the land	
232	Green house farming occurs	
233	In McLennan area there will be no more farming a/c the cost of running the farm. Unless the City is willing to subsidise	
234	We don't see farming to be a viable resource	
236	There are fewer farms but larger subdivisions with many more houses and townhouses for Richmond's growing population	
237	You can get fresh products and at a reasonable price	

Survey #	Vision	n=153
243	People are denied the use of their land in favour of farming which is marginal at best	
244	Farming is viable and the land can be economically farmed with produce that can compete with our neighbours to the south.	
245	There are homes/townhomes and new subdivisions	
246	Small market produce farmers can sustain a viable operation	
248	People do not build mansions on a five acre lot and lease to farm with someone else. No long term vision. When the mother passes away, the inheritance forces us to sell to pay huge taxes.	
249	Farmers can carry on normal farming practices	
251	Richmond continues to grow crops for commercial use, primarily by family run farms. There is also room for smaller sections that can be divided into areas where the urbanite population can go and tend their own gardens, to produce food for their own consumption	
253	East Richmond – East of Highway 99 only viable to farm large parcels	
256	Soils are tested by an agronomist before designating these for farming	
257	As most of the prime farm land has been covered over and most of the individual parcels west of the freeway are small there is very little future for viable farming in our area (McLennan)	
260	I can still have a viable farm	
261	Has no place in an open market. This is a form of taxation.	
264	It looks like any long term vision for farming in Richmond is a thing of the past	
266	Farming in the Richmond ALR is not viable	
267	There should be very strict enforcement so that lands (e.g. Steveston Hwy-southside, West of #5 Rd.) developments would remain farm land. Richmond has the finest growing land in the world. Somewhere the buck talked and the screw up is unforgivable	
268	Regrettably, as someone who has lived in Richmond since 1945 I think the damage to economical farming has already damaged it's viability thus I hold with hope that in 25 years from now most agricultural land will be sold for housing, industry, recreation, etc.	
269	A local source of produce can be economically grown and marketed.	
275	I will be retired from my day to day desk job and living in semi-retirement, farming my acreage.	
277	It's a breath of fresh air, seeing the open space being put to good use when travelling down Highway 91 is quite enjoyable; However, seeing the business encroaching from the East (no. 9 Rd.) and from the West (No. 6 Rd.) shows the tremendous pressure of business to pull out cheap open spaces out of the ALR	
278	Making a greenhouse and growing cucumber and tomatoes	
280	Will the ALR exist in 2001?	
281	The hope of the ALR in the future is to encourage young man to throw themselves into farming and the society could provide them a good future.	
282	Viable farming in the McLennan area will have disappeared because of the insoluble problem of water level and drainage.	

Survey #	Vision	n=153
283	Farming is an important element for the continued culture and character of our city. It provides Richmond's residents with fresh produce year after year and invites residents of other municipalities to visit us also.	
284	I don't care if it's farming or not but if not the property will change to residential and my property will go up and I will be very happy	
285	Yes, east of No. 5 Road	
288	I will be farming blueberries	
290	There will be ongoing conflicts between the needs and concerns of urban dwellers and agricultural land users. While being encroached by urban related issues such as traffic, crime, and pollution, ALR owners must also face the challenges of a diminishing economic viability for agricultural activity in the ALR.	
291	keep ALR as ALR	
294	food crops are grown to support the city, farm land is affordable to allow farmers to profit without subsidies and a place where horses have returned to the city.	
296	if the ALR continues for 20 yrs, all the larger land owners will have to have sold their lands in order to escape bankruptcy. Some small tenant farms will still be carried on with speciality crops. Greenhouse commodities have now reached a volume that is threatening that industry.	

5.0 Part A Attachments

5.1 General Attachments

This section lists the attachments to Part A that were not made on the map section of the survey.

Survey 50:

I wish to express my gratitude and support to Richmond Mayor and Councillors for their initiative in setting up and guiding the Strategy. This is a program which has been needed for many years, but more recently exacerbated by the steadily increasing conflict between farm stability and urban/commercial growth.

There is a great opportunity presented to produce significant benefits and a workable framework for future progress that will satisfy all participants.

There is a danger that valuable time and effort may be lost by allowing the Committee to become overly focused on minor, non-critical issues which may dilute the final product. It is likely that 10 to 15% of ALR farmers and landowners control or influence up to 80-90% of arable lands, which fact must be adequately weighted when proposing strategies and solutions to problems. The 5 acre hobby farmer will likely have a very different opinion to that of the committed full-time farmer. Also, an owner who leases out farmland, and the farmer who works it, may have very different views, but it's the same land and which one do you listen to?

Public meetings and consultations? By all means, but controlled as to impact on the final product. Right now, a single residents' complaint about smoke and smell from agricultural burning will cause immediate shut-down, and for the farmer these activities are time-sensitive. This sort of conflict is only going to get worse.

I look forward to a positive, beneficial product from the Strategy committee.

Survey 137

We feel that the area we live in is need to be developed further and become a residential area. I have marked the area on the map of which we live in. Our area is right by the Westminster Hwy. Because this is not a residential area we are at a distance from everything whether it be school, recreational activities, or parks, and neighborhood. Our children are unable to have any activities due to the distance of the places and the distance of the houses of their school friends. The development of this area will bring a neighborhood which would increase the social surroundings for everyone. This will also increase sanitary situations around here. Sewer systems will be developed. It would be much cleaner. We have a great deal of wildlife around our house. We get racoons coming to our kitchen door, and make a complete mess of the garbage. This is also not safe for our children and ourselves because of the animal being wild it is not afraid. Which could be very dangerous. Each year our farmers spray a great deal of chemicals on their land by helicopters which by weather travels a distance and is unhealthy for us and our children to intake. Also their is a great deal of pests and bugs/mosquitoes that are very disturbing to us because we are unable to do anything outside in the summer due to this. So we deeply request the rezoning of this area to become residential.

Thank you.
XXXXXXXX

Survey 67

McLennan area has great potential for business developments. The reason that the area is the centre of Richmond and close to the major business centre. It is a waste to reserve McLennan area for agricultural uses.

Survey 248

Why should other people have this right *[to fill in Part B of survey]*. Most of this area is not farmed. If open spaces needed Government should pay for it. Capital Gains - purchase. Land prices too high for farming!!!

Survey 210

No property taxes for food producing farm lands. If governments heed reasons herein presented!

Survey 204

Copy of a Richmond City Hall draft titled "AGRICULTURE" (1986 or 1987). Where is the permanent boundary? Where is the acquired buffer zone? *[Respondent has attached copy of said paper, which states that Council's policy is to "Clearly define a permanent boundary between urban and rural land," and to "Acquire a buffer between urban and rural uses where existing right-of-ways are not adequate"]*.

Survey 37

Thank you for allowing me to make these comments.

The area to the West of Number Eight road between River Rd. and the CN Railway, seven track switching yard, is a very unique neighbourhood. We are a great buffer zone between River Rd. and the wonderfully operated farm land to the south of us.

Also there is a seven track switching yard that CN rail uses to congregate their railcars and locomotives into trains.

It is Richmond's only switching yard. We are an important buffer zone for this enterprise also.

Our area has a history of being a service area and Richmond needs areas like this where people can look after the needs of the City residents.

An example is our Company, XXXXXXXXXXXX.

We need to store our equipment where we can quickly respond to emergencies when called by our customers, the City, the Airport, or our neighbouring municipalities.

It is an ideal territory, we are able to operate without disturbing our neighbours.

In our area a lot of the land has been raised by fill which gives Richmond protection should the North Arm ever rise to unexpected heights.

The City has raised some of River Road East of Eight Rd which has also added to flood protection.

River Rd. is a Major Rd. and serves traffic in a good way. I have heard it referred to as a Recreational Rd. but it is not that. When you live here you understand how busy and important it is.

I think Richmond is lucky that the North Fraser Harbour Commission has property at #8 Rd. and River Rd. where it can store sand dredged from the river if required.

They have been lucky that during the last number of years they have not had to dredge the North Arm. Things were different when I was a tugboat skipper, the river needed dredging a lot.

At that time dredged sand was stored near #6 Rd. and River Rd. until it dried and was used. It seems that a lot of the sand now finds its way down the Main river.

Mother Nature could change her mind and allow more sand to come down the North Arm again. It is always good to be ready.

I believe it is important for Richmond to remove the land West of #8 Rd. bounded by the CN Rail switching yard and River Rd. from the ALR.

This would not be a reduction in farmed land and the City would still decide on the use of the land as required. No immediate servicing would be required.
To say that the land should be farm land is not reasonable.

5.2 Map Attachments

This section lists the attachments to Part A which were made on the survey maps. Comments are listed by geographical area.

McLennan

Survey 92

Extend Shell Road from Williams to Westminster Highway and eliminate the nature path.

Survey 83

Additional Comments for McLennan Area:

- 1) Urban development pressures since the 1980's.
- 2) Water table too high for most of the year, plants have "wet feet" due to septic system discharges from completely built-up residential perimeter roads.
- 3) Bylaw limitations for spray practices and bird control measures.
- 4) Due to Items #2 and 3 plus some others, the berry production volume has decreased to less than 1/2, compared to other Fraser Valley areas, as well as East Richmond.
- 5) Land values are far too high to farm this area profitably.
- 6) No other crops can be grown due to the high acid peat soils, this is classification #5 or #6.
- 7) This area has very little farming left, most of the acreage is now overgrown wasteland, possibly green belt areas to some residential dwellers, but very expensive to the farm operator.
- 8) The ALR and other jurisdictions need to be more practical and less political if farming is to prosper and survive in many B.C. areas.
- 9) The time of the small family farm is gone due to high costs.
- 10) The McLennan area should be an example of how not to structure a farming area, i.e.: a) too many small property parcels. b) residential over-population, property values too high. c) poor soil classification for a variety of crops.

Thank you,
XXXXXX. 32 years farming in the McLennan Area.

Survey 256

McLennan area is junkland (suitable for development).

Survey 245

[Pointing to the entire McLennan area] : Homes/townhomes - new subdivisions.

Survey 244

Keep the [other] areas as viable farming areas because of the soil and larger parcels.

Survey 236

This area should be subdivisions rather than farms.

Survey 122

[Pointing to the entire McLennan area] : Eliminate.

Gilmore

Survey 135

[Gilmore is a] recreational draw for 80% of Richmond.

Survey 179

Allow a mixture of land use - comprehensive plan area *[referring to the entire Gilmore area]*.

Survey 256

Too broken up but could be farmed for the short term.

E. Richmond, N. of Westminster Hwy.

Survey 37

[Pointing to an area along River Rd. – between No. 7 Rd. and No. 8 Road]. Should be usable land; not in the ALR.

E. Richmond, S. of Westminster Hwy.

Survey 252

Keep farming to the east of Hwy. 99 and south of Steveston Highway.

6.0 Survey Analysis Tables (Part B)

This section presents the analysis tables for each question in Part B of the survey. Also included are interpretative notes and Summary/Highlights for open-ended questions.

Content analysis was performed for open-ended questions by coding responses by categories. The categories are listed in the tables, and the “Summary/Highlights” are included in order to capture the richness and tenor of the original responses.

Total Part B surveys (n) =105

Q1a Where do you live?¹	n=98
Did not answer question	7
In Richmond outside the ALR	93 (95% of respondents to Q1a)
Outside Richmond	5 (5%)
Q1b Do you live, own land, or operate a business within 500 ft. but outside of Richmond’s ALR?	n=98
Did not answer question	7
Yes responses	23 (23%)
Q1c If yes, which ALR area is closest to you?	n=19
Gilmore	9 (47%)
McLennan	6 (32%)
East Richmond, north of Westminster Hwy.	4 (21%)
East Richmond, south of Westminster Hwy.	0
Q2 What is your occupation?²	n=101
Did not answer question	4
Retired	32 (32% of respondents)
Social science, education, government service and religion	16 (16%)
Management	11 (11%)
Business, finance, and administrative	10 (10%)
Natural and applied sciences and related	8 (8%)
Trades, transport and equipment operators and related	8 (8%)
Health occupations	6 (6%)
Homemaker	5 (5%)
Unemployed	3 (3%)
Art, culture, recreation, and sport	2 (2%)
Sales and service	2 (2%)
Not Easily Classified (e.g. consultant)	1 (1%)
Primary industry	0
Processing, manufacturing, and utilities	0

¹ Analysis Note: These figures were generated directly from a Raosoft Summary Table.

² The total number of occupations exceeds the number of respondents because some respondents provided more than one occupation. The occupation classifications used in this analysis were derived from the Standard Occupational Classification used by Statistics Canada, with the exception of Homemaker, Unemployed, and Retired, which were created by the project analyst.

Q3 How important is it to protect the ALR lands in Richmond?		n=104
Did not answer question		1
	Very	87 (84% of the responses)
	Somewhat	9 (9%)
	Not at all	7 (7%)
	No opinion	1 (1%)
Q4 What constraints do you see for farming in the ALR?		n=84
Did not answer question		21
Loss of farmland/development		38 (27% of the total responses to Q4)
Cost of farmland / land speculation driving the cost up		11 (8%)
Cheap imports		10 (7%)
Farm / residential nuisance issues (odour, noise, etc.)		8 (6%)
Impact of farms on the environment		6 (4%)
Parcels are too small		5 (4%)
There are no constraints		5 (4%)
Landowners who do not farm		5 (4%)
Farm costs, not including land value		4 (3%)
Low prices for agricultural products		4 (3%)
Lack of support from government		4 (3%)
Traffic		4 (3%)
Poor / unsuitable soils		4 (3%)
Poor economic viability of farming (in general)		4 (3%)
Weather		4 (3%)
Industrial agriculture		3 (2%)
Lack of awareness by public of the importance of farming and local agriculture		3 (2%)
Labour availability and affordability		2 (1%)
Flooding/drainage		2 (1%)
Lack of variety of agricultural products		2 (1%)
Environmental impact (e.g. pollutants) from non-farms		2 (1%)
Threat of natural disasters		2 (1%)
Other		9 (6%)
Total responses		141³ (100%)

Summary/Highlights for Question 4

- The loss of farmland to development was clearly felt to be the biggest constraint for farming (38), followed by the cost of land/land speculation (11), which is a very similar issue.
- Industrial agriculture, at home and abroad, was also often listed as a constraint, due to the assertions that a) large-scale, low cost of production farms from outside B.C. dump their goods into the local market (10); and b) local conventional farms impact the environment (6).
- A number of respondents expressed concerns that some residents are prone to complain about the noise and smells associated with normal farm practices (8).

³ This figure exceeds the total number of respondents (n) because many respondents provided more than one response..

Q5 What opportunities do you see to strengthen farming throughout the ALR?	n=89
Did not answer question	16
Saving farmland / protecting farmland from development	23 (17% of total responses to Q5)
Farmer's markets / local agricultural marketing	19 (14%)
Organic / sustainable / highly-diversified farms	14 (10%)
Developing and marketing new products, crops	10 (7%)
Tax cuts / other subsidies	10 (7%)
Public education about the importance of local agriculture	9 (7%)
Integrated usage / valuation of farm land (e.g. farming + recreation + habitat)	6 (4%)
Greenhouses and nurseries	5 (4%)
Agri-tourism and agriculture-oriented community events	4 (3%)
Market gardens	4 (3%)
Meaningful government support of farmers and farms (generally)	4 (3%)
There are no opportunities	3 (2%)
Farm land / residential buffers	3 (2%)
Reduction of land costs	2 (1%)
Supporting / establishing more family farms	2 (1%)
Community gardens	2 (1%)
Novel sources of labour	2 (1%)
Making ALR land owners farm their land	2 (1%)
Other	12 (9%)
Total responses	136⁴ (100%)

Highlights/Summary for Question 5

- **Note: Most respondents provided “solutions” rather than perceived opportunities**
- As the table indicates, responses tended to promote saving farmland (23), as well as the development of local agricultural markets (19) and organic/sustainable farm production methods (14). Respondents stressed the benefits of being close to a large urban market which (they believe) has a strong and growing demand for organic and other fresh farm products.
- Tax cuts and subsidies are high on the list (10), but were not promoted as often as they were by Part A respondents.
- Public education and involvement with agriculture (through agri-tourism, community events, etc.)(13 total), and valuing/promoting of the multiple functions of agriculture (6) were stressed as important to selling the community on maintaining agricultural lands and on buying local products.

⁴ This figure exceeds the number of respondents (n) because many respondents provided more than one response.

Q6 What solutions do you see to strengthen farming throughout the ALR lands?	n=81
Did not answer question	24
Protect farmland from development / discourage speculation	26 (19% of total responses to Q6))
Subsidies, tax cuts, and other financial assistance	24 (18%)
Farmer's markets / local agriculture marketing	13 (9%)
Make landowners farm or encourage leasing to farmers	9 (7%)
Developing organic farms and markets	8 (6%)
Farmer and public involvement in planning	6 (4%)
Meaningful government support of farming and farmers	5 (4%)
Reduce regulations which constrain farmers	5 (4%)
Public awareness and education about Richmond agriculture	4 (3%)
Reduce ALR land / allow other uses on it	4 (3%)
Create buffer zones	3 (2%)
Agri-tourism and agriculture-oriented community events	3 (2%)
Greenhouse development	3 (2%)
Drainage and irrigation infrastructure improvements	3 (2%)
Developing and marketing new products, crops	2 (1%)
Protect markets from international competition	2 (1%)
Integrated usage of agricultural lands (e.g. farming + recreation + habitat)	2 (1%)
There are no solutions	2 (1%)
Agricultural extension services	2 (1%)
Mitigate environmental problems	2 (1%)
Other	9 (7%)
Total responses	137⁵ (100%)

Summary/Highlights of Question 6

- As with the last two questions, the protection of farmland figures prominently in the responses (26).
- Compared to the last question, tax cuts and subsidies rank higher (with 24 responses), while promoting local agriculture and developing organic production and markets are lower (with 13 and 8 responses, respectively). This may be due to respondents' lack of certainty that local markets and organic production are viable options/solutions when compared to hard cash and other direct economic incentives.
- Some innovative ideas mentioned in the responses:
 - a) using community and/or market gardens – on land rented from farmers – as buffers between farm and urban/residential areas; and
 - b) taxing windfall profits earned from rezoning and putting the cash into farm programs;
- Many respondents felt that governments should send the message that the ALR boundaries are firm, and that ALR landowners should farm or make land available for such.

⁵ This figure exceeds the total number of respondents (n) to this question because many respondents provided more than one response.

Q7 What is your long term vision of viable farming in the ALR in Richmond in the next 20 years?	See Section 7.0 for list of responses
Q8 Please indicate any concerns you may have about Richmond's ALR lands	n=90
Did not answer question	15
Loss of farmland / non-farm uses on farmland	59 (41%)
Council/the City not protecting farmland	10 (7%)
The potential loss of local produce	8 (6%)
Pollution of agricultural lands (not sourced from farms)	7 (5%)
People leaving good farm land un-farmed	7 (5%)
Land speculation	6 (4%)
Potential of increasing traffic / loss of open space if farmlands are converted to residential	6 (4%)
Some properties should become developed or have non-farm uses on them	6 (4%)
The establishment of large residences/estates in the ALR	6 (4%)
Public input processes regarding agriculture (like this survey) in Richmond are limited and insincere	4 (3%)
Impact of conventional farms on the environment	4 (3%)
Farming is not the best use of valuable land	3 (2%)
Overpopulation	2 (1%)
Farm nuisance issues (smell, noise, etc.)	2 (1%)
Farmer's being told what to do / government interference	2 (1%)
Farming is not economically viable (in general)	2 (1%)
Consumers not recognizing the importance of local agriculture by buying locally	2 (1%)
Other	8 (6%)
Total responses	144⁶ (100%)

Summary/Highlights of Question 8.

- Clearly, the loss of farmland (59) is the most-commonly noted “concern” among survey respondents, and the next most repeated concern, the lack of City protection of farm land (10), is simply an expression of blame for this loss. Many of the other response categories are related and describe different undesired outcomes of the loss of agricultural land.
- The category “establishment of large residences/estates in the ALR” (6) is a sub-set of the “loss of farmland,” but was included here to indicate that this specific activity was isolated by some respondents.
- Negative comments made about City Council and public input processes (e.g. the survey), indicate that some respondents feel betrayed and do not believe in the sincerity of the City's agricultural planning initiative.

END OF SURVEY

⁶ This figure exceeds the total number of respondents to this question (n) because many respondents provided more than one response.

7.0 Responses to Question 7 (Part B Vision Statements)

7.1 Summary/Highlights of Question 7

In contrast with most of the questions in Parts A and B of the survey, Question 7 of Part B has a very clear trend: optimism and hopefulness about the future of farming in Richmond's ALR. The majority desire to see more local produce for local markets, more organic farming, and more integrated use and appreciation of Richmond's farmlands (for recreation, pollution mitigation, habitat, etc.).

Still, there is a large minority of respondents (approximately 20, or 20% of those responding to this question) who predict that working farmland will continue to be diminished in Richmond, or whose vision includes a reduction in farmland for residential and commercial development.

7.2 List of Vision Statements

“What is your long term vision of viable farming in the ALR in Richmond in the next 20 years? In 2021, the ALR is a place where...”

Survey #	Vision	n=94
1	golf courses will be plentiful.	
2	Active farming is still viable and working. Not golf courses.	
3	farming remains as it is now or is improved.	
4	farming land restricted, limiting expansion and growth. In conflict with business and residence use. Can't deny farmers ability to profit from increase in value. Taxes would cut into profitability.	
5	organic farming has gained a strong, growing foothold. There is likely a great threat to viable farmland due to weather / water changes in N. American climate - we need to protect farm land here.	
6	family and community farms co-exist with limited housing and parkland.	
7	Employment and well grown fruits and vegetables are insured that they are staying in the community for the benefit of Richmondites and not to be imported from the U.S.	
8	Greater Vancouver buys its vegetables, especially organic produce	
9	people from the City gather to buy local fresh produce directly from the source	
10	keeping land healthy and encouraging people into farming and food products. We need local fresh products. Make people want to come and farm - ex popularity of markets in summer	
11	we can still see cows to be milked and produce grown. Richmond should never become totally residential	
12	We still see tilled fields being farmed. We preserve this rich land because we value the soil and farmland. We don't allow everything to be built up. We value green space and the peace it gives	

Survey #	Vision	n=94
13	continue farming as presently especially fruit and vegetable growing	
16	food is grown locally for local populations	
17	see farmland being farmed	
19	We still have our farmland and farmers to farm it. some green house farming is okay on condition there is no removal of topsoil	
20	The beauty of Richmond is its combination of Urban & Rural Living	
21	Food will be grown for the local, national and international market.	
22	Common people can farm and live	
23	The younger generation feel that there is a future for them in farming	
24	The farming community can make a decent living without having to build too many greenhouses and where the farming techniques are sustainable to the environmental and wildlife.	
25	There is a great potential for small family farms which could provide both work and food for the local community's crop variety. So much can be grown here that is now imported. Viable farm markets.	
26	Farmers can feel reasonably secure so that all the land is utilized preferably in a chemically free atmosphere.	
27	there are homes/townhomes and new subdivisions	
28	I would like to see it. It helps reduce the city smog	
29	farming remains the main priority in use of the land and where the view of the landscape is not altered drastically	
30	blueberries and cranberries and vegetables on viable soil; greenhouses/hydroponics on non-viable (Gilmore area is important for vegs). BC business/govt help producers establish good markets at home as well as abroad. The McLennan section may have to be sacrificed to growth.	
31	I would like to see all farm land remain in the ALR for future	
32	west of 99 - its not viable at all, east of 99 again depends on efficiency of the farm	
34	which may diminish in size because of population and growth and attendant pressures for housing and transport	
35	produce is organically grown to supply the public with healthy food while also generating revenue for the farmers and the city. As well, the ALR provides an agrarian setting in this busy city conducive to fresh air, recreation and good harvest	
36	farming is still active and farmers can make a living	
37	there will be more recreational uses such as golf courses, amusement parks and other endeavours	
38	there will be very little farmland with the exception of the very eastern portion of East Richmond being used for blueberry and cranberry production	
39	sorry - very pessimistic, council vision being develop to the max. Remember Lansdowne? Woodward was supposed to give land for park - guess what this park has become three apartment towers	
40	the fields will be overgrown and not used	

Survey #	Vision	n=94
41	Young people will still be able to see how farms work, where milk and berries and vegetables come from and farmers will continue to be a vital contributor to our economy.	
42	Keep the land	
43	The lands in the ALR in 1999 have ceased to sustain profitable production of crops and dairy products.	
44	Richmond is still farming successfully.	
45	all 'round the farms will be concrete high rises (either built or in the planning stages) but see #6 <i>[in Question 6, the respondent referred to the need to have strict enforcement of ALR boundaries].</i>	
46	see #5, 6. <i>[In Questions 5 and 6, the respondent stated the following:]</i> Do not reduce & maintain integrity of ALR lands. Create structures which block development other than farm / crop production. Selling locally; farming co-ops; organic farming (long term)	
47	farming has been protected and land held strictly for this purpose	
48	Campaign to federal gov't to include in free trade treaty an agreement with Washington State for BC to raise its export price of cranberries and blueberries and other Richmond crops. There should also be room for more organic growing of vegetables.	
49	much of the produce for the lower mainland / BC is grown.	
50	more greenhouses so you can grow crops year round.	
51	food is produced and sold locally, in an environmentally sensitive manner. Farms will be free from the threat of development / urban sprawl.	
52	hard to say. I have lived in Richmond over 30 years and the farmland just keeps decreasing.	
53	More than less - do not permit luxurious homes to take over the farmlands. Low taxes for owners - too much wasted land – garages, tennis courts and very little worthwhile farming.	
54	there won't be much farming.	
55	hothouse & organic farming - i.e. specialized production	
56	good farmland is being utilized to produce farm products and because of support by all levels of governments more farmland is classified as good farmland.	
57	farming is a viable industry	
58	Valuable green space contributes to everyone's well being.	
59	More houses should be built. The land is very valuable due to its proximity to the City. Farming could not be a way to maximise the productivity of the land.	
60	Home & farmland can be near each other without silly complaints re: smells, dust, machine noise, etc. - these go with farming and farming was here first.	
61	There will be active production of fruits & vegetables & dairy products to successfully compete with other produce suppliers.	
63	Growing is protected	
64	All homes are build	
65	I think we need to have an even longer term view than that. It's important to maintain	

Survey #	Vision	n=94
	existing ALR. Stick to principles. Increase density of population to save land.	
66	No large scale operations like mushrooms or pig farms	
67	Adjoining farmers work together to increase variety of product produced. Establish an equipment rental center to share large machinery among smaller farmers.	
68	Farming will be organic. Society will value farmland and work to protect its irreplaceable value. Farmland will be protected from all sources of environmental danger.	
69	Sustainable agricultural methods are used, including organic production. The industrial farm is replaced by the small farm, providing more self-employment and local produce for Rmd residents.	
71	Sustainable agriculture is flourishing using environmentally friendly produces. There will be an increase in allotments and small scale speciality crops. No large mansions gobbling up land.	
72	You go for fresh produce still from farmers trying to make a reasonable living and keep healthy environment - soil and air with wild fowl etc still around	
73	I want to use some fine farm land for farming. We have some fine land.	
75	There will be farms. Churches will farm. Do not kill the farms with rezoning and taxes. Ignore complaints (e buy new housing & complaints of smell/noise/slow tractors). Encourage and promote it.	
76	Fresh foods will be in more demand as people realize the consequences on their well-being/ will our grandchildren see a strawberry? taste an apple that is not in cases for a long period?	
77	Family farms flourish as working food producers - not just tourist attractions.	
78	Local produce is grown. Land that was designated ALR 20 years before is still ALR - farmers own this land to farm it knowing it will not come out of the ALR.	
79	Local residents will go to pick up premium products directly from the farm. Residents will cycle and stroll along restricted traffic roads on weekends on route to picnic sites.	
80	Should become lots using for various purposes other than farming. Priority to improper situations might be incurred due to non-planned development - the committee concerned must take aware of this matter in advance.	
81	Its gone forever	
82	That all viable land has a crop of some nature on it. Even hay is better than nothing.	
83	A wide variety of products are produced for a larger and more diverse population than exists today.	
84	There are only homes/townhomes	
86	Food is produced on fertile farm land in Richmond. Paths along farm edges could provide public pathways ie: parkland.	
87	Factories, malls and high density communities do not exist. The ALR will be hindering productive farm land where the farmer are rewarded for their hard labour and Richmond is rewarded by greener places and less development.	
89	Farmland still exists and is used	
90	No more land should be develop for housing in farming area	
91	Fresh, raw, organic, whole, clean vegetarian foods are abundantly available grown by organic/hydroponic growbed & greenhouse systems enhancing the health of the	

Survey #	Vision	n=94
	population, avoiding pollutants from chemicals, animal waste etc and minimizing costs from transportation, storage and dependency on US dollars. Richmond the breadbasket of BC.	
92	Less farming if council don't enforce regulations and stupidly allow other to by-pass laws	
94	Co-op farming has been introduced, community gardening put in the neighbourhoods, but way out on No 5 Rd where one needs personal transportation to get to it because our bus service with Richmond is not convenient for intra Richmond service	
95	To remove the ALR	
96	Too much is being given over to housing e.g. No 3 rd south of Steveston hwy and shopping centres	
97	Many of our food requirements can be met	
98	I buy fr. & vege & there is protected habitat for birds and fish.	
99	farming should continue	
101	soil quality is preserved and/or restored, farming practices are continually improved to reduce the health risks to consumers, farm workers, and neighbours.	
102	green space is preserved through various forms of protective covenants and public ownership and certain large parcels of agricultural land are subdivided into 10-15 acre hobby farms.	
103	we won't be playing golf (humour). It will be where farmers can farm and make a decent living. When they wish to retire or move on they should be able to sell at a decent price to a land bank or of course to someone that will be willing to carry on farming instead of a developer.	
104	Richmond residents and Lower Mainland residents still are able to obtain locally grown produce, a greater variety of products adapted to the local conditions.	
105	produce is grown locally and our dependency on imported food is much reduced. Healthwise, you are receiving a much fresher and nutritious product. It is important to have a local source of food close to such large urban centres as the lower mainland. Food can be more reasonably priced due to cheaper transportation costs.	

8.0 Part B Attachments

8.1 General Attachments

This section lists the attachments to Part B which were not attached to the map portion of the survey.

Survey 18

It's too late for #5 Road, but do not allow any more religious buildings on farmland in other ALR lands. With the recent purchase of more land the Bethel Church on #5 Road will expand for the third time. The Buddhist temple on Steveston Hwy has expanded to twice its size. Why does council say yes to this? Religious groups often have tons of money to build so let them buy land or rezone elsewhere i.e. some of the land that's been used for our way to many strip malls would have been good. What's left of the Martin Farm on #5 Road is now for sale and advertised as Assembly so of course that is the buyer it will first attract. Once you rezone an area of ALR many other applicants follow, as we've seen. If you continue to allow development on quite rural areas such as Gilmore area then why would someone want to live where parking lots are starting to appear, when they could farm somewhere else?

My suggestion for the City and the Province is to buy farm land when need be, and lease it to new or existing farmers (to expand their operations) at a low rate. This would encourage farming and expand the industry, make a profitable and more viable living for the farmer and the governments will eventually get their money back. If the city doesn't have enough money, the province shouldn't get involved.

Comments to the B.C. Ministry of Agriculture and Food: Economic incentives for expanding amount they farm and types of products. Find more markets for B.C. products. Incentives for BC grocers to carry more and promote more BC products.

Comments to the Federal Government: Economic and tax incentives for Canadian grocery stores to promote and buy more Canadian farm products over others. Its especially helpful to pull farmers out of a crisis like they're in now. Farmers should also be active in this. In the U.K. grocery chains were forced to admit they could have helped U.K. farmers out of a recent crisis and had to face bad PR. Shame them!

Survey 45

I believe that farming is a very satisfying way of life...many would say that it is very "hard work"... but it seems to me that everybody says his own job is very "hard work".

I am annoyed that the BC government overrode the ALR to allow that white trucking plant on farm land around Kelowna, B.C. and now we read that White Trucks are building a huge plan in South Carolina... looks like we're "screwed" eh!!!

I don't think that we should allow any more golf courses either... you know that those golf courses will never be transferred to farm use... there would be "hell to pay" if the gov't tries to change them back.

I see some huge greenhouse operations going up in Delta... that will help but at the same time the population will "explode" in Canada. If we keep buying food-stuffs from Mexico, California, and Puerto Rico, one day we'll have to pay \$50.00 for a head of lettuce and \$35.00 for one carrot.

Farm land may be about 10% of the land.... but it's 100% of the FUTURE.

Best wishes to you, I hope this is of some value. Good Luck,

Survey 67

Host community work parties at London Farm to educate the public in farming practices. Produce could be harvested for the food bank.

Survey 76

The provincial body governing ALR have a hard time keeping their mandate. We at the local level must make our voices heard.

We need a lot of open spaces specially because of our fragile land it would be very costly to rebuild. The many high buildings that have grown in the last few years frighten me. Do we ever learn from other tragedies in the world. I Would like to see children in the schools be given the opportunity to voice concerns on this topic. I saw Beatrice Potter's land in Holland what a treasure it is.

Survey 101

Strengthen the protections surrounding these lands so that future governments will find it difficult if not impossible to encroach on food producing land.

Survey 103

I wish to see the city carry on with its policy of high density growth in the city centre as a way of reducing the need to rezone ALR lands. The creation of a farmer's market similar to the ones in E. and W. End of Vancouver as a way for farmers to sell their produce directly.

Survey 105

It would be great to have a farmer's market in Richmond. We travel to the E. Vancouver market (Trout Lake) from Richmond to specifically buy items grown in B.C. and we are supporting our B.C. farmers. There is no guessing as to where the food was grown. The quality and taste of the food is higher compared to Supermarkets.

8.2 Map Attachments

This section lists the attachments made to the map portion of Part B of the survey.

GILMORE

Survey 18

I used to live in Gilmore. It's nice to know Gilmore area is in ALR because I think it's the most beautiful Richmond farmland and accessible for all to see and enjoy.

MCLENNAN

Survey 23

Re: the land between Garden City & No 4 Rd re: letter our MP Mr Chan sometime ago - still tied up between fed govt & First Nations. Any Progress? Re: Dept of Defence land between Shell & No 4 - Westminster Hwy & Alderbridge - any future plan?

Survey 27

[Referring to entire McLennan area] This area should be developed. Development should not occur in Gilmore, East Richmond South.

OTHER

Survey 76

What is the designation of the [illegible] on Sea Island? I hope we can let these farmers stay as long as the land is not needed for airport expansion.



City of RICHMOND

7577 ELMBRIDGE WAY, RICHMOND, B.C. V6X 2Z8

Telephone: (604) 276-4123

Fax No.: (604) 278-1642

GREG HALSEY-BRANDT
MAYOR

October 29, 1999

File: 4045-00

Dear Sir/Madam:

Re: Agricultural Survey

On July 12, 1999, Richmond Council authorised the preparation of a Strategy to ensure the continued viability of agriculture in the City.

The Strategy is not intended to remove farm land from the Agricultural Land Reserve (ALR) or to promote non-farming uses on agricultural lands.

Survey

As part of the Strategy, we need to hear directly from all Richmond residents. To this end, the attached survey is being distributed to:

- all farmers, agricultural land owners and users in the Agricultural Land Reserve (by direct mail), and
- all interested Richmond residents (by having them pick it up at the City Hall, libraries and community centres).

The purpose of the survey is to help us obtain your views regarding how the ALR should be managed. Please bear in mind that the survey is not intended to be used to remove land from the ALR.

Request

We ask that you complete and return the survey to City Hall by Friday, November 26, 1999.

You may either:

- mail it to City Hall, or
- drop it off at the City Hall, libraries, or community centres, or
- fax it to 604-276-4177.

Your responses will be kept in the strictest confidence. The survey results will be available at a general level in February 2000. They will be used to assist the City and stakeholders (e.g., Agricultural Land Commission, Ministry of Agriculture and Food, etc.) in preparing the Strategy.

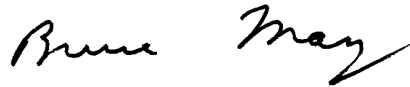
Thank you for your co-operation in developing this important Strategy to sustain and vitalise Richmond's agricultural lands.

If you have any questions about the survey, please contact Scott Aycock, Planning Assistant, at 276-4000, local 3076.

Yours truly,



Greg Halsey-Brandt
Mayor



Bruce May
President,
Richmond Farmers Institute



Urban Development Division Land Use Department

7577 Elmbridge Way
Richmond, BC V6X 2Z8

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

Please contact Scott Aycock, Planning Assistant, at **276-4000, local 3076** (fax: 276-4177; email saycock@city.richmond.bc.ca) if you have any questions regarding the survey.

RICHMOND AGRICULTURAL VIABILITY STRATEGY SURVEY

Purpose

On July 12, 1999, Council authorized the preparation of the Agricultural Viability Strategy as one of the implementation initiatives of the Richmond Official Community Plan.

The purpose of the Agricultural Viability Strategy is to identify ways to strengthen farming in Richmond's Agricultural Land Reserve (ALR). It is not intended to remove land from the ALR or to promote non-farming uses on agricultural lands.

Request

Please complete and return the survey to City Hall by **Friday, November 26, 1999**.

You may either:

- Mail it to City Hall using the enclosed postage paid envelope; or
- Drop it off at City Hall, libraries or community centres; or
- Fax it to (604) 276-4177.

Instructions

ALR Farmers, Land Owners, Leaseholders and Residents (complete **Part A** of survey):

If you farm, own land, lease land, or reside in Richmond's Agricultural Land Reserve (ALR), please complete **Part A** of this survey, beginning on page 3.

or

All Others (complete **Part B** of survey):

If you do not farm, own land, lease land, or reside in Richmond's Agricultural Land Reserve (ALR), please complete **Part B** of this survey, beginning on page 9.

- *Only one survey per household is requested.*
- *All questionnaire responses will be kept in the strictest confidence and used only for the preparation of an Agricultural Viability Strategy for Richmond.*

For Translation Assistance:

如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：(604) 279-7180

ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ

Want more involvement?

Would you like to be part of an Agricultural viability discussion group?

Yes No

(These may be held, if there is sufficient interest)

If yes, please indicate your area(s) of interest:

Name: _____

Address: _____

Phone No.: _____ Fax No.: _____ Email: _____

Survey Return

Thank you for taking the time to complete our survey and helping us to develop the Richmond Agricultural Viability Strategy. **Please complete and return the survey to City Hall by Friday, November 26, 1999.**

You may either:

- Mail it to City Hall using the enclosed postage paid envelope*; or
- Drop it off at City Hall, libraries or community centres; or
- Fax it to (604) 276-4177.

City Hall Address:

*Scott Aycock
City of Richmond
Urban Development Division
7577 Elmbridge Way,
Richmond, BC V6X 2Z8
Tel: 276-4000, local 3076.*

* Even though the postage-paid envelope has our old address, your response will still be routed to our new location.

Want Survey Results?

- Copies of the survey results will be available in February, 2000.
- Please watch the City Notice Board in the **Richmond News** for the release date.

Part A

To be completed by persons farming, owning land, leasing land, or residing in the ALR.

ALR FARMER, LAND OWNER, LEASEHOLDER AND USER QUESTIONS

Occupation, Land Ownership and Use

1. Please tell us what you do:
Full-time, full-year farmer (49+ weeks/year)
Full-time farmer, **less** than 49 weeks/year
Part-time farmer
Non-farmer

2. What is your non-farm occupation, if any? _____

3. Do you: (Please check all applicable)
Own land in the ALR?
Lease land in the ALR? (from an unrelated person or business)
Reside in the ALR?

4. Where is your owned or leased land; or residence, in the ALR, located? (Please check all applicable) For assistance, see attached map.

	Owned/leased land	Residence
Gilmore Area, south of Steveston Highway	<input type="checkbox"/>	<input type="checkbox"/>
East Richmond, north of Westminster Highway	<input type="checkbox"/>	<input type="checkbox"/>
East Richmond, south of Westminster Highway	<input type="checkbox"/>	<input type="checkbox"/>
McLennan Area, west of Highway 99	<input type="checkbox"/>	<input type="checkbox"/>

Note: *In completing the following questions, “business” could include a farm owned by yourself with other family members.*

5. How much total land in the ALR do you hold? (i.e. all the ALR land you and/or your business owns, plus all the ALR land you and/or your business leases from any other person or business)
_____ Parcels _____ Total acres None

6. How much of this total ALR land holding is:
 - a) **Owned** by you, by your business, or (if relevant) is leased from a related person?
_____ Parcels _____ Total acres None

 - b) **Leased from** businesses or persons unrelated to you?
_____ Parcels _____ Total acres None

 - c) **Leased to** businesses or persons unrelated to you?
_____ Parcels _____ Total acres None

7. Excluding the land listed in 6c, how much of your ALR land holding is:

Farmed _____ % or _____ acres

Not Farmed _____ % or _____ acres

If not farmed, why? _____

8. If you and/or your business leases ALR land **from** an unrelated person or business, who owns the land? (Please check all applicable)

Private property owner: Federal Don't know
Canadian Province Not applicable
Foreign City

9. Please indicate how your ALR land holding (owned and/or leased land) is serviced: (Please check all applicable)

City: Water Private: Well
Sanitary sewer Septic system
Drainage Drainage
Built roads
Fire service

10. What kinds of uses do you have on your ALR holding (owned and/or leased land)? (Please check all applicable)

Residential:
No. of primary dwellings _____
No. of secondary dwellings for full-time farm workers _____

Agriculture: Horticulture Livestock/Poultry

Golf course/driving range

Animal hospital, clinic, or kennel

Road side stand

Peat extraction and processing

Horse riding academy or horse boarding

Vacant

Hobby farm _____
Specify

Home occupation _____
Specify

Other _____
Specify

11. Please indicate the percentage of your total income from:

Farm-related employment _____ % Other employment _____ %

Farm Activity

12a) If you farm, what kind of farming do you currently do? (Please check all applicable)

	Specify Type	What Do You Grow?	No. Head
Berries	<input type="checkbox"/> _____	Green house <input type="checkbox"/> _____	Dairy <input type="checkbox"/> _____
Grains	<input type="checkbox"/> _____	Organic <input type="checkbox"/> _____	Beef <input type="checkbox"/> _____
Field vegetable	<input type="checkbox"/> _____	Hydroponic <input type="checkbox"/> _____	Poultry <input type="checkbox"/> _____
Nursery	<input type="checkbox"/> _____		Sheep <input type="checkbox"/> _____
Tree fruits	<input type="checkbox"/> _____		Pork <input type="checkbox"/> _____
Mushroom	<input type="checkbox"/> _____		Feedlot <input type="checkbox"/> _____
Hay	<input type="checkbox"/> _____	Horse operation <input type="checkbox"/> _____	
Pasture	<input type="checkbox"/> _____	Specify	
Xmas trees	<input type="checkbox"/> _____	Other <input type="checkbox"/> _____	
		Specify	

12b) If you farm, do you wash, grade, bottle, or package produce on the farm? Yes No
 If so, what? _____

12c) If you farm, do you process (e.g. sausage, jam, etc.) any farm products intended for sale, not including washing, grading, bottling, or packaging? Yes No
 If so, what? _____

Constraints and Risks

13a) If you **don't** farm, why not? _____

13b) If you **don't** farm, under what conditions would you farm? _____

 What would you raise? _____

13c) If you **don't** farm, do you lease out a portion of your land for farming? Yes No
 If not, what would entice you to make some land available for farming? _____

14a) If you farm, how long have you farmed in Richmond? _____ years

14b) If you farm, how long do you plan to continue farming in Richmond? _____ years

14c) If you farm, are you planning to increase or diversify your farming operation in the next three years? Yes No
 If yes, please describe: _____

15. Whether you farm now or not, what services do/would you need to start, increase, or diversify your farming operation? (Please check all applicable)

City: Water	<input type="checkbox"/>	Private: Well	<input type="checkbox"/>
Sanitary sewer	<input type="checkbox"/>	Septic system	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	Drainage	<input type="checkbox"/>
Built roads	<input type="checkbox"/>	Other	<input type="checkbox"/>
Fire service	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Specify _____

Specify _____

16. What are the top 10 constraints and/or risks you see to farming in the ALR (in order of significance)?

1. _____	6. _____
2. _____	7. _____
3. _____	8. _____
4. _____	9. _____
5. _____	10. _____

17. Do you have problems or comments regarding the following? (Please check all applicable)

	Yes	No	Please Explain
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	_____
Dyking	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water supply	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Liquid waste	<input type="checkbox"/>	<input type="checkbox"/>	_____
Solid waste	<input type="checkbox"/>	<input type="checkbox"/>	_____
Road access	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic	<input type="checkbox"/>	<input type="checkbox"/>	_____
Recreational use	<input type="checkbox"/>	<input type="checkbox"/>	_____
Weeds/Pests	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wildlife	<input type="checkbox"/>	<input type="checkbox"/>	_____
Vandalism/Theft	<input type="checkbox"/>	<input type="checkbox"/>	_____
Cost of land/lease	<input type="checkbox"/>	<input type="checkbox"/>	_____
Marketing	<input type="checkbox"/>	<input type="checkbox"/>	_____
Business mgmt.	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other	<input type="checkbox"/>	<input type="checkbox"/>	_____

18. If you live in the ALR, but don't farm, do you have any concerns with farming? Yes No

If yes, what _____

Solutions

19. What are the main solutions which would help strengthen farming for you and in general?

Vision – What You Hope For

20. What is your long term vision of **viable farming** in the ALR in Richmond in 2021?

“In 2021, the ALR is a place where _____”

_____”

Government

21. In the past three years, have you had a concern with any City bylaws? Yes No

If Yes, please check all applicable:

Noise Bylaw Hunting Bylaw Zoning Bylaw Building Permit

Soil Conservation (soils removal or placement of soil) Permit

Other _____

Specify

Please explain: _____

22. What suggestions do you have for the **City** to strengthen farming in the ALR?

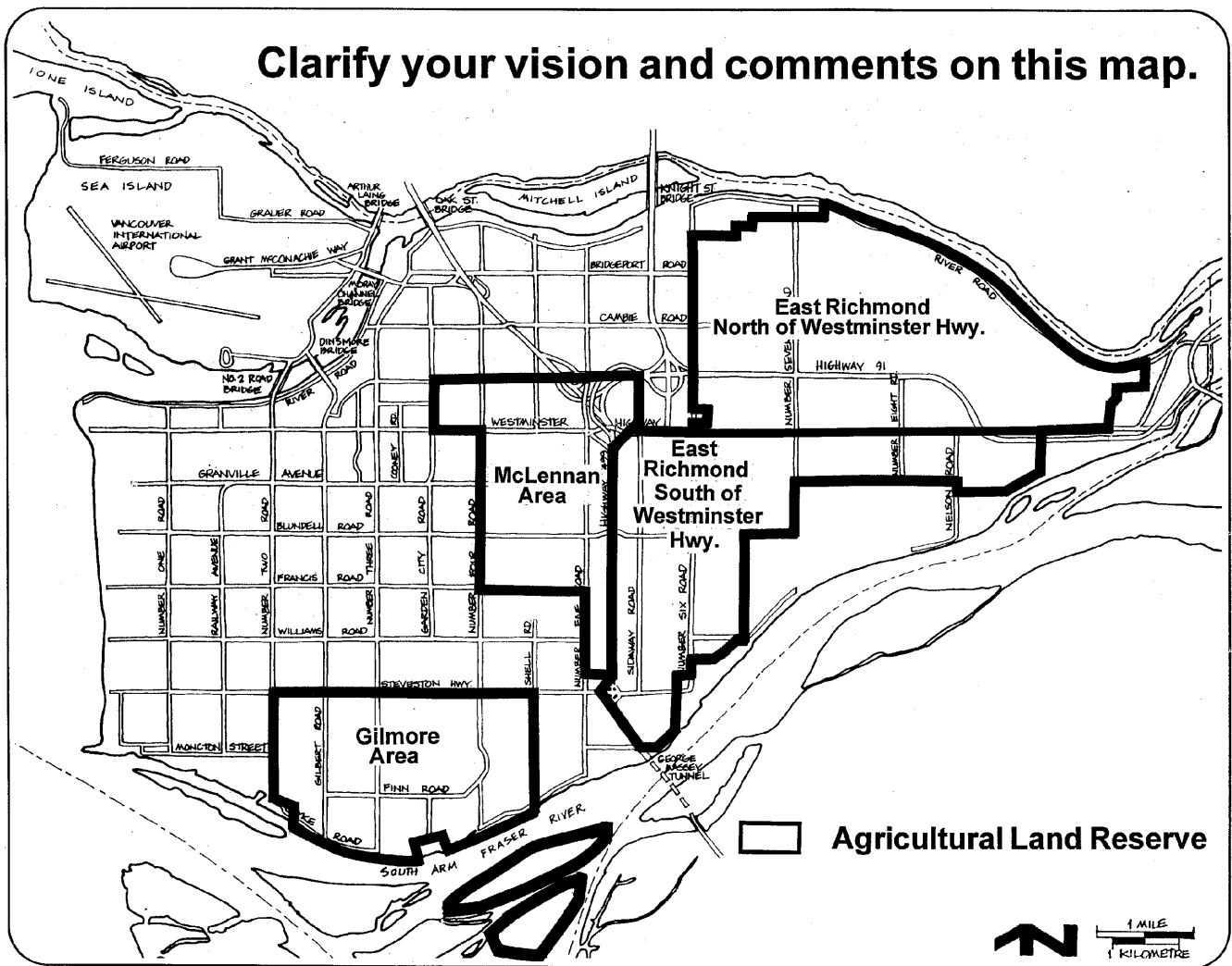
23. What suggestions do you have for the **Provincial Agricultural Land Commission** to strengthen farming in the ALR?

24. What suggestions do you have for the **B.C. Ministry of Agriculture and Food** to strengthen farming in all ALR lands?
- _____
- _____
- _____
25. What suggestions do you have for the **Federal Government** to strengthen farming in the ALR?
- _____
- _____
- _____

Please attach any additional comments you might have.

Note: *If you wish, on the ALR map shown below, you may provide any ideas to clarify your vision or comments.*

Thank you for contributing to the Richmond Agricultural Viability Strategy.



Part B

To be completed by persons who do not farm, own land, lease any land, or reside within Richmond's Agricultural Land Reserve lands.

QUESTIONS FOR OTHERS

Non-ALR Land Owner, Lessee or Resident

- 1a) Where do you live? In Richmond outside the ALR Outside Richmond
- 1b) Do you live, own land, or operate a business within 500 ft. but outside of Richmond's ALR?
(See attached map.) Yes No
- 1c) Please indicate with an **X** on the map on the following page, the approximate location of your residence, business, and/or land owned by you in Richmond.
2. What is your occupation? _____
3. How important is it to protect the ALR lands in Richmond?
Very Somewhat Not at all No opinion
4. What **constraints** do you see for farming throughout the ALR lands?

5. What **opportunities** do you see to strengthen farming throughout the ALR?

6. What **solutions** do you see to strengthen farming throughout the ALR lands?

7. What is your long term vision of **viable farming** in the ALR in Richmond in the next 20 years?
"In 2021, the ALR is a place where _____

_____ "
8. Please indicate any concerns you may have about Richmond's ALR lands:

If you wish, on the attached map of the ALR, you may provide any ideas to clarify your vision or comments.

Please attach any additional comments you might have.

Thank you for contributing to the Richmond Agricultural Viability Strategy.

Clarify your vision and comments on this map.

