



**To:** General Purposes Committee **Date:** October 4, 2013  
**From:** Joe Erceg **File:**  
General Manager, Planning and Development  
**Re:** Provincial Core Review of the Agricultural Land Commission and Reserve

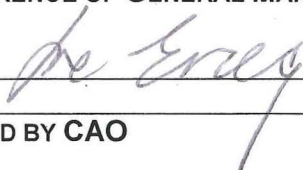
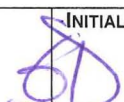
**Staff Recommendation**

That:

1. As the Provincial Government is conducting a Core Review of its programs and services including the Agricultural Land Commission (ALC) and Reserve (ALR), and as opportunities for Council and public consultation during the Review are unclear, Council write the Premier and Minister of Agriculture requesting that the Core Review:
  - (a) protect and enhance the Agricultural Land Reserve and Agricultural Land Commission; and
  - (b) enable consultation opportunities for City Council, the Richmond Agriculture Advisory Committee (AAC) and public.
2. Copies of the letter be sent to all Members of the Legislative Assembly (MLAs), the Metro Vancouver Board and local governments, and the Port Metro Vancouver Board.

  
Joe Erceg, General Manager,  
Planning and Development

Att. 3

<b>REPORT CONCURRENCE</b>	
<b>CONCURRENCE OF GENERAL MANAGER</b>	
	
<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## Staff Report

### Origin

This report is prepared at the request of the Mayor. The purpose of this report is to: (1) advise Council of the upcoming provincial Core Review which includes a review Agricultural Land Commission (ALC) and Reserve (ALR), (2) advise that the opportunities for public consultation during the Review appear limited and imminent, and (3) recommend next steps.

#### *Council's 2011 - 2014 Term Goals*

This report addresses the following Council Term Goals:

- 6. Intergovernmental Relations
- 7. Managing Growth and Development

### Findings of Fact

On September 24, 2013, the Honourable, Bill Bennett, BC Minister of Energy and Mines and Minister Responsible for Core Review announced that a Cabinet Working Group on Core Review (CWGCR) will evaluate all government programs and services, including the Agricultural Land Commission (ALC) and Reserve (ALR) (**Attachments 1, 2**).

The available provincial information is vague regarding the public consultation process for the Core Review. It indicates that: (1) "Effective public and stakeholder communications are to be an important element of the Review approach", (2) "The public will have an opportunity to provide input to core review, as part of the Select Standing Committee on Finance and Government Services' 2014 budget consultations being undertaken in September and October 2013", and (3) "It is expected that the mandate review phase will take place from October through to December 2013".

The Core Review involves the following phases:

- Early Opportunities - underway since September 24, 2013,
- Phase 1 - Mandate Review - from October to December 2013 (main consultation period),
- Phase 2 - Refinement - from the Winter and Spring of 2014 - ending by December 31, 2014
- Phase 3 - Implementation - afterwards.

On October 4, 2013, Ministry of Agriculture staff advised that it is best if Council directly communicates its requests to the Minister of Agriculture (the Honourable Pat Pimm) now.

### Analysis

#### *Importance of the ALR in the Richmond*

The provincial Agricultural Land Reserve comprises approximately 40% of Richmond (e.g., 12,340 acres). The ALR is essential to the Province's and Richmond's long term economy, employment, food security and agricultural viability. The City and Richmond farmers have invested considerable resources in preserving and enhancing the viability of the ALR. Examples include: preparing the innovative 2003 Richmond Agricultural Viability Strategy (RAVS), investing millions of dollars in agricultural drainage in East Richmond, preparing the 2041

Official Community Plan (OCP) which includes policies to protect and enhance the ALR, agriculture and food (**Attachment 3**) and, more recently, Council is reviewing its soil fill management options to protect the quality of ALR land and drainage.

*Core Review Concerns*

The Core Review may provide a useful opportunity for Council and others to request the Province to recommit to maintaining and enhancing the ALC and ALR. On the other hand, there has been some worry that it may unacceptably result in the ALC and ALR being weakened (e.g., easier ALR exclusions, more urban development permitted by the ALC in the ALR).

*Summary*

In light of the above, City staff recommend that now is the best time for Council to advise the Premier and Minister of Agriculture that the Core Review should: (1) protect and enhance the ALC and ALR, and (2) provide public consultation opportunities for the Richmond Council, Richmond Agricultural Advisory Committee and public to comment on the future of the ALC and ALR.

**Financial Implications**

None

**Conclusion**

To ensure that the City's ALC and ALR interests are protected during the upcoming provincial Core Review, staff recommend that Council write the Premier and Minister of Agriculture requesting that: (1) the Agricultural Land Reserve and Agricultural Land Commission be protected and enhanced, and (2) the City Council, the Richmond Agriculture Advisory Committee (AAC) and the public be consulted during the provincial Core Review.



Terry Crowe, Manager,  
Policy Planning  
(604-276-4139)

TC:cas

- **Attachment 1** - Provincial Core Review Information
- **Attachment 2** - Map of ALR Land in Richmond
- **Attachment 2** - Richmond's 2041 OCP, Chapter 7 Agriculture and Food

### BC Provincial Core Review of ALC and ALR

**Source:** The following information is from the BC Ministry of Agriculture, Web Site, October 4, 2013:

News Item Dated BC Government, Government Operations, Tuesday, September 24, 2013 1:30 PM.

#### **Bennett seeks a bold approach on Core Review**

VICTORIA - Bill Bennett, Minister of Energy and Mines and Minister Responsible for Core Review, released a letter to all government ministers today outlining how the Cabinet Working Group on Core Review (CWGCR) will carry out its evaluation of all government programs and services. Much like the members of the CWGCR, all ministers will be tasked with taking a bold approach to the ideas they submit through the Core Review process.

Bennett identified several phases for ministers to work through to achieve the goals of the Core Review. Ministers have been asked to determine which programs and services in their ministry require direction or change, and the scope of what that change may include. Once these programs and services are identified and refined through a detailed process, the CWGCR will present their recommendations to Cabinet for decisions. The CWGCR will monitor the implementation of these decisions and Bennett will provide regular reports to Cabinet on progress.

Ministers are being tasked with finding ways to be smarter with less money by looking for duplication and overlap between ministries and identifying programs that can be restructured to reduce costs and improve outcomes for the public. A key element of the process is a review of the agencies, boards and commissions (ABCs) that fall under each ministry. Ministers are expected to work with their deputy ministers and consult with these ABCs as necessary to prioritize those agencies with the greatest opportunities for change.

The Core Review process will not make recommendations on those services provided to the most vulnerable of citizens except to the extent that they are not achieving intended results. The overarching goal of the Core Review process is to ensure the best possible use of government resources and respect for the interests of taxpayers.

The review will include targeted industry and stakeholder consultations with recommendations expected before the end of fiscal year 2013-14 and completion of the process by Dec. 31, 2014.

#### **Quotes:**

Bill Bennett, Minister of Energy and Mines and Minister Responsible for Core Review -

*"I've formally requested my Cabinet colleagues to submit bold ideas to the Core Review process to help government control spending and ensure the best possible use of government resources. I look forward to working with my colleagues to identify programs, services and agencies that require direction and change to protect the best interests of taxpayers."*

#### **Learn More:**

Bennett's letter to his Cabinet colleagues, letters sent to B.C.'s deputy ministers, and an appendix are attached below.

#### **Text of Minister of Energy and Mines and Minister Responsible for Core Review Bill Bennett's letter to ministers: - September 24, 2013**

Dear Colleagues:

This letter outlines the approach by which the Cabinet Working Group on Core Review (CWGCR) will carry out its examination of all government programs and services - including Crown corporations, agencies, and boards including the SUCH sector, with a view to positioning our province for sustained economic growth and prosperity.

The overarching goal of the core review process is to ensure the best possible use of government resources and respect for the interests of taxpayers. The CWGCR has been given a timeline of December 31, 2014 to complete its work. Additionally, we have been directed by Cabinet to take a "bold approach" to our work - I am pleased to report that all working group members are engaged in this process with that direction clearly in mind.

The CWGCR has six objectives and will be making recommendations to Cabinet in each of these areas:

1. Ensure that the programs and activities of ministries are focused on achieving government's vision of a strong economy and secure tomorrow;
2. Ensure that government is operating as efficiently and effectively as possible by:
  - Eliminating overlap and duplication between ministries and within the broader public sector;
  - Reducing red-tape and unnecessary regulations that hinder economic development;
  - Restructuring government program delivery and governance models where costs can be reduced and outcomes improved for the public;
3. Confirm government's core responsibilities and eliminate programs or services that could provide better service at less cost through alternative service delivery models;
4. Ensure budget targets are achieved consistent with Budget 2013 (June Update);
5. Identify opportunities where further savings can be re-directed to high priority programs;
6. Ensure public sector management wage levels are appropriate while recognizing the need for leaders who can positively impact the effectiveness and productivity of public sector agencies.

We will not make recommendations on those services provided to the most vulnerable of citizens except to the extent that they are not achieving intended results.

There are four phases to the CWGCR's work; I have provided a brief outline for each phase below:

1. Early Opportunities
2. Phase 1 Mandate Review
3. Phase 2 Refinement
4. Phase 3 Implementation

Separate streams of work will be undertaken to achieve the objectives to reduce red-tape and unnecessary regulations and to ensure public sector management wage levels are appropriate.

#### **Early Opportunities**

The CWGCR is already engaged in reviewing submissions on priority areas. Budget 2013 (June Update) announced a \$50 million savings target for Core Review beginning in 2014/15. The savings target will be allocated based on approved initiatives rather than individual ministry targets.

#### **Phase 1 Mandate Review**

This phase of core review is intended for Ministers to give an overview to the CWGCR on the performance in their ministry, key trends in policy and service delivery, leading approaches in other jurisdictions, the major themes heard from key stakeholders, and metrics on program and service efficiency and effectiveness. As Minister you will be expected to highlight those programs and services that require direction and change and the scope of what that change may include. The CWGCR will direct which programs and services are recommended for further detailed analysis. The mandate letters provided to you from Premier Christy Clark provide you with direction on your current priorities.

#### **Phase 2 Refinement**

Based on the direction from the CWGCR in the mandate review phase, in the refinement phase it is expected that more comprehensive and detailed work on the programs and services recommended by the CWGCR will be completed both by ministry staff and, as required, external resources for business case/value for money assessments. It is expected that this analysis will include targeted consultations with stakeholders. Following completion of this work, ministries will return to the CWGCR for final recommendations. Those recommendations will be referred to Cabinet for decision.

#### **Phase 3 Implementation**

The CWGCR will monitor implementation and as the Minister responsible, I will provide regular reports to Cabinet on progress.

- The public will have an opportunity to provide input to core review as part of the Select Standing Committee on Finance and Government Services' 2014 budget consultations being undertaken in September and October 2013.
- As well, Parliamentary Secretary for Core Review Dan Ashton has been tasked with engaging with members of government caucus to solicit and refine proposals for the CWGCR's consideration.
- Effective public and stakeholder communications will be an important element of our approach.

Your Deputy Minister will soon receive detailed instructions on the mandate review phase from Kim Henderson, Deputy Minister of Corporate Initiatives, Office of the Premier. Working with your Deputy Minister, I am confident that you will provide the leadership and creativity needed to successfully carry out these instructions.

A key element of the Mandate Review is a review of the agencies, board and commissions (ABCs) that are under your Ministerial responsibility. Consistent with your accountabilities in your mandate letter, it is expected that you will lead these presentations and that you and your Deputy Minister will consult with the ABCs as necessary in the development of the submissions.

You will be asked to prioritize those agencies with the greatest opportunities for change. The core review process is an important one for our government. The work we accomplish in this area will contribute significantly to ensuring we are structured for success on our objectives, maintain our fiscal prudence and are well positioned for the future.

I look forward to working with you throughout this initiative as we seek new and innovative ways to bring transformation to government and ensure that services and programs are available to British Columbians in the most effective and efficient manner possible.

Sincerely,  
Bill Bennett,  
Minister

**Text of Deputy Minister, Corporate Initiatives, Kim Henderson's letter to deputy ministers: - September 24, 2013**

Dear Colleagues:

As indicated in Minister Bennett's letter of September 24, 2013 to Ministers, you are responsible for carrying out government's Core Review for your Ministry under the direction of your Minister.

The purpose of Core Review is to ensure the best possible use of government resources and respect for the interests of taxpayers, and to ensure that we are structured for success on our objectives. Minister Bennett's letter and the publicly released Terms of Reference for Core Review outline the context and objectives that inform the approach for Core Review.

This letter is to provide you with more specific information and direction about the instructions and logistics for Core Review as well as timelines and responsibilities.

**Ministry Responsibilities:**

Ministers are accountable for the Core Review of their Ministry and the agencies, boards and commissions (ABCs) within their portfolio. Deputy Ministers are responsible for conducting the Core Review under the direction of their Minister.

Ministries will be expected to undertake targeted consultations with stakeholders and their ABCs as part of the Core Review instructions.

The onus of responsibility is on the Ministry to approach the objectives of Core Review in a meaningful way and to satisfy the Cabinet Working Group on Core Review (CWGCR) that the objectives have been fully and creatively addressed.

**Approach:**

As outlined in Minister Bennett's letter, there are four phases to Core Review.

- The early opportunities phase is well underway.
- The instructions attached to this letter address expectations on Phases 1 through 3 of Core Review.
- The mandate review phase is expected to take place from October through to December 2013.
- The refinement phase will take place in the winter and spring of 2014 with implementation and the monitoring of targets to follow.

Mandate reviews on ABCs will be prioritized for review by the CWGCR beginning at the end of October 2013 and will be scheduled as separate items from the mandate reviews of the ministries. You are asked to work with your Minister to identify those ABCs with the greatest opportunities for change consistent with the objectives of Core Review (i.e. those with the broadest scope for mandate, governance, program and service changes and greatest financial savings). You may also advise if there are ABCs that do not require a mandate review as, in the assessment of the Ministry, there are no changes for consideration that meet the objectives of Core Review. Any ABCs that are not

recommended for a mandate review will be reviewed and approved as such by the CWGCR. Please provide a letter to me by October 1, 2013 outlining the ABCs recommended for priority review and any ABCs that the Ministry recommends does not require a mandate review.

For the Ministry mandate presentations, ministries will be grouped by sector to ensure necessary program linkages are made. Ministry mandate presentations will be scheduled beginning in November.

**Other considerations:**

Budget 2013 (June Update) announced a \$50 million savings target for Core Review beginning in 2014/15. This target will be allocated based on approved initiatives rather than individual ministry targets. This financial target is not the overarching objective for Core Review; it is just one of the objectives. As the objectives state, the goals for Core Review are broader and include identifying opportunities where further savings can be re-directed to high priority programs.

The attached instructions are intended to ensure that the approach is consistent across ministries and that the objectives of Core Review are achieved. You will be encouraged to present draft materials to the DMC on Core Review to ensure the approach is consistent, meets the expectations of the CWGCR and as another screen to ensure necessary program linkages are made.

A schedule for presentations will be confirmed after receipt of the prioritized ABCs and after consultation with each Ministry on state of readiness.

There are a number of avenues where the public and stakeholders may provide input. Government Members of the Legislative Assembly are providing input through to the Parliamentary Secretary Dan Ashton. As well, the public service will be encouraged to provide input to Core Review through a specific engagement on the @work site. A summary of the input relevant to your Ministry will be provided to you as consideration for your presentations.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Kim Henderson

Deputy Minister, Corporate Initiatives

Office of the Premier

**APPENDIX: INSTRUCTIONS**

**A. BC Government Priorities**

The government's priorities are to maintain our fiscal prudence and balance the budget in 2013/14, to ensure that government does not grow, to conduct this core review of government services to ensure we are structured for success on our objectives and to eliminate red-tape to facilitate economic development without needless delay.

Your mandate letter provides the direction you require on the core priorities for your ministry and are focused on achieving government's vision of a strong economy and secure tomorrow. Mandate presentations should begin with a statement on how the current ministry mandate aligns with these priorities.

**B. Objectives**

The objectives of Core Review are to:

1. Ensure that the programs and activities of ministries are focused on achieving government's vision of a strong economy and secure tomorrow;
2. Ensure that government is operating as efficiently and effectively as possible by:
  - Eliminating overlap and duplication between ministries and within the broader public sector;
  - Reducing red-tape and unnecessary regulations that hinder economic development;
  - Restructuring government program delivery and governance models where costs can be reduced and outcomes improved for the public;
3. Confirm government's core responsibilities and eliminate programs or services that could provide better service at less cost through alternative service delivery models;
4. Ensure budget targets are achieved consistent with Budget 2013 (June Update);
5. Identify opportunities where further savings can be re-directed to high priority programs;
6. Ensure public sector management wage levels are appropriate while recognizing the need for leaders who can positively impact the effectiveness and productivity of public sector agencies.

The objective to reduce red-tape and unnecessary regulations will be accomplished by a specific set of instructions that will be provided to ministries; as such it will not be included in the mandate review. As well, the objective to ensure public sector management wage levels are appropriate will be a review led corporately and is not part of the instructions to ministries.

#### ***C. Role of the Cabinet Working Group on Core Review***

The role of the Cabinet Working Group on Core Review (CWGCR) will be to oversee the process, review the analyses completed by ministries and make recommendations to Cabinet for final decisions. The CWGCR will ensure that the objectives of Core Review are achieved by December 31, 2014.

Treasury Board is the Cabinet committee responsible for all matters related to financial management and control, including the allocation of funding; as such, Core Review is not intended as an avenue for ministries to seek additional resources. Review and approval of revenue proposals is also under the purview of Treasury Board; however, ministry submissions for core review can include information on any revenue proposals that are specifically linked to a ministry or agency mandate issue for consideration by the CWGCR.

The CWGCR is responsible for identifying recommendations on savings to achieve the \$50 million savings target beginning in 2014/15. Treasury Board Staff will provide support by providing analysis and recommendations on financial and fiscal considerations including assessing the savings proposals and where applicable, program reallocation options.

#### ***D. Scope***

Each Ministry will be asked to assess all of its activities as well as most of their Agencies, Boards and Commissions (ABCs). Ministers, in consultation with the Chair of the CWGCR, should include Board Chairs in the mandate presentations.

In consultation with the Deputy Minister, Corporate Initiatives, some ABC presentations may be grouped. The scope of Core Review includes the full mandate of ministries. The CWGCR will not make recommendations on those services provided to the most vulnerable of citizens except to the extent that they are not achieving intended results.

#### ***E. Sectors***

Ministry presentations will be scheduled and grouped as sectors as follows:

- Natural Resources: ARR, AGRI, ENV, FLNRO, MEM, MNGD, TRAN
- Jobs and Economy: FIN (including PSA), JTST (including Labour), MIT, MTICS
- Secure Tomorrow: AVED, CSCD, EDUC, HLTH, JAG, CFD, SDSI

#### ***F. Timelines***

The Early Opportunities phase of core review is already underway.

It is expected that the mandate review phase will take place from October through to December 2013.

The refinement phase will take place in the winter and spring of 2014 with the monitoring of implementation targets to follow. Core review is to be complete by December 31, 2014.

Those ABCs that are prioritized by ministries will be scheduled beginning in late October. Ministry mandate presentations will be scheduled in November and December 2013. The remaining ABCs are expected to be scheduled in spring 2014.

The timelines for submissions of materials to the CWGCR is the same as for all Cabinet committees.

#### ***G. Phase 1 - Mandate Review***

The mandate review phase of core review is intended for Ministers to give an overview on the performance of their ministry, key trends in policy and service delivery, leading approaches in other jurisdictions, the major themes heard from key stakeholders, and metrics on program and service efficiency and effectiveness.

The Minister will be expected to highlight those programs and services that require direction and/or transformation and the scope of what that change may include.



Presentations should address the objectives of Core Review by assessing the following questions:

- a. Is the ministry's mandate, programs and activities focused on the priorities of the mandate letter?
- b. Is the ministry structured for success on government's objectives?
- c. Are there areas of duplication and overlap between the ministry, other ministries, or the broader public sector?
- d. Could government program delivery be restructured to reduce costs and improve outcomes for the public?
- e. Are the governance models in place for the delivery of services structured for success?
  - i. Are there opportunities where costs can be reduced, AND/OR;
  - ii. Are there opportunities to improve outcomes for the public?
- f. Are there programs that could be provided by the private sector or through Alternative Service Delivery arrangements at less cost and with better service for the public?
- g. Are there current Alternative Service Delivery arrangements that could achieve better results?

Presentations should summarize the key areas of recommended change and order of magnitude of financial savings and legislative change, where applicable. The CWGCR will then provide advice on those areas that the ministry is to pursue in the refinement phase which will cover more detailed analysis and consultation.

For this phase of Core Review, PowerPoint presentations will likely cover the necessary elements required; however, Cabinet Concept Papers may also add value to the CWGCR deliberations. Deputy Ministers should consult with the Deputy Minister, Corporate Initiatives on materials.

Deputy Ministers are encouraged to test their ideas with the DMC on Core Review before final submissions are provided; this will be coordinated by the Deputy Minister, Corporate Initiatives.

#### ***H. Phase 2 - Refinement***

From the mandate phase, ministries will receive direction on those opportunities to pursue and to complete detailed analysis including targeted stakeholder consultation. As part of the analysis, where applicable, ministries will conduct value for money assessments and/or business cases on specific opportunities. For this work, external resources may be used. The Ministry of Finance will coordinate a procurement process to provide a bidders list for this work.

Further direction on the instructions for the refinement phase will be provided at the completion of the mandate phase of Core Review. It is expected that detailed submissions will form the substance of the materials for this phase of Core Review.

#### ***I. Phase 3 - Implementation***

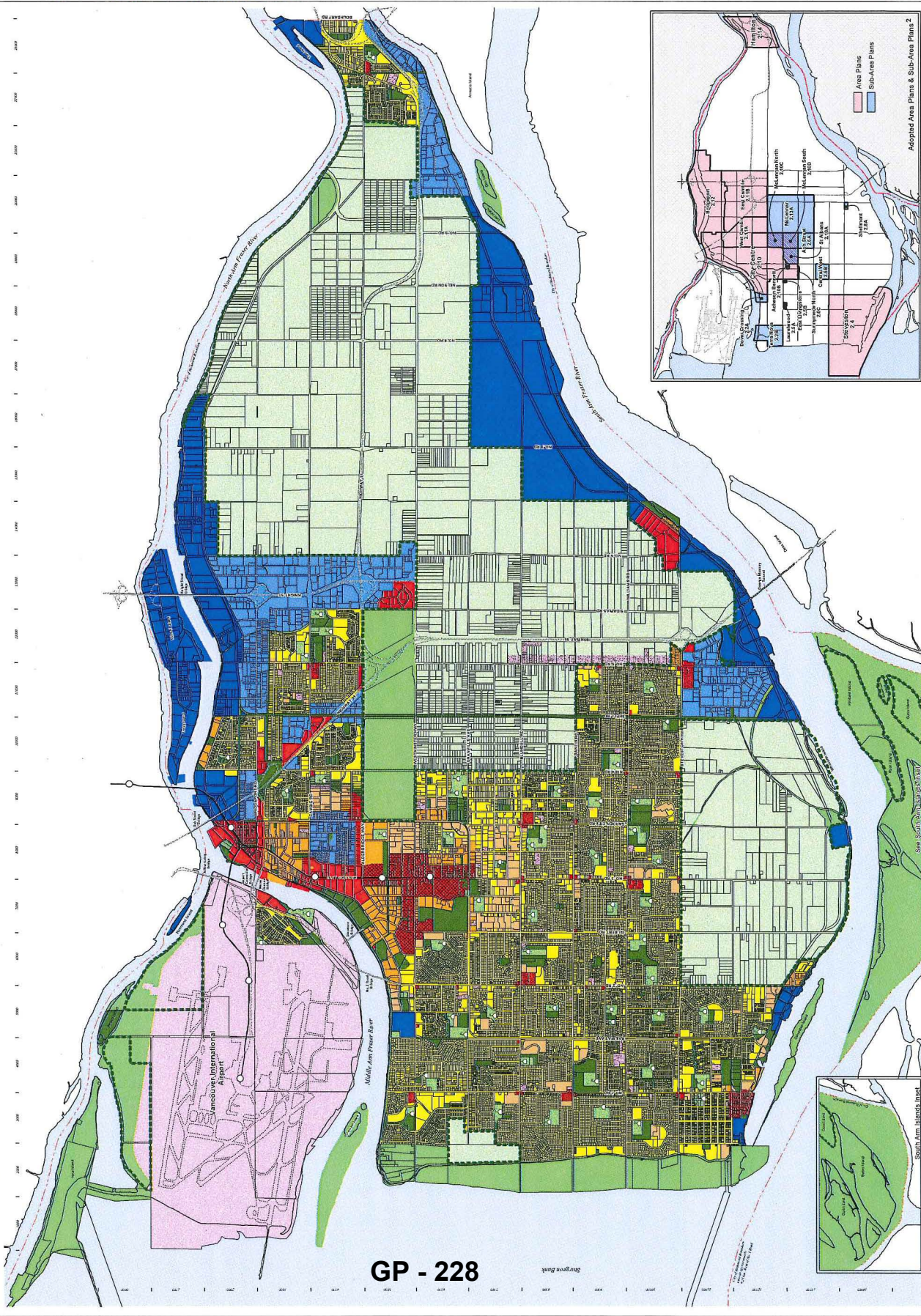
Following decision-making by Cabinet at the refinement phase, ministries will be clear on implementation goals and targets. These targets will be monitored and progress will be reported to Cabinet on a regular basis.

#### **Media Contact:**

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Media Relations  
Ministry of Energy and Mines and Responsible for Core Review  
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# City of Richmond 2041 OCP Land Use Map



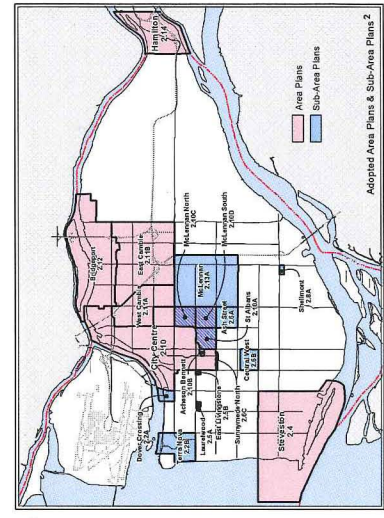
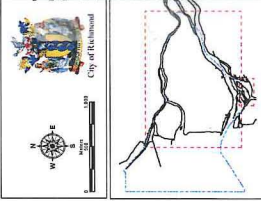
**Attachment 1 to Schedule 1 of Bylaw 9000'**

**Legend**

- Agricultural Land Reserve Boundary
- Land Use
- Agriculture
- Apartment Residential
- Commercial
- Community Institutional
- Conservation Area
- Downtown Mixed Use
- Industrial
- Limited Mixed Use
- Mixed Employment
- Mixed Use
- Neighbourhood Residential
- Neighbourhood Service Centre
- Park
- School<sup>4</sup>

- 1 This map is an attachment to the Official Community Plan (OCP). You are reminded that the OCP also contains other maps, policy which are subject to amendment from time to time.
- 2 Where there is conflict with respect to land use designations between the OCP Land Use Map and the City's Sub-Area Plans and Sub-Area Maps, the latter shall take precedence, with the exception of the OCP Land Use Map designations that are in the OCP Land Use Map and shall retain their land use designations notwithstanding conflicting designations in the OCP Land Use Map, Sub-Area Plan or Sub-Area Map.
- 3 Contact VML, Port Metro Vancouver and the Steveston Harbour Authority to see their plans.
- 4 Existing School building (See Specific, Richmond Neighbourhood maps in the OCP)

Adopted November 19, 2012  
 Revised July 20, 2019  
 Prepared by Frank Sobieries



GP - 228



## **7.0 Agriculture and Food**



## 7.0 Agriculture and Food

### 7.1 Protect Farmland and Enhance Its Viability

Richmond agriculture: an important contributor to the local economy.

In 2011:

- no. of farm operators: 295
- no. of farms: 211
- amt. of land farmed: 3,072 ha.
- gross receipts: \$48.6 million
- jobs: 1,631
- paid labour: 26,197 weeks

Richmond agriculture is diverse:

- cranberries, blueberries, strawberries, raspberries
- other fruits, and vegetables, nut trees
- greenhouses and nurseries
- poultry and mushrooms
- honey bees and honey
- horses, hay and pasture
- oats, corn, alfalfa

Source: 2011 Census of Agriculture.

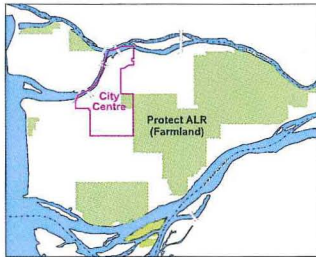
#### OVERVIEW:

Richmond has a rich agricultural tradition and history and today, it remains a vital component of land use in the City. Farmers have made use of the fertile soils to produce a wide variety of crops and livestock. As the fourth largest city in the Metro Vancouver region, Richmond is fortunate to have significant amounts of protected farmland within its boundaries. Nearly 39% (4,993 ha.) of its land base is protected in the Agricultural Land Reserve (ALR). Additional protection and policy support is provided through Metro Vancouver's Regional Growth Strategy's goals, objectives and its agriculture land use designation intended to protect the agricultural land base in the region.





## ALR and City Centre Map



The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. Agricultural land and farming is sustained by long-term City policies that maintain an urban containment boundary that keeps residential growth outside of the ALR. As well, it is to be noted that the City owns and controls road rights-of-way (except for highways) in the ALR.

Richmond residents have always placed a high value on the protection of the City's farmlands.

Like any other industry, farmers face many challenges to make farming financially viable. Some of these include:

- economic issues such as competing in the international marketplace;
- drainage, servicing and infrastructure limitations;
- development pressures, absentee land ownership;
- aging of agricultural owners and farm operators and the possibility that they may not be replaced;
- finding ways to attract new farmers into the business.

The City's 2003 Agricultural Viability Strategy (AVS) is a long-term commitment and partnership of the City and agricultural community to strengthen and enhance agricultural viability in Richmond.

In 2011, the AVS was reviewed by the Agricultural Advisory Committee (AAC). It was found that the AVS continues to enhance agricultural viability. Some main achievements to date include the Nelson Road Interchange, improved drainage, seasonal farm dwellings, promotional farm tours and the review of urban development proposals adjacent to the ALR and agricultural proposals in the ALR. Some AVS changes include modifying urban-ALR buffer requirements (e.g., continuing to encourage small lots to be consolidated, discouraging roads in the ALR).

### OBJECTIVE 1:

Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

### POLICIES:

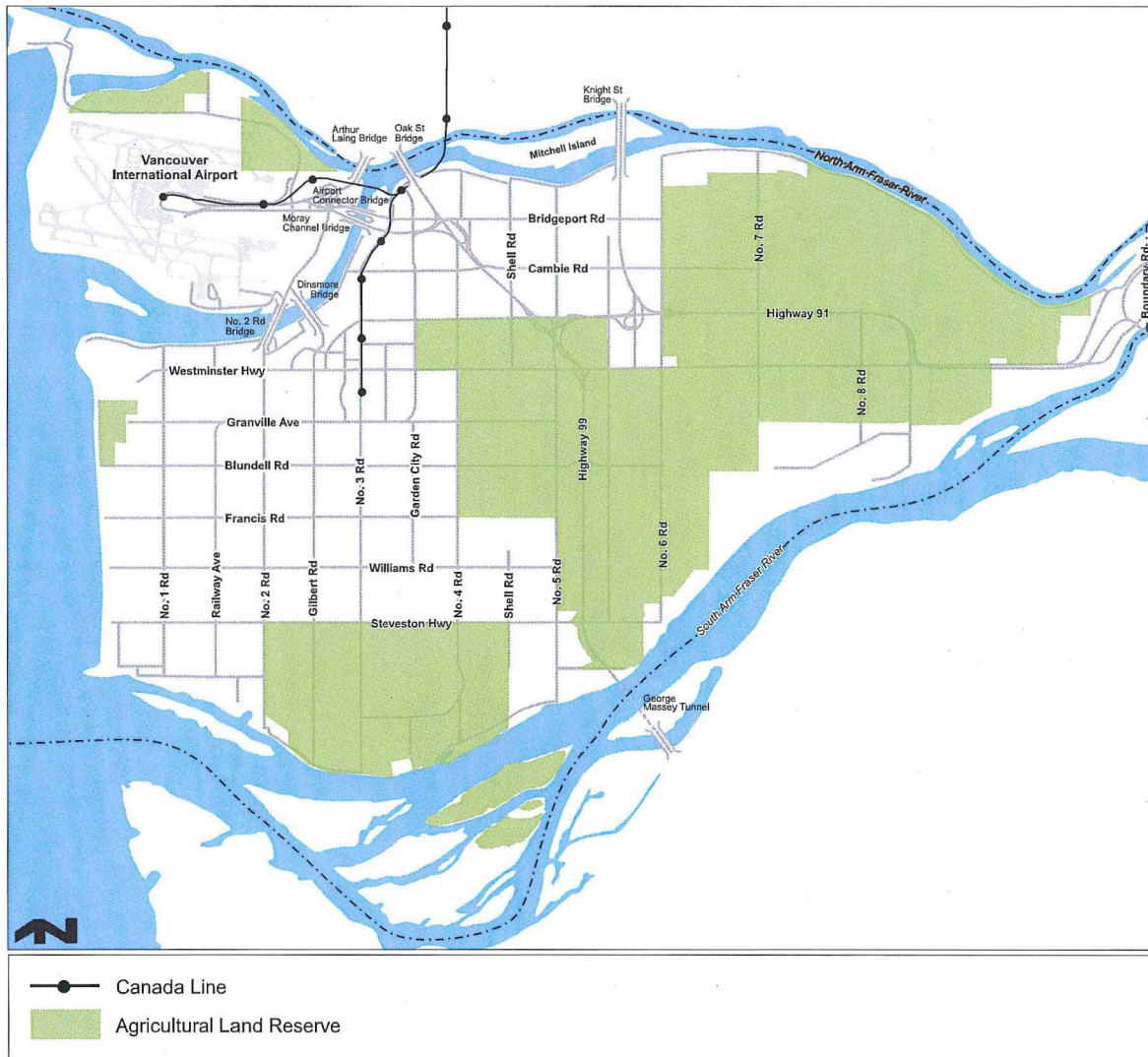
#### Farmland Protection

- a) maintain the existing ALR boundary and do not support a loss of ALR land unless there is a substantial net benefit to agriculture and the agricultural community is consulted;
- b) collaborate with the Agricultural Land Commission (ALC) to ensure that:
  - the integrity of the ALR and its existing boundaries for both soil bound and non soil bound agriculture (e.g., green houses) is maintained;
  - all land uses within the ALR to conform to the policies and regulations of the *Agricultural Land Commission Act* and the *BC Farm Practices Protection (Right to Farm) Act*, *Water Management Act*, *Pesticide Control Act*;





## Agricultural Land Reserve Map



- c) support the 2040 Metro Vancouver Regional Growth Strategy which includes agricultural designations and policies for protection of agricultural land;
- d) ensure that all City bylaws (e.g., OCP, Zoning, noise control) which affect farmland and farm operations are consistent with:
  - the Agricultural Land Commission Act, Procedure Regulations and General Orders;
  - the standards in the Ministry of Agriculture, Fisheries and Food's "Guide for Bylaw Development in Farming Areas";
- e) increase public awareness of farming practises, farm products and support educational programs that provide information on agriculture and its importance to the local economy and local food systems.



## **OBJECTIVE 2:**

Enhance all aspects of the agricultural sector including long-term viability, opportunities for innovation (agri-industry), infrastructure and environmental impacts.

## **POLICIES:**

### **Long-term Viability**

- a) build strong alliances with farmers and work with the City's Agricultural Advisory Committee so that issues and policies that affect agriculture and impact farmers are addressed;

### **Opportunities for Innovation**

- a) pursue incentives to increase actively farmed agricultural land and encourage new farmers;
- b) encourage value-added business initiatives;

### **Land Use Considerations**

- a) support farm activities which follow normal farm practices and do not create health hazards;
- b) consider agricultural projects which achieve viable farming while avoiding residential development as a principal use;
- c) discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map;
- d) for agricultural operations on agriculture sites with no direct road access, the City may facilitate access (via driveways, lease arrangements with owners to existing improved roads, but not new or improved roads);
- e) continue to explore with the Province maximum residential floor area and setback regulations for development within the ALR;
- f) ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective buffers on the non-agricultural lands;





- g) designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming;
- h) where there is an intervening road between the ALR and the non-ALR lands:
  - encourage appropriate landscaping within the road right-of-way in front of the non-agricultural lands (e.g., between the road curb, any sidewalk and the property line) through the servicing agreement process;
  - encourage an appropriate landscaped setback on the non-agricultural lands (e.g., 3 m or 9.84 ft. to parking and 6 m or 19.68 ft. to buildings) through the:
    - Rezoning and/or Building Permit process for industrial and institutional uses;
    - Rezoning and/or Development Permit process for commercial and multiple family residential sites;
    - Rezoning and/or Subdivision process for single family residential sites;
- i) minimize conflicts among agricultural, recreation, conservation and urban activities;
- j) continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g., residential);
- k) limit the subdivision of agricultural land into smaller parcels, except where possible benefits to agriculture can be demonstrated;

**Seasonal Farm Labour Accommodation**

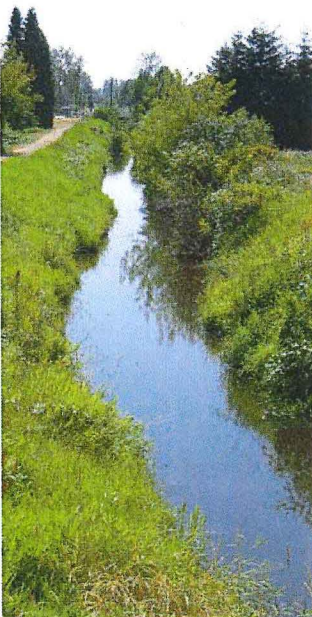
- a) seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the Agricultural Land Reserve;

**Servicing and Infrastructure—Drainage**

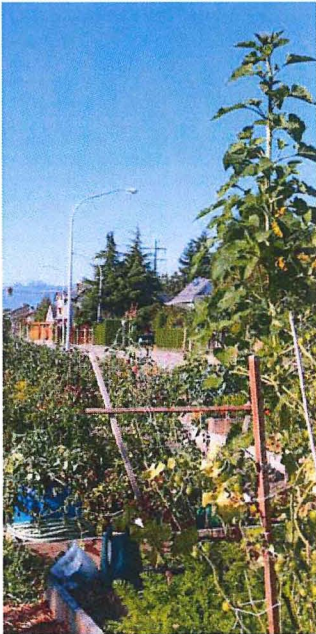
- a) support the City's Master Drainage Plans:
  - identify and ensure that drainage improvements to the ALR occur in order of priority and according to ARDSA performance standards;
  - ensure that drainage improvements are considered in a comprehensive manner in consultation with the agricultural community and relevant City departments;
  - encourage sufficient notification to the agricultural sector of ditch-cleaning plans in order to achieve beneficial, effective and timely agricultural drainage;

**Irrigation**

- a) facilitate the improvement of irrigation and drainage infrastructure to provide secure and affordable water supplies that support the agricultural sector;







Credit: Richmond Food Security Society

### Roads

- a) discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map;
- b) for agricultural operations on agriculture sites with no direct road access, the City may facilitate access (via driveways, lease arrangements with owners to existing improved roads, but not new or improved roads);

### Environment

- a) explore with farmers ways to protect the Ecological Network values of their lands such as:
  - explore programs contained in the 2012 Environmentally Sensitive Area Management Strategy;
  - encourage environmentally sound agricultural practices by promoting the BC Environmental Farm Program;
  - explore the viability of leasing agricultural lands that have important environmental values from farmers to manage these lands for both agricultural and environmental goals;
  - explore mechanisms that compensate farmers for the loss of cultivation to maintain key ecological objectives.



Credit: Richmond Food Security Society

## 7.2 Promote Urban Agriculture and Advance Food Security

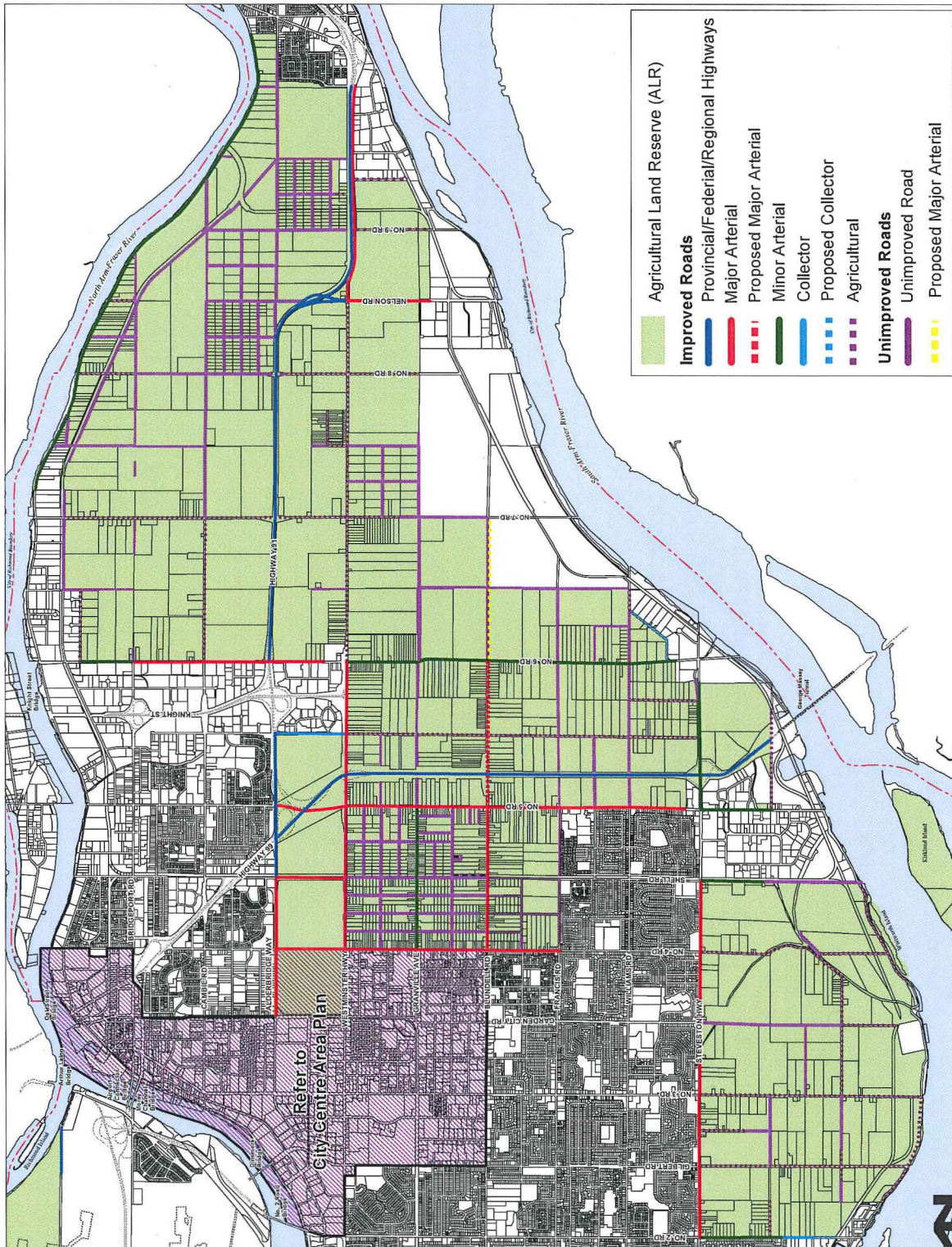
### OVERVIEW:

Urban agriculture is commonly defined as the growing of food (fruits, vegetables, grains, mushrooms, meat, dairy products) and herbs within cities. Over the last few years, there has been renewed interest in growing local foods, not only in back yards, but in community gardens located in parks, school yards, vacant lots, along roads, privately donated land and rooftops.





## Existing Status of Road Improvements in the ALR Map







Richmond imports the vast majority of its food from elsewhere which has caused concerns for the stability of the food supply. These issues have focussed more attention toward food security. In a food-secure community, the growing, processing and distribution of healthy, safe food is economically viable, socially just, environmentally sustainable and regionally based.

Action to increase food security can be seen as a continuum that ranges from:

- providing emergency food for those in need (e.g., providing support for food banks and community kitchens);
- building capacity to help those in need (e.g., programs to promote healthy eating and food preparation skills) and access within the community (e.g., ensuring that neighbourhoods have grocery stores within walking or cycling distance);
- strengthening the local food system (e.g., support for community gardens and farmer's markets; raising awareness about the supply of local food such as food directories);
- food waste management (e.g., composting).



### **OBJECTIVE 1:**

To support and increase the range of urban agriculture (e.g., community gardening) and strengthen the food system beyond production.

### **POLICIES:**

#### **Urban Food Production**

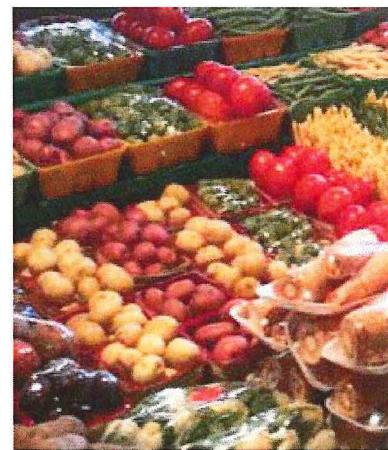
- a) continue to seek out opportunities to collaborate with others to increase urban agriculture, the number of community gardens, edible landscapes and food-bearing trees;
- b) encourage the retention of open space for food production (e.g., edible landscaping, gardens, rooftop gardens, food bearing trees) for the use of residents in new residential developments;



- c) continue to support incubator farms in order to help new farmers develop the necessary skills and their businesses;
- d) support the Richmond Fruit Tree Sharing Farm Project which offers stewardship programs to local groups and corporations on its farm site at Terra Nova Rural Park;
- e) explore the keeping of small animals (e.g., poultry and bees) on a limited basis on small agricultural parcels, in consultation with the AAC, ALC and Vancouver Coastal Health;

**Food System Infrastructure**

- a) seek ways to support the food system (e.g., retail uses, bakeries, restaurants, street vending opportunities);
- b) explore local street vending opportunities.



**OBJECTIVE 2:**

Strengthen the local food system to contribute to the economic, ecological and social well being of the City.

**POLICIES:**

- a) continue to collaborate with Metro Vancouver, the Province, food producers, Vancouver Coastal Health, other municipalities and stakeholders to advance the goals in the Metro Vancouver Regional Food System Strategy;
- b) develop a “Richmond Food Strategy” with citizens and community groups to determine the best role for the city;
- c) continue to raise awareness to strengthen food security; for example:
  - Richmond School Yard Society, Richmond Fruit Tree Sharing Project which offers stewardship programs to local groups and corporations at Terra Nova Rural Park;
  - Kwantlen Farm School at Terra Nova Rural Park;
- d) promote available programs and continue to support community organizations involved with food production/distribution (e.g., Richmond Local Food Guide).





**OBJECTIVE 3:**

Support Locally Grown Food.

**POLICIES:**

- a) develop a "Buy Local" marketing initiative to increase the demand for locally grown agricultural products, in partnership with Tourism Richmond, Chamber of Commerce, the RFI, and others.



**FACT**

In a recent evaluation of the Community Food Action Initiative--across all incomes --86% of participants reported that their participation gave them better 'food skills' and helped them to eat better or have a healthier lifestyle.

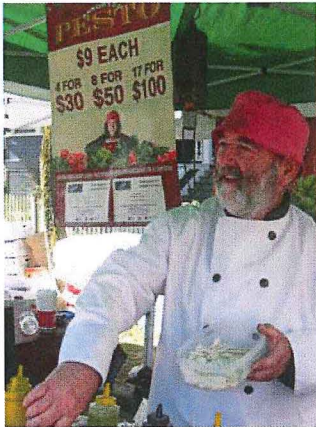
Canadian Food Action Initiative, Vancouver Coastal Health.

**OBJECTIVE 4:**

Increase access to affordable, healthy food for residents.

**POLICIES:**

- a) continue to support programs that promote healthy eating and increase food-related skills and knowledge about sustainable food systems;
- b) support Terra Nova Schoolyard Society;
- c) encourage local gardeners to grow extra produce or distribute produce they don't use to the Richmond Food Bank or other community groups;
- d) support programs that encourage children and families to learn healthy eating habits.



**OBJECTIVE 5:**

Find ways to recover food waste.

**POLICIES:**

- a) support the efforts of community groups and the private sector to establish initiatives that divert recoverable food from the pre-waste stream for redistribution to local food banks;
- b) develop strategies to encourage organic waste diversion from multi-family housing and commercial properties;
- c) support the recycling and re-use of organic waste;
- d) develop an educational program to promote awareness around food production, health, and impacts on the community.



Credit: Richmond Food Security Society