



Development and Engineering
Services, December 2013

CITY OF KAMLOOPS

Agriculture Area Plan



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"Agriculture and Agri-Food Canada (AAFC), the BC Ministry of Agriculture (AGRI), and the Investment Agriculture Foundation of BC are pleased to participate in the delivery of this Agriculture Area Plan (AAP). We are committed to working with our industry partners to address issues of importance to the agriculture and agri-food industry in BC. Recommendations identified in the AAP are those of the City of Kamloops and not necessarily those of the Investment Agriculture Foundation, AGRI, or Agriculture and Agri-Food Canada."

ACKNOWLEDGEMENTS

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Funded by:

City of Kamloops
Investment Agriculture Foundation

This Plan was funded in part by the Investment Agriculture Foundation of BC through programs it delivers on behalf of Agriculture and Agri-Food Canada, and the BC Ministry of Agriculture.

Funding provided by:



EXECUTIVE SUMMARY

THE AGRICULTURE AREA PLAN

An Agriculture Area Plan (AAP) is needed to establish updated and more defined policies that will protect and promote local agriculture and encourage sustainable agricultural practices. For the purpose of this AAP, "local" is defined as product grown/raised within City political boundaries. The Sustainable Kamloops Plan: Foundations for Sustainability (SKP), adopted by Kamloops City Council in 2010, recommended the development of an AAP. The intent is to increase agricultural viability and create a stronger municipal support system for the industry. Applications to the Agricultural Land Commission (ALC) should only be supported when land is considered incapable of agricultural production, the agricultural stakeholders are consulted, and a significant enhancement to agriculture can be demonstrated. The goals and policies in the proposed AAP are intended to:

- Strengthen the agricultural land;
- Promote agriculture as a sustainable industry;
- Identify appropriate uses of the various classifications of agricultural land;
- Provide direction to the City of Kamloops on farm/non-farm related issues and uses; and
- Increase local food production in order to rely less on imported foods that can be grown in Kamloops and the surrounding region.

Note: While the AAP is only able to address policies for the area within the City's political boundaries, it is important to recognize the importance and interconnectivity between the local and regional agriculture industry. A regional agriculture plan could benefit both the City and the surrounding region as far as building partnerships is concerned and strengthening the viability of agriculture.

The AAP was developed through a stakeholder-driven process comprised of an Agricultural Advisory Committee (AAC) a stakeholder group, and extensive public consultation. The AAP includes a number of actions for achieving goals identified for the preservation, growth, and diversification of the local agricultural sector. Strategies and actions were developed based on public feedback from surveys; the farm tour; road show presentations; an open house; input from the AAC, stakeholder group, and City staff; and a review of plans developed by other BC communities.

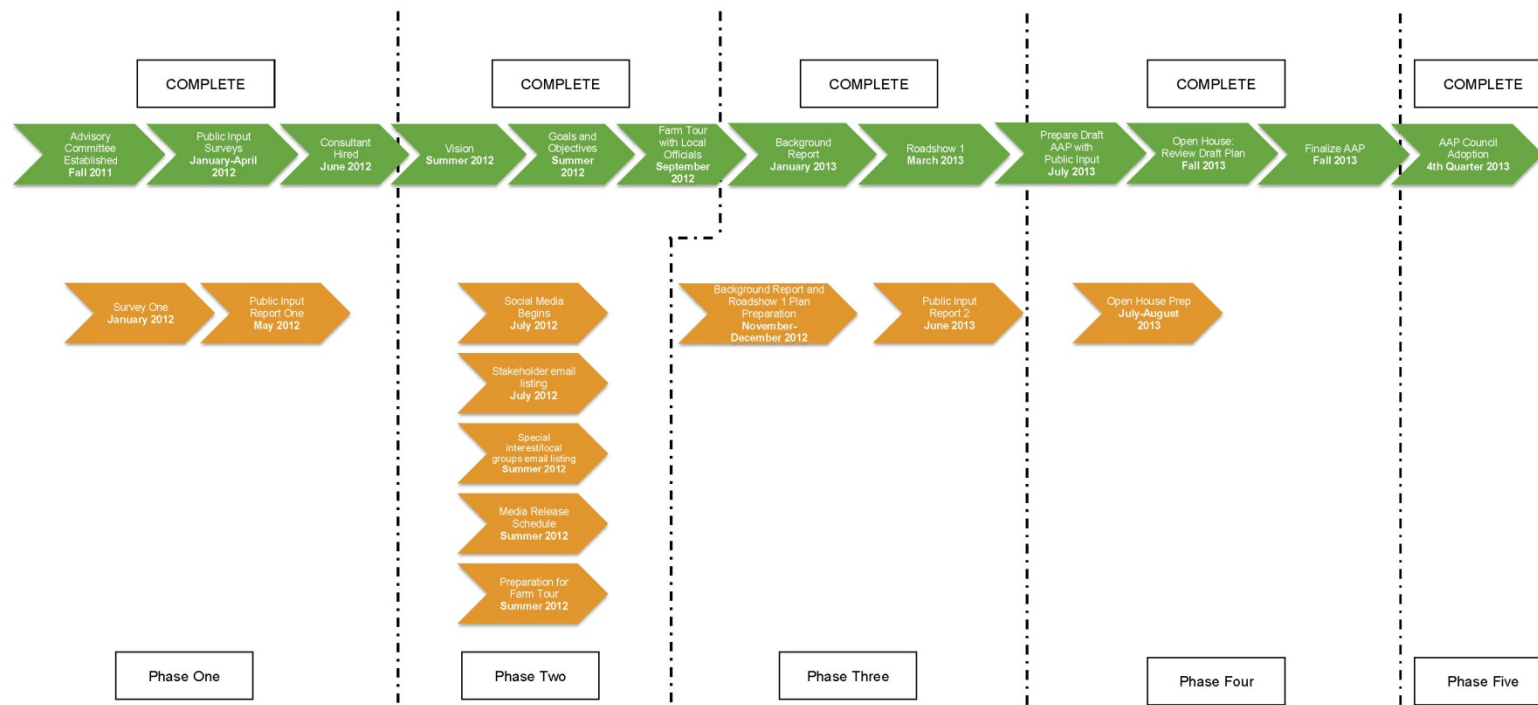


The City of Kamloops recognizes that the local agricultural sector may not have received the support and attention it deserves over the past few decades. The AAP is a starting point to regenerate positive energy and municipal support for this important sector.

The AAP itself is neutral about specific properties but specific about actions the City can take to support the local agriculture industry.

THE PROCESS

TIMELINE: Agriculture Area Plan Process and Supporting Document Preparation for Public Consultation Phase



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ISSUE IDENTIFICATION

A number of issues related to local agriculture were identified through preliminary public surveys, the AAC, technical consultant assistance, road show presentations, and conversations with local producers. Many of the issues are those that are also apparent provincially and, in some cases, Canada-wide due to changing demographics and economies of scale. These issues were investigated for their applicability in the City's AAP. The AAC conducted a review of the issues and highlighted some high priorities based on its ability to be dealt with under municipal mandate and its importance from an industry perspective. Other issues that were not deemed a high priority were still reviewed and strategies/actions identified to deal with them as feasible. The issues are as follows:

Industry Viability	Supporting Industry Diversification	Protection of Agriculture Resources (Land and Water)	Secure Food Supply and Public Awareness
1. Aging demographics and generational transfer issues.	8. Limited meat processing facilities.	12. Security of land and water resources.	17. Future direction of the local farmers' market.
2. Taxation and regulatory costs.	9. Increased crop and livestock diversity.	13. Loss of larger ranch properties with multiple titles.	18. Industry recognition and support.
3. Farm assessment.	10. Non-farm opportunities on agricultural land - secondary uses as appropriate to support farming operations.	14. Growth of mining industry.	19. Education and support for new farmers.
4. Labor as a cost of production issue.	11. Limited value-added and secondary processing opportunities.	15. Maintaining environmental sustainability (high priority) .	20. Agricultural or multi-purpose exhibition center (formerly the Kamloops Exhibition Association [KXA]).

Industry Viability	Supporting Industry Diversification	Protection of Agriculture Resources (Land and Water)	Secure Food Supply and Public Awareness
5. Zoning and bylaws (high priority) .		16. Pressure for non-agricultural developments on agricultural lands (high priority) .	21. Improving the urban agriculture interface (high priority) .
6. Loss of agriculture Canada researchers.			
7. Lack of municipal agency/committee/ official designated for the agriculture industry (high priority) .	<p><i>More detailed information about the issues identified through the AAP process can be found in the background report entitled "Planting the Seeds for a Sustainable Future", available at http://www.kamloops.ca/environment/land-publicparticipation.shtml.</i></p>		

PUBLIC CONSULTATION

Extensive public consultation was conducted throughout the development of the AAP. The consultation approach focused on reaching people at locations of their convenience.

A comprehensive background report entitled "Planting the Seeds for a Sustainable Future", available at <http://www.kamloops.ca/environment/land-publicparticipation.shtml>, was developed to support public consultation and specifically to:

- Provide a review of existing data and research relative to local agriculture;
- Guide development of the AAP by focusing on issues and challenges;
- Complement the AAP for those looking for substance behind the plan;
- Provide background information that will help the community understand the agriculture industry;
- Provide food for thought to support development of the AAP; and
- Generate discussion on agriculture in Kamloops.

Two public input reports were developed based on the results of the public input opportunities and are available at <http://www.kamloops.ca/environment/land-publicparticipation.shtml#.UY1cZZ3n-po>.

The following is a summary of the scheduled opportunities that were available for public engagement and associated results. In addition, feedback was generated casually through conversations with local producers and industry representatives.

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
AAC	<p>An advisory committee was formed to assist with the development of an AAP. The purpose of the committee was to oversee the project and provide recommendations to City Council.</p> <p>Composition of the AAC:</p> <ul style="list-style-type: none"> • One representative from City Council; • One representative from BC Livestock Producers or BC Cattleman Association; • Two representatives from local ranching/farming operations; • One representative from the BC Association of Farmers' Markets; • One representative from Certified Organic Associations of BC; • Two representatives from the public having an interest in agriculture; • One representative from AGRI or the Agricultural Land Commission (ALC) (non-voting); and • City staff and consultant (non-voting). 	Scheduled meetings and workshops to develop the AAP from 2012 through the fall of 2013.

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
Email Stakeholder Group	An ongoing email stakeholder group was established in January 2012 for those who were interested in learning more about the AAP process and staying abreast of progress and opportunities for public engagement. Individuals were given an opportunity to sign up for the group on surveys, through the AAP website, the road show, and by contacting the AAP City Planner.	<p>148 members, with representation from (but not limited to):</p> <ul style="list-style-type: none"> • Kamloops Stockmen's Association; • Kamloops Food Policy Council; • Local and regional producers; • Thompson Rivers University (TRU) faculty and students; • Thompson Shuswap Master Gardeners; • Venture Kamloops; • Community Futures Thompson Country; • Thompson-Nicola Regional District (TNRD); • Local agricultural suppliers; • Local chefs; • BC Assessment; • Interior Health; • Private land use consultants; • City staff; • Tk'emlups te Secwépemc (TteS); • City Councillors; • AGRI; • Urban spin farmers; • Sustainable Energy Association; • Federal Agricultural Research Station; • First Nations Agricultural Association; and • Fraser Basin Council.

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
Community Surveys	Between January 2012 and April 2012, the City of Kamloops made a significant effort to gather preliminary public input about local agriculture and buying patterns through targeted surveys. The purpose of this initiative was to obtain public opinion to guide the development of an AAP.	<p>411 surveys completed:</p> <ul style="list-style-type: none"> • Producer Surveys - 82; • Consumer Surveys - 298; • Retailer Surveys - 31. <p>The positive response rate from Kamloops producers and consumers within the City suggests that addressing agriculture is a timely, important issue as well as one that has been overlooked as a priority for a substantial period of time. While only a small subset of the retailer population completed the survey, their responses indicate that there is a need to make local food product more readily available to them.</p> <p>Based on the subset of the local population that completed the surveys, it appeared that agriculture and food were intrinsically linked in people's minds. Supporting local agriculture is important, not only because it is a livelihood and a part of the local economy that has not been given the attention it deserves in recent years, but it is where our food comes from, or where it should be coming from, according to many.</p>

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
Farm Tour	On September 13, 2012, the AAC hosted a full-day farm tour in order to facilitate a better understanding of the local commercial agriculture industry in order to help guide the development of the AAP. The tour aimed to educate participants about the challenges and opportunities of local commercial farming operations, industry trends, and the successes and failures of different sectors of Kamloops agriculture.	<p>60+ officials/agency representatives attended the tour, including but not limited to:</p> <ul style="list-style-type: none"> • Agri-foods and Olympic Legacies, Vancouver, Senior Manager; • Interior Health; • First Nations Agricultural Association; • AGRI; • Local agricultural supply businesses; • Venture Kamloops; • Community Futures Thompson Country; • BC Assessment Authority; • City of Kamloops Council and staff; • TRU; • Fraser Basin Council; • Ministry of Jobs, Tourism and Innovation; • TNRD; and • Kamloops Farmers' Market. <p>Results of the farm tour are available on the AAP website at http://www.kamloops.ca/environment/land-publicparticipation.shtml.</p>

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
History of Agriculture in Kamloops and Region Timeline	An extensive historical timeline that details the agricultural history of Kamloops was developed as a living document to provide insight into past local/regional agricultural successes and failures, trends, and potential opportunities for moving the industry forward. The document is also intended to serve as a guide to new farmers interested in farming in the region.	The timeline was advertised in the Kamloops Daily News and through a City media release in order to invite the public to send in their memories of local agricultural history. The Kamloops Museum & Archives and the Heritage Commission have offered to move the project forward by conducting further research on agricultural history to add to the timeline and validate events and stories that are received from the public. Historical events and memories continue to pour in from the public on this initiative. To view the timeline, visit the AAP or Kamloops Museum & Archives web pages.
Static Displays (i.e. Seedy Saturday and Kamloops Home and Leisure Show)	Two static displays were established during the AAP process to draw attention to the plan and to solicit input related to the development process.	Seedy Saturday 2012 (300-400 participants) and Kamloops Home and Leisure Show 2013 (500-1000 participants).
24 Road Show Presentations in the Community	City staff organized a community road show event from March 2013 until the end of April 2013 to present the AAP's progress; background information on the state of agriculture today; and the agricultural issues uncovered by the AAC, the consultants, and feedback from the community. The event was extended through mid-May due to community demand. The opportunity allowed individuals to comment on the AAP's progress thus far, ask questions, and provide feedback to be considered in the development of the AAP.	<p>24 presentations throughout the community with total participants equalling approximately 400-500 people, including:</p> <ul style="list-style-type: none"> • TRU Agri-Sciences class; • Kamloops Food Policy Council with participants from Farm2Chefs, Farmers' Market, First Nations Agricultural Association, and GardenGate, etc.; • City of Kamloops Parks, Recreation, and Cultural Services; • Council of Canadians; • Kamloops 350; • Sustainable Energy Association;

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
<p>24 Road Show Presentations in the Community (Continued)</p>	<p>In order to make public consultation convenient for the public, the City's Project Planner presented to interested parties at their places of business/meeting or a location convenient for them.</p> <p>All materials associated with the road show presentations were also available on the AAP website for those that may not have been able to attend a presentation to view and comment via the online option.</p>	<p>Participants (Continued)</p> <ul style="list-style-type: none"> • Venture Kamloops; • Thompson Shuswap Master Gardeners; • Fraser Basin Council; • Kamloops Stockmen's Association; • Social Planning Council; • Westsyde residents; • TNRD Board of Directors; • City Council; • TteS; • Mayor's Diversity Advisory Committee; • Heritage Commission; • Youth, Children, and Families Advisory Committee; • Seniors Advisory Committee; • City of Kamloops Development and Engineering Services; • BC Professional Agrologists; and • Urban Systems. <p>Overall, the results of the road show identified a local interest in sustainable food and agriculture with a great deal of positive feedback. Participants commonly stated that they were glad the City was finally taking a step toward supporting local producers and agriculture more generally. Some were skeptical as to what changes the City would be able to make to help grow the local agricultural economy, while others applauded the City for efforts toward the AAP. For a detailed description of the results of the road show, refer to Public Input Report 2 posted on the AAP website.</p>

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
Road show exit surveys	Surveys were completed by those who participated in a road show or viewed the road show presentation items online and filled out the digital survey. The purpose of the survey was to provide an opportunity for road show participants to write down their comments relative to the AAP process, issues, and potential solutions as well as provide feedback on the value of the road show presentation format.	77 completed surveys Positive feedback toward the planning process and potential solutions to agricultural issues. For information on the results of the surveys, refer to Public Input Report 2 posted on the AAP website.
Partnerships with TRU students	Support of TRU students was solicited to add value to the AAP process through research and volunteerism and as an opportunity to raise awareness among young people about the issues facing the local agriculture industry. Three separate research projects were developed and presented by the students as a result of the City/TRU partnership from Professor W. Gardner's Agri-Sciences students and Professor R. Reid's Tourism students.	Issues/Solutions Posters <ul style="list-style-type: none"> • Graduating Essay - Lack of Municipally and Designated Support for Agriculture; and • Agri-tourism review/presentation.
Website	Included access to all public consultation information, background and public input reports, surveys, and agricultural resources.	3,927 hits between January 2012 and May 6, 2013.
Media Releases	<ul style="list-style-type: none"> • Public Input Report 1 (2012); • Farm tour (2012); • The road show and background report (2013); • TRU partnership (2013); • Open houses (2013) (also advertised via radio and newspaper); and • Public Input Report 2 (2013) 	Six media releases.

PUBLIC CONSULT OPPORTUNITY	DESCRIPTION	RESULTS
News Articles	Several news articles covering the AAP appeared in the local papers or online throughout the course of the project	<p>Article titles:</p> <ul style="list-style-type: none"> • Survey says - Kamloopsians want to buy, eat local food, July 4, 2012; • Agriculture Farm Tour builds awareness of local farming, October 23, 2012; • Agricultural area plan road show is available, April 17, 2013; • Agriculture key part of Kamloops history, future, April 18, 2013; and • New farming options considered for agricultural plan, May 9, 2013.
AAP Facebook® Page	Another avenue for people to keep up to date with the planning process and public consultation opportunities. This page was established to reach a wider selection of community participants that use social media.	55 likes (as of July 2013) and individual posts reaching upwards of 200 people.
Open House	To unveil the draft AAP and provide the public with an opportunity to provide some final input/feedback before the AAP was finalized for Council adoption.	<p>Four locations (October 2013):</p> <ul style="list-style-type: none"> • Tournament Capital Ranch; • Barnhartvale Community Hall; • Interior Savings Centre; and • Bert Edwards Elementary School. <p>23 exit surveys were completed along with numerous comment sheets</p>

KEY STRATEGIES

A number of action-oriented strategies were identified through public consultation and technical review of the agricultural issues in Kamloops and prioritized by the AAC. The following strategies are discussed in detail in Section 5: Strategies and Actions.

1. Municipal government to play a greater role in local agriculture, preservation, enhancement, and promotion through land use planning, bylaws, policies, and programs;
2. Agricultural Edge Strategy;
3. Encourage policy changes within senior levels of government to better support agriculture in BC and collaborate with regional partners for projects with regional benefits;
4. Recruiting new farmers to support succession farming;
5. Education and awareness for producers and the general public for increased understanding of agricultural policies and regulations as well as general industry awareness; and
6. Facilitate agricultural research to achieve AAP goals.

SECTION 1: INTRODUCTION AND BACKGROUND

Agriculture is historically significant in Kamloops, shaping both its development and its economy. The primary purpose of developing an AAP is to establish updated and more defined policies that will protect and promote agriculture and encourage sustainable agricultural practices. The plan focuses on the community's farm areas to identify opportunities and practical solutions to strengthen agriculture and ultimately contribute to the community's long-term sustainability. The primary focus of the City's AAP is for-profit farming operations of all sizes, types, and scales.

The intent of the AAP is to increase agricultural viability and municipal support for the local agriculture industry. Applications to the ALC should only be supported when land is considered incapable of agricultural production, the agricultural stakeholders are consulted, and a significant enhancement to agriculture can be demonstrated (e.g. through the provision of irrigation infrastructure or other infrastructure to support the local agriculture industry, consolidation of lots). Each application to the ALC should be evaluated on its own merits and enhancements to agriculture should be weighed against the value of maintaining the current status of the land.

An AAP was identified as a high priority for sustainability through extensive public consultation for the SKP.

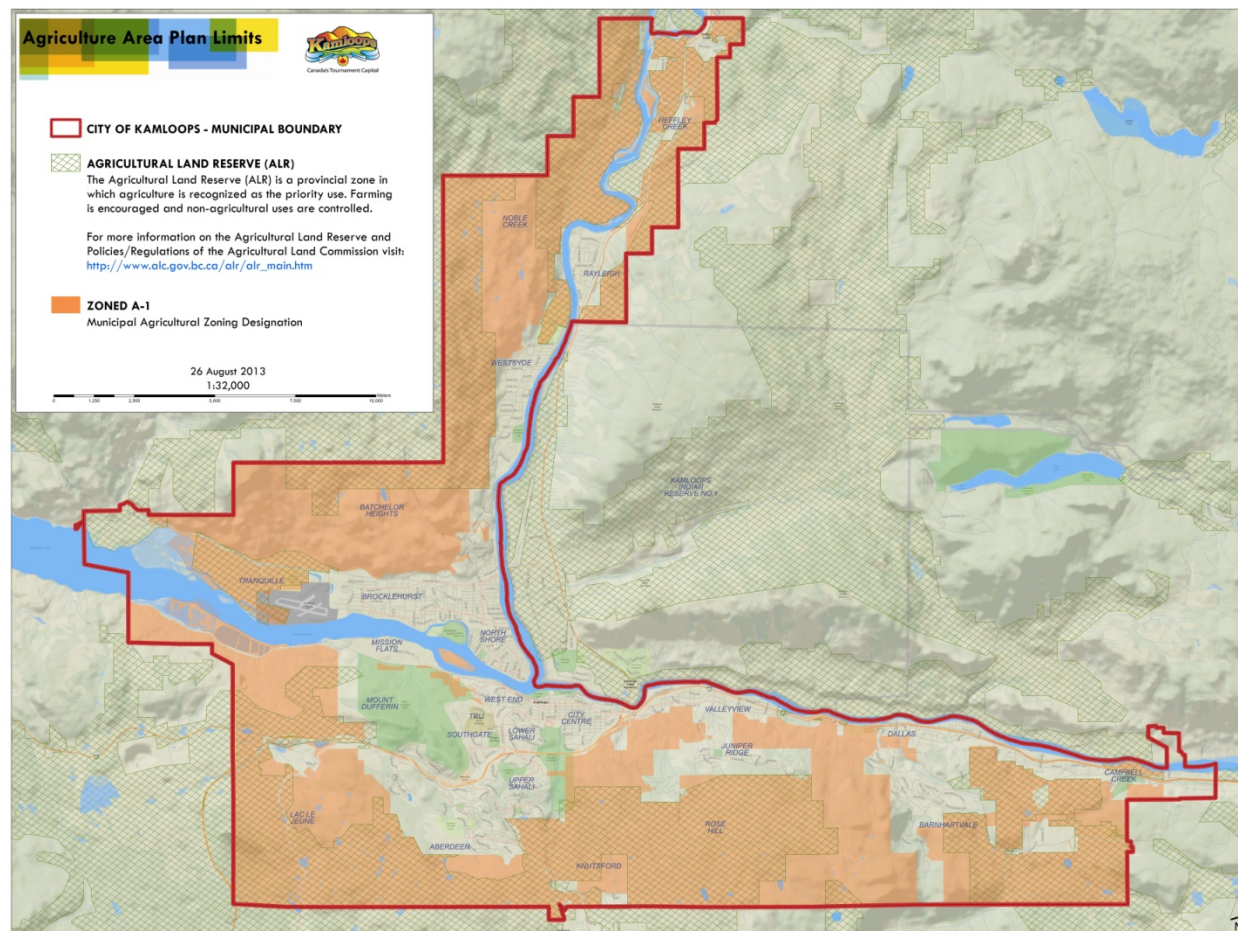
Agricultural land is limited and often at risk by human activities, making it a prime candidate for protection through the establishment of land reserves. In BC and across Canada, in places facing high levels of population growth and urbanization, farmland can shrink due to increasing demand for developable land. Agricultural land tends to be flat, affordable, and have good drainage, making it attractive for both agriculture and urban development. As a result, urban development is widely recognized as the main cause of farmland loss in North America; however, many people in urban communities place a high value on having productive farmland within close reach.

As a result of background research and reporting, it is apparent that there are some high capability agricultural lands that are not being used to their full potential. It is hoped that the implementation of the AAP and consumers demanding local products that markets for more high value crops will encourage optimal utilization of these lands.

The development of this AAP is a long-term commitment and partnership of the City and agricultural community to strengthen and enhance agricultural viability in Kamloops.

THE PLAN BOUNDARIES

Policies identified within the AAP are specific to the area within the legal boundaries of the City of Kamloops.



HISTORICAL OVERVIEW

- Kamloops likely produced more of its own food per capita in the past than it does now.
- There was considerable infrastructure in place for storage and processing of local food as well as industry support systems, most of which have disappeared from the landscape.
- The KXA was an important part of the local/regional agricultural fabric that brought in people and dollars associated with the bull sale, winter fair, pro rodeo, horse racing, and other activities.
- Ranching has historically survived in the region because the local resource base is well suited for this purpose. It can also coexist in areas also used for other purposes, such as logging, recreation and wildlife habitat.
- A higher cost of living and the availability of mass produced, inexpensive, imported food has resulted in fewer households supporting local producers as their products tend to cost more.

An extensive historical timeline detailing the agricultural history of Kamloops has been developed by Planning and Development Division staff as a living document to provide insight into past agricultural successes, failures, trends, and potential opportunities for the future of the industry. This resource is available on the AAP website.

CURRENT SETTING: AGRICULTURAL RESOURCE BASE

Agricultural Land Reserve

Approximately 46% (13,023 ha) of the land area in the City is within the ALR, including:

- 12,699 ha in surveyed parcels;
- 324 ha outside surveyed parcels;
 - 259 ha of designated rights-of-way; and
 - 65 ha of foreshore.

Agricultural Capability (Maps 1 and 2)

The Canada Land Inventory (CLI) is a system for classifying the agricultural capability of soils. CLI soil classes range from 1-7, with Classes 1-3 considered as prime agricultural land. Class 4 has limitations that require special management practices or severely limit the range of crops or both. Classes 5-6 will essentially only produce forage (hay and pasture). Class 5-7 rangeland provides feed for cattle for six to eight months of the year. Ranchers can use their more productive lands to produce winter feed, such as hay. Ranching works well with the land base, topography, and climate in the Kamloops area.

Map 1 illustrates that without irrigation, 25,678 ha (82%) of the entire land base (Classes 5 and 6 combined), including, but not limited to ALR lands, will only produce forage (feed for the livestock industry). With irrigation, the area of prime land (Classes 1, 2, and 3) increases from 1,744 ha to 10,513 ha (Map 2). Maps 1 and 2 illustrate the land capability classification for agriculture based on soil characteristics within the City (unimproved and improved classifications respectively). Currently, only 1,138 ha are irrigated.

There is some question as to the feasibility of irrigating some of the areas indicated as improved by irrigation on Map 2. Feasibility of irrigation fluctuates with a number of factors, some of which include the potential crop yield and value, the available technology, the cost of power and the vertical lift and distance from the water source. Currently, lands within about 600 vertical feet (183 metres) of the Thompson River can feasibly be irrigated from the river. Those lands located above that elevation generally have to rely on the feeder creeks, lakes, and reservoirs as water sources. As the amount of water at higher elevations is limited, the amount of land that can be irrigated from these sources is also limited, and generally those sources have already been developed to their full potential. As factors change the feasibility of irrigating some of those lands will also change. Climate change may increase precipitation in this area which could increase the amount of available water in the storage infrastructure. Warming temperatures can improve yields and/or crop choices at higher elevations and increase the feasible elevation for farming. Technology such as higher efficiency pumps may also become available and improve feasibility.

Farm Properties (Map 3)

There are currently 309 Kamloops properties classified as farms by BC Assessment. Map 3 identifies the 309 farm properties, 241 of which are located within the ALR and 68 that are not. This status is for property taxation purposes only as other factors are taken into consideration by the ALC and municipal government when evaluating proposals on land within the ALR.

Growing Fruits and Vegetables in Kamloops (Map 4)

Water availability for irrigation crops is limited for large-scale farming in Kamloops. Much of the good agricultural land lies within TteS land. Existing farming areas within the City include Heffley Creek, Westsyde, and Barnhartvale, with the majority of the food production occurring in Heffley Creek and Westsyde. Tranquille on the Lake is regenerating in terms of agricultural activity and is showing potential as a fourth farming area within the City.

Ranching and Dryland Production in Kamloops (Map 5)

Map 5 identifies existing rangeland within the City on Crown land and private land. Ranchers using Crown land for range purposes can either lease the land or enter into a tenure with the province. The majority of ranching and dryland production in the Kamloops area occurs in the southern portion of the City and along the political boundaries of the City extending into the TNRD. One of the best ways that the grasslands can be preserved without negatively impacting other users or the environment is through cattle ranching. Most of the grasslands in and around Kamloops are valuable range land for cattle. Cattle graze on the grass and in turn produce meat and dairy for human consumption.

Allocation of Water (Map 6)

- There are 422 provincial water licences within Kamloops. The breakdown of their locations is included on Map 6.
- 241 of these licences are related to irrigation, stock watering, and nurseries. There are several throughout the City that are not being utilized and/or were abandoned when domestic water was supplied.

Irrigation is one of the major limitations to agricultural potential in Kamloops, particularly in the southern portion of the city. Without a reliable source of water, there are limitations as to the types of crops that can be grown. If this barrier to crop production were removed, the diversity of crops and land base in terms of food growing would be greatly increased. Map 6 identifies the existing provincial water licences within the City, many of which are linked to agriculture irrigation rights and are not being utilized. With the installation of water meters in Kamloops, it will likely be more cost-efficient and sustainable in the long-term for agricultural producers to tap into existing water licences rather than continue to irrigate with domestic, filtered water. Also identified on Map 9 is the maximum day per capita water consumption in selected Kamloops neighbourhoods. Pineview Valley is among the lowest in terms of water consumption while farming areas such as Barnhartvale and the Noble Creek area are among the highest.

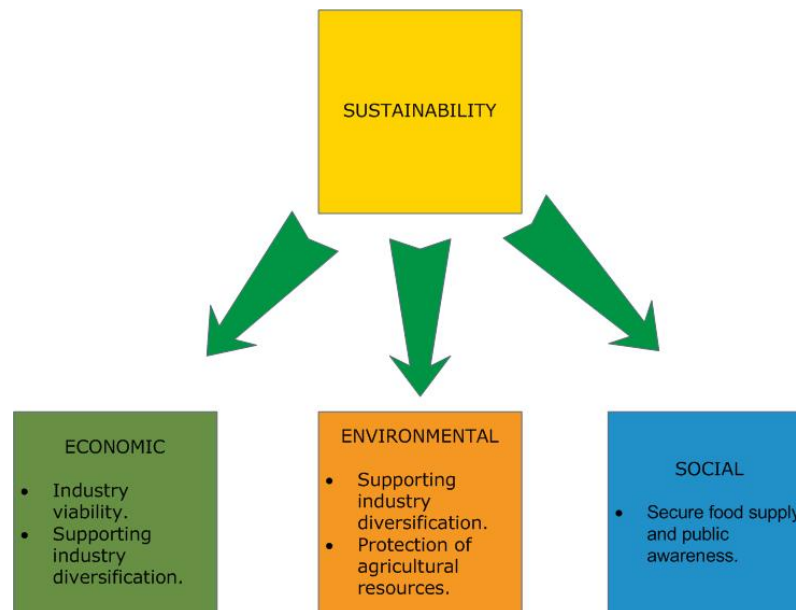
In the Southern Interior of BC, it is anticipated that longer and hotter growing seasons will increase crop requirements for water or will require major improvements in water efficiency. For more information on the current agricultural setting in Kamloops, please refer to "Planting the seeds for a sustainable future: Background Report: Food, Farming and the AAP" available on the AAP website.

SECTION 2: VISION, MISSION, AND GOALS

The vision, mission, and goals of the AAP were developed based on feedback from public consultation and the AAC. Careful consideration was given to meeting the intent of an AAP as well as the principles of the SKP.

VISION

Continued support and encouragement of an economically, environmentally, and socially viable local agricultural sector.



MISSION

Kamloops and the surrounding region are rich in agricultural history. Years from now, the city will once again be referred to as an "agricultural Eden" and a regional hub for the agriculture sector, a thriving, economically viable, and resilient local agricultural sector that preserves and optimizes the use of agricultural resources such as land, capital, water, labour, and technology.

The City will search for opportunities by which it can promote agriculture as a viable land use and business by supporting the local agricultural sector and working with senior levels of government and the community. Building stronger partnerships and promoting a local agricultural sector that honours our agricultural heritage and the contribution agriculture has had for the development of the City is crucial.

The City aims to support and encourage a local agriculture sector that contributes significantly to:

- Local food self-sufficiency;
- Land and resource stewardship;
- A growing diversified local economy; and
- Ensuring land is preserved and put into production for agricultural purposes.

GOALS

1. Work towards increased agricultural production and enhancement within the City. In reviewing applications, plans, proposals, or issues related to agricultural land, the following guiding principles will be considered:
 - Existing relevant policies and regulations (i.e. Agricultural Land Commission Act and Regulations, KAMPLAN: Official Community Plan [OCP], and AAP);
 - The effect of the proposal on the agricultural potential of the subject property and/or the agriculture industry;
 - The effect of the proposal on adjacent ALR properties and surrounding agricultural production;
 - The effect of the proposal on local/regional economic development;
 - The effect of the proposal on intergenerational equity;
 - The effect of the proposal on water resources and transportation issues;
 - A rating of the priority or impact of the application on the maintenance of the agricultural land;
 - Where appropriate, possible alternatives to the proposal; and
 - The identification of issues relating to the protection of the ALR land specific to the application, including the use of appropriate buffering techniques aimed at enhancing land use compatibility.
2. Work toward local food self-sufficiency.
3. Build partnerships between all levels of government, agricultural producers, local markets, value-added processors, retailers, and the community.
4. Ensure that decisions about agriculture are made using the most current information available and that the impacts on agriculture of all decisions are understood and taken into consideration by agricultural and non-agricultural stakeholders.
5. Increase community awareness, support, and involvement with the agriculture sector.

6. Create a local government policy framework that supports and encourages:
- Edge planning to mitigate conflict between farmers and residential property owners (two way conflict);
 - Increased agricultural production and purchasing;
 - Industry diversification and development;
 - Permanent structures to be located so they do not interfere with the productivity of agricultural land; and
 - Access to agricultural resources.

SECTION 3: EXISTING SUPPORT FOR AGRICULTURE

Current agricultural policies and programs are identified and described in detail in the AAP Background Report: Planting the Seeds for a Sustainable Future (<http://www.kamloops.ca/environment/land-publicparticipation.shtml>). The following is an overview of existing support for agriculture through various levels of government.

LOCAL

- There is some support for agriculture within the City's existing Zoning Bylaw and the OCP. Refer to the AAP Background Report for detail on existing municipal policies and regulations related to agriculture.
- The SKP identifies an agriculture plan as a high priority community action item.
- The City acknowledges that support for the local agricultural industry has been weak over the past few decades, and the AAP is a step in the right direction to start rebuilding relationships and expanding the industry.

REGIONAL

- The Regional Growth Strategy as well as the South Thompson Settlement Strategy guide new residential and commercial development into existing communities in order to leave rural areas available for agricultural and other rural uses.
- The 11 OCPs for rural areas of the TNRD contain policies to preserve agricultural land for food production, and to reduce noxious weeds.
- The TNRD Zoning Bylaw allows for agricultural and intensive agricultural uses over extensive areas of the regional district.
- The TNRD provides services to eradicate/manage noxious weeds and invasive plants.

PROVINCIAL

- AGRI manages a number of programs related to agricultural production, business planning, marketing, and sales although extension services, which were geared to supporting farmers one on one were dissolved in recent years.
- The ALC manages the ALR and has many policies in place to protect and promote agricultural production province-wide.
- The BC Ministry of Forests, Land and Natural Resource Operations allocates and administers hay cutting and grazing agreements and grazing leases on Crown range across the Province. Program activities focus on ensuring healthy and sustainably managed rangelands which are capable of supporting the interests and activities of clients, stakeholders and partners.

FEDERAL

- Agriculture and Agri-Food Canada helps Canadian farmers and businesses produce the best possible food and agriculture products through programs, policies and services. For more information on programs, policies and services offered visit: <http://www.agr.gc.ca/eng/programs-and-services/?id=1362675650980>
- It was announced earlier this year that the Kamloops Federal Agriculture and Agri-Food Research Centre will close its doors this fall in an effort to downsize and consolidate resources at the federal level

SECTION 4: STRATEGIES AND ACTIONS

Several strategies have been identified through extensive public consultation and technical review to achieve the AAP goals. They are identified and described in this section.

Each of the strategies contains a number of policy recommendations that can be implemented over time to create support for and consideration of the needs of the local agricultural industry.

The AAP includes a number of actions for achieving the goals identified earlier for the preservation, growth, and diversification of the local agricultural sector. Strategies and actions were developed based on public feedback from surveys; the farm tour; road show presentations and an open house; input from the AAC, the stakeholder group and City staff; and review of plans developed by other BC communities. The next section describes these actions, implementation timelines, and the party(ies) responsible for implementing each one.

Each action has been assigned a priority level depending on the ease of which it can be implemented, its associated cost as well as the length of time required to implement the action. Priority levels are identified as:

- L Low priority (implementation is difficult, costly, and lengthy, 10+ years).
- M Medium priority (implementation can be done with a low level of difficulty, with some financial implications, within ten years).
- H High priority (implementation can be done with ease, with minimal financial implications, within five years).
- I Immediate priority (action item to be included in the 2014 Budget and Corporate Strategic Plan).
- O Ongoing priority

The following acronyms have been used to identify the department(s) and organization(s) responsible for implementing each action:

AAFC	Agriculture and Agri-Food Canada
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
BCA	BC Assessment
BCS	Business and Client Services Division
BCAFM	British Columbia Association of Farmers' Markets
CSCS	Corporate Services and Community Safety
CFTC	Community Futures Thompson Country
DES	Development and Engineering Services Department
FPPA	Farm Practices Protection (Right to Farm) Act
F2C	Farm2Chefs (formerly: Thompson Shuswap Chef Farmer Collaborative)
FIN	Finance Department
GIS	Geographic Information Systems
KFPC	Kamloops Food Policy Council
LAI	Local Agriculture Industry
LS	Legislative Services
AGRI	Ministry of Agriculture
MFLNRO	Ministry of Forests, Lands and Natural Resource Operations
MOTI	Ministry of Transportation and Infrastructure
PRCS	Parks, Recreation, and Cultural Services Department
PWU	Public Works and Utilities Department
SD73	School District No. 73
SKP	Sustainable Kamloops Plan
TNRD	Thompson-Nicola Regional District
TteS	Tk'emlúps te Secwépemc
TRU	Thompson Rivers University
VK	Venture Kamloops

STRATEGY 1: MUNICIPAL GOVERNMENT TO PLAY A GREATER ROLE IN LOCAL AGRICULTURE, PRESERVATION, ENHANCEMENT, AND PROMOTION THROUGH LAND USE PLANNING, BYLAWS, POLICIES, AND PROGRAMS

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
			POLICIES		
1.	Review Permitted Uses under Division 5, A-1 (Agricultural) of the Zoning Bylaw and revise for consistency with ALC policies.	5	<p>Ensure permitted uses are consistent with those permitted outright by the ALC. Examples of permitted uses:</p> <ul style="list-style-type: none"> • "Farm Operations¹" as defined by the <i>Farm Practices Protection (Right to Farm) Act</i> (FFPA); • Boarders or lodgers to a maximum of two persons; • Large animal veterinary clinics; • Single-family residential, including premanufactured homes and modular homes; • Aquaculture; • Greenhouses and plant nurseries; • Intensive agriculture; • Utility services, minor impact; • Municipal facilities, including but not limited to, fire stations, public parks, and cemeteries; • Recreation facilities (outdoor); • Wildlife and waterfowl reserves; and • Farm stands. 	DES ALC	I

¹ See Appendix 1 for "Farm Operation" definition.

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
1.	(continued)	5	<p>Add a section for permitted accessory uses (secondary to the existing farming operation). These would be permitted on a case by case basis and regulated through the Zoning Bylaw. *remove outdoor recreation*</p> <p>Examples: "Accessory Uses" may be permitted in this zone as follows (subject to ALC approval): operation must have farm status and be in compliant with all ALC regulations and minimum parcel size of 8 ha</p> <ul style="list-style-type: none"> • Additional residences for farm use (in accordance with ALC definition); • Agri-tourism (in accordance with ALC definition); • Bed and breakfast homes*; • Forestry; • Home-based businesses (rural); • Kennels and stables; • Secondary suite for farm help/family member; and • Wineries and cideries. <p>*Agri-tourist accommodation (camping, hotels, motels, etc.) other than bed and breakfast homes is not permitted. Criteria for regulating permitted ALC uses (i.e. parking, landscaping and buffering, maintaining farm status, active farm ongoing, seasonal, etc. Size of property) indicates size/type of activity that may be permitted.</p>	DES ALC	I

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/Support	Priority (L, M, H, I, O)
2.	Develop and implement an OCP policy for agri-tourism.	5, 10, 21	<p>ALR legislation designates agri-tourism as a farm use, subject to certain limitations under the legislation, regulations, and local government bylaws. Local governments may regulate or prohibit agri-tourism accommodation but may only regulate other agri-tourism activities if they meet ALC criteria.</p> <p>ALR Subdivision and Procedure Regulations permits temporary and seasonal agri-tourism activities in the ALR provided that land is assessed as farm under the <i>Assessment Act</i>, that the agri-tourism activity is an accessory use but related to the farm or ranch, and provided that the activity promotes or markets farm products produced on that farm.</p> <p>Refer to http://wcel.org/agri-tourism for support in developing an agri-tourism policy.</p> <p>Too much of a good thing like agri-tourism may undermine the business of agriculture and farming communities. If too much of a farming area or parcel is paved over to accommodate agri-tourism uses, the agricultural potential of the community may be undermined. Likewise, if agri-tourism activities drain community resources, such as water, roadway capacity, and stormwater management capacity, farming may become uneconomical.</p> <p>Definitions for "seasonal" and "temporary" must be developed as part of this action item.</p>	DES ALC	I

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
3.	Develop an Urban Agriculture Plan/Community-wide Food Strategy	21	<p>A separate advisory committee will be established to support the development of this action item.</p> <p>Investigate food security policies such as, but not limited to:</p> <ul style="list-style-type: none"> • Urban hens; • Urban bee keeping; • Spin farming; • Community gardens; • Public produce; • Consider Temporary Use Permits for underutilized or vacant property for urban agriculture (e.g. if your lot has been unused for more than two years, encourage its availability to community groups for urban agriculture projects like neighbourhood pocket markets, community gardens, and public produce until it is development ready. • Edible street trees This plan/strategy is to be a stand-alone document that supports the food security component of SKP. 	PRCS DES AAC	I

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
4.	Develop an internal policy for consistency in processing ALC applications.	5	To provide a consistent approach to addressing public inquiries related to applications for exclusions, subdivision, and non-farm use within the ALR as well as ALC applications submitted to the City for review and approval. This standardized procedure would be an effort to create a more efficient internal review/approval process for the applicant and staff involved and a better partnership with the ALC.	DES ALC	I
5.	Continue to explore and promote land use patterns through the OCP that protect the integrity of prime agricultural land in the City.	5, 12	Creative solutions like cluster/conservation design development equals higher density on a smaller portion of a parcel where the least impact to agriculture can be achieved	DES	O
6.	Encourage farmers' markets on public property (case-by-case basis) provided they meet the British Columbia Association of Farmers' Markets (BCAFM) definition of farmers' market and are a registered member of BCAFM.	5, 12, 17, 21	Allow farmers' markets as a permitted use on public land (case-by-case basis). Definition: a "farmers' market" is a market comprised exclusively of vendors who make, bake, grow, or raise the products they sell, of which a majority of the vendors are selling farm products of BC origin. These markets must be BC non-profit organizations, whether incorporated or not, with at least six vendors, that operate for two or more hours per day for a minimum of four markets in a year.	PRCS DES	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
6.	(continued)	5, 12, 17, 21	In addition, encourage private land owners with underutilized properties to make their land available for neighbourhood pocket markets on a temporary basis until such time as the land is ready for development. Refer to the following link for more information on pocket markets: http://foodroots.ca/pmtoolkit_index.htm	DES PRCS	O
7.	Support the ALR boundary and ALR land base in Kamloops.	12, 16	<p>Refrain from supporting changes to the ALR boundary, individual property boundaries, or a loss of ALR land unless all of the following conditions are met:</p> <ul style="list-style-type: none"> • Land is considered by the ALC as incapable of agricultural production (inclusive of ranching); • The agricultural stakeholders are fully consulted; and • There is a significant enhancement to agriculture. <p>Continue to monitor activity within the ALR for consistency with municipal and ALC policies.</p>	CoK ALC	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
8.	<p>Work with ALC to support initiatives, which:</p> <ul style="list-style-type: none"> • Ensure that farming is the primary use of ALR land; • Ensure all existing and any proposed non-farm uses of ALR land support agricultural viability and do not interfere with normal farm practices; • Direct proposed non-farm uses of ALR land to non-ALR land wherever possible; and • Ensure that any non-farm uses of ALR land occur in designated and/or minimal impact areas on the ALR parcel and with minimal negative impacts on farming. 	12, 16	<p>Despite land being within the ALR, farming may not occur on it; however, farming is the priority use for ALR land and all non-farm uses must be carefully reviewed and considered for its impacts on agriculture and its ability to contribute net benefits to enhance agriculture. It is important that the entire community understand that the agricultural area is a "working farm" landscape.</p> <p>Staff to continue to advise residents as to appropriate zones for conducting different types of business so as not to lose business opportunities, but to ensure that only those businesses that are supportive to active farms are considered on agricultural land.</p>	<p>DES ALC</p>	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
9.	Consider developing an OCP policy on ecovillages as part of the OCP review and update process	5, 15	<p>Ecovillages are sustainable communities and neighbourhoods, urban and rural, committed to living in an ecologically, economically, culturally, and spiritually sound way. The physical and living arrangements vary widely, from loosely strung networks to much more cooperative or communal agreements. Many offer fascinating opportunities for visitors, volunteers, and interns (e.g. Yarrow Ecovillage in Chilliwack, BC, has a community farming component).</p> <p>If a farm is proposed as part of an ecovillage development, restrictions should be put in place as to what can be done so it does not become just a horse farm.</p>	DES	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
10.	Examine the City's Corporate Purchasing Policy (FIN-5-1) to determine if there are opportunities to better support local producers/local food suppliers without compromising the intergovernmental agreement on internal trade requirements.	5	<p>The municipal government has an opportunity to lead by example supporting local agricultural businesses for food and nursery stock purchases. If local production can be supported through local procurement policies, more farm activity within the province might rekindle the businesses that service farms. Agricultural supply businesses require a certain threshold of business in order to make it worthwhile to invest in locally-produced farm products and services.</p> <p>Goals of a corporate food procurement policy that supports local producers:</p> <ul style="list-style-type: none"> • Raise production and process standards; • Increase tenders from small and local producers; • Increase consumption of healthy and nutritious food; • Reduce adverse environmental impacts of production and supply; and • Increase capacity of small and local suppliers to meet demand. 	FIN CSCS DES	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
10.	(continued)	5	The University of Victoria is one of many institutions to successfully implement a corporate local food procurement policy (60% local sourcing requirement). Refer to the following report for information on corporate local food procurement policies at http://webcache.googleusercontent.com/search?q=cache:c_O2IiTCWWwJ:www.phabc.org/userfiles/file/LocalfoodrecommendationsinBCPublicInstitutions-final.pdf+&cd=1&hl=en&ct=clnk&gl=ca	CSCS DES	H
BYLAWS AND REGULATIONS					
11.	Update agricultural definitions in Zoning Bylaw No. 5-1-2001 for consistency with ALC and FPPA definitions.	5	<p>Definitions to review, revise, or add include, but are not limited to:</p> <ul style="list-style-type: none"> • Agricultural use; • Farm operation; and • Agri-tourism (e.g. a tourist-oriented activity, service and/or facility, ancillary to the farm operation, promoting products grown, raised, and/or processed on the same farm operation upon which they are grown, raised, and/or processed and occurring on land classified as farm under the <i>Assessment Act</i>. The activity is permitted in A-1 zones if it is temporary and seasonal. Agri-tourism-related structures/facilities shall cover no more than 10% of the lot on which they are located). 	DES ALC	I

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
12.	Revise the definition of "Working Cattle Ranch or Farm" per Animal Control Bylaw No. 34-11 for consistency with Zoning Bylaw No. 5-1-2001.	5	Currently the Animal Control Bylaw refers to a "Working Cattle Ranch or Farm" as a commercial agricultural enterprise operating on not less than 8 ha (19.768 ac.) wholly or partly within the City boundaries and depending on cultivating or pasturing the land. The new definition should be consistent with the new Zoning Bylaw definition for "Farm Operation" and should not specify a size requirement.	DES	I
13.	Explore the rezoning of selected non-ALR land to provide for the inclusion of greenhouses as a use and to encourage greenhouse development on non-ALR land wherever possible.	5	City to support agricultural businesses by ensuring there is enough industrial land available to house infrastructure businesses. Making land available will require the cooperation of the ALC to remove poor quality land from the ALR.	DES	H
14.	Develop and implement zoning regulations for food trucks and roadside stands.	5, 12, 21	<p>Make more spaces available around the community for producers to sell their product</p> <p>Roadside stands permitted provided that the operation is clearly ancillary to a permitted agricultural use and is appropriately set back from the road right-of-way. See Appendix 2 for sample regulations for roadside stands. Currently roadside stands are permitted in the C-3 (Highway Commercial) zone in Kamloops. Roadside stands along corridor entrances to the City may be an opportunity to attract tourists</p>	DES PRCS	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
15.	Review and update the City's Landscape Design Guidelines.	5, 21	Include a greater focus on edible plantings in landscape plans for proposed developments where appropriate.	DES PRCS	H
16.	Enforce business licensing for value-added farm operations.	5, 10	Business Licences are not required for primary farming operations but are for value-added opportunities on farmland such as agri-tourism, retail outlets, etc. Ensuring each accessory operation has a Business Licence will help the City curb potential abuse to agricultural land and help determine where the gaps are in terms of what the agricultural economy needs.	DES	H
17.	Review/revise Home-based Businesses Policy for agriculture and rural properties.	5, 10	Consider adding text for home-based businesses (rural). The business must be accessory to a farm operation that has maintained farm status with BC Assessment but may have a maximum of 100 m ² of floor area. A rural home-based business shall not involve the sale or display of any goods on site other than those constituting the finished principal product of the home based business.	DES	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/Support	Priority (L, M, H, I, O)
18.	Ensure that farm vehicles can adequately move between agricultural areas.	18, 21	<p>Farmers who must move farm equipment and other vehicles between and among different agricultural areas in the City must use City roads. This use may result in increased travel time for farmers because non-farm vehicles also use the roads a great deal. Road use by non-farm vehicles, joined with farm vehicle use, causes frustration for both the agricultural and non-agricultural communities.</p> <p>Review and designate "farm travel" routes for travel between agricultural areas:</p> <ul style="list-style-type: none"> a) Use recognizable signage to endorse these routes for farm vehicles; b) Review the wording of "Respect Slow Moving Farm Vehicles" signs and consider "Yield to Farm Vehicles"; c) Develop new road design guidelines to ensure that the outermost lane and shoulder in combination have a minimum of 4.3 m (14 ft.) in lateral clearance to accommodate the width of farm vehicles; and d) Review options to minimize the impact of farm traffic on non-farm traffic by providing safe turn-offs for farm vehicles on identified agricultural corridors carrying high volumes of traffic. 	DES Bylaw Enforcement	M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
18.	(continued)	18, 21	*Sign on roads that enter agriculture zoned areas to read: Kamloops Supports Agriculture. You are entering an area zoned for agricultural use. Under provincial and municipal laws, agricultural uses have priority. You may experience dust, odour, noise, slow-moving vehicles, etc. if living or travelling in this zone.	DES Bylaw Enforcement	M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
HUMAN CAPITAL					
19.	Designate an existing City staff person as an agricultural liaison within the Planning and Development Section.	7	<ul style="list-style-type: none"> Have the agricultural liaison play a key support role in the implementation of the AAP and supporting the AAC; and Publicize the agricultural liaison as the person to assist the agricultural sector to access information about City bylaws, operations, and services; address agricultural issues and concerns; and contribute to various agricultural projects. 	DES	O
20.	The City will continue to support the Kamloops Farmers' Market through representation on the KFPC.	17		PRCS	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
21.	Appoint a permanent Kamloops AAC that could provide input on tasks as they pertain to local agriculture.	7	<ul style="list-style-type: none"> Implementation/policy development of AAP - each action item proposed within the AAP will require further discussion and development upon Council adoption of the AAP; OCP amendment reviews as they relate to agricultural land; Zoning Bylaw changes or rezoning application reviews as they relate to agricultural land; Applications to ALC - to act as a sounding board for City Council on agricultural issues and applications Urban agriculture/food security reviews - provide input on projects pertaining to urban agriculture/food security as needed; Agricultural awareness, including farm tours and other agricultural events/celebrations, as well as education on permitted practices and changes in legislation; and Informing the municipality of agriculture industry and consumer trends, needs and wants. <p>In the case of ALC and municipal applications involving changes to the agricultural land base, an AAC can provide input on whether or not the proposal includes a substantial enhancement to the agricultural land base/industry or an overall negative impact.</p> <p>See Appendix 3 for draft language for Terms of Reference for a permanent AAC.</p>	DES	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
22.	Develop and implement criteria (Agricultural Impact Assessment [AIA]) for the permanent AAC to follow in reviewing ALC applications submitted to the City.	7	<p>The AIA will help assess the potential impact of a development proposal on the agricultural land/sector. This process is recommended to ensure that future development and other initiatives will not have negative impacts on the capacity to farm in Kamloops.</p> <p>Ensure that a least disruption to farmers policy exists to protect farmers from the impacts of recreational and non-farm uses by:</p> <ul style="list-style-type: none"> a) Requiring the proposed AIA be completed for newly proposed recreational uses or non-farm uses and that appropriate steps be taken to mitigate potential conflicts; b) Use the AIA for all proposed projects involving land use changes or development: <ul style="list-style-type: none"> i) within the ALR; ii) for projects immediately abutting the ALR which may have an impact on agriculture, such as transportation corridors, recreational trails, new residential developments, and others; and c) Develop criteria (e.g. drainage/irrigation implications, air quality, noise, transportation and traffic, and others) for the AIA in conjunction with AGRI, the ALC, the proposed AAC, and others as appropriate. 	DES ALC	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
SERVICING/INFRASTRUCTURE IMPROVEMENTS					
23.	Ensure that drainage, servicing and infrastructure changes are considered in a sustainable and comprehensive manner so that the quality of air, land, and water is maintained for agricultural viability.	12		DES PWU	O
24.	Investigate the issue of irrigation sustainability as well as farmers using City water for irrigation.	12	<p>The investigation should include an analysis of irrigation rates across the province to determine if the cost of irrigation in the City is comparable to that in other regions of the province.</p> <p>The investigation should also examine specific irrigation systems within the City including, but not limited to, the Noble Creek irrigation system. For example:</p> <ul style="list-style-type: none"> • Examine the state of existing systems; • Explore future management of irrigation systems; • Explore the potential to expand systems to support additional farmers; and • Consultation of existing and potential users to be included prior to strategy development. 	PWU DES	H/O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I, O)
25.	Work with the ALC to ensure that agricultural land utilized for resource extraction is restored to its pre-extraction state or better for agricultural purposes	14, 16		ALC DES	H/O

STRATEGY 2: AGRICULTURAL EDGE STRATEGY

The rural-urban edge is often identified as an area of conflict that may create an overall negative impact on farming. An agricultural edge plan, geared to individual rural-urban edges, can be a valuable tool for mitigating potential and existing conflicts and for maintaining the stability of the agricultural edge.

Although the agricultural edge has the potential for many conflicts, a positive side effect for agriculture may be better access to urban markets. Pilot projects involving less intensive agricultural activities (e.g. small-lot agriculture, U-pick operations, farm direct marketing, agri-tourism, organic and ecological farming, and allotment gardens) may identify useful applications along an agricultural edge.

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/Support	Priority (L, M, H, I)
26.	Develop and implement comprehensive mapping identifying areas that may require buffering from ALR land.	21	<p>Consult with the ALC and AGRI and review relevant resources such as the AGRI Guide to Edge Planning at http://webcache.googleusercontent.com/search?q=cache:GRAItb5kXzgJ:www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf+&cd=1&hl=en&ct=clnk&gl=ca</p> <p>To mitigate any conflicts while an agricultural edge plan is being developed or where buffering is not in place.</p> <p>See Appendix 4 for work in progress.</p>	DES GIS	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/Support	Priority (L, M, H, I)
27.	For new, non-farm development within or directly abutting ALR land require the preparation of an agricultural edge plan, including buffering on the non-farm side.	21	<p>Regulations/guidelines for new developments that abut ALR land shall be developed in accordance with Appendix No. 1: Policy Guidelines in these documents:</p> <p>http://webcache.googleusercontent.com/search?q=cache:LpCN8oycPOsJ:www.alc.gov.bc.ca/publications/Community_Planning_Guidelinescolour.pdf+alr+and+community+planning+guidelines&cd=1&hl=en&ct=clnk&gl=ca</p> <p>http://www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf</p> <p>Registration of restrictive covenants will be required to:</p> <ul style="list-style-type: none"> a) Inform prospective buyers of residential properties of the occurrence of control practices on adjacent farmland (e.g. spraying, noise, odours, dust, pesticide application, burning, etc.); and b) Minimize urban-rural conflicts. 	DES	M/H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/Support	Priority (L, M, H, I)
28.	Direct compatible land uses (e.g. industrial) to land adjacent to the ALR in lieu of incompatible uses (e.g. residential and schools).	12, 21	<p>To avoid potential land use conflicts.</p> <p>Examples of activities/impacts of activities that can occur between farm and non-farm uses that can negatively affect the farmer/rancher include, but are not limited to:</p> <ul style="list-style-type: none"> Noise; Odour; Trespassing; Spread of weeds; Loose dogs; Gates left open; and Off-road vehicle use. 	DES	O
29.	Work with the agricultural, equestrian, and recreational communities to ensure that recreational uses adjacent to or within the ALR are compatible with farm uses and have a positive or neutral benefit to farming.	16, 21		<p>PRCS</p> <p>DES</p> <p>ALC</p>	O

STRATEGY 3: ENCOURAGE POLICY CHANGES WITHIN SENIOR LEVELS OF GOVERNMENT TO BETTER SUPPORT AGRICULTURE IN BC AND COLLABORATE WITH REGIONAL PARTNERS FOR PROJECTS WITH REGIONAL BENEFITS

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
30.	Encourage the provincial government to develop a provincial climate and food planning framework.	15	A top priority is a rethink of BC's food system to be more just, resilient to climate impacts, and sustainable in terms of greenhouse gas emissions. The framework should build on food planning initiatives underway throughout BC and should set targets and timelines for local self-reliance, food system GHG emissions, hunger, and nutrition (www.policyalternatives.ca/everybitecounts).	CoK	O
31.	Encourage senior government to pursue supportive economic policies toward improving the financial viability of the agriculture industry.	1, 6, 9, 10, 11, 13,		CoK	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
32.	Encourage the provincial government to develop a BC local food policy.	15, 18, 21	<p>Similar to the <i>Ontario Local Food Act</i>, 2013, found at http://webcache.googleusercontent.com/search?q=cache:bW8nG5nHmpkJ:www.cela.ca/sites/cela.ca/files/891ModelLocalFoodBill_0.pdf+&cd=3&hl=en&ct=clnk&gl=ca</p> <p>The Act's purpose would be to improve BC local food systems by:</p> <ol style="list-style-type: none"> 1. Improving knowledge of the benefits of local food; 2. Strengthening BC's local food economy; 3. Promoting environmentally-friendly farming, production, and processing practices; 4. Improving local food distribution; 5. Increasing public procurement of local food; and 6. Intergovernmental coordination and public participation in local food planning and decision-making. 	CoK	O
33.	Encourage the development of processing facilities and supportive infrastructure as needed with the agricultural industry and other partners			CoK	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
34.	Encourage the provincial government to revisit requirements for Farm Tax Status.	2, 3, 16	The minimum requirements to obtain farm status through BC Assessment are low, which leaves the system open to abuse. Changes to the system are needed to encourage people to increase the productivity of their farmland and to develop viable farm businesses.	CoK	H
35.	Consider development of a Municipal Agricultural Enhancement Fund	8, 11, 12, 15, 16, 18, 19, 20, 21	<p>An enhancement fund could support improvements to the agricultural land base to increase the viability of agricultural production. Funds could be generated through grants and/or donations/gifts.</p> <p>Enhancements to agriculture that could be considered through the fund could consist of the following:</p> <ul style="list-style-type: none"> • New infrastructure to support agriculture; • Infrastructure upgrades; • New farmer/producer training/education; and • Grants/loans. 	DES	M/H
36.	Encourage the TNRD to develop a Regional Agriculture Plan	5, 18, 21		CoK TNRD DES	M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
37.	Work with regional government partners, the agricultural community, and AGRI to develop regional branding for a TNRD food system.	18	Develop a "Taste of Kamloops" or "Taste of the Thompson" logo or symbol to appear on all agricultural communications and signs, which could also be used by growers to label their products.	CFTC TNRD DES PRCS	M

STRATEGY 4: RECRUITING NEW FARMERS TO SUPPORT SUCCESSION PLANNING

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
38.	Develop and implement agricultural opportunities at the Rayleigh Tournament Capital Ranch.	12, 20	Consult the local agricultural community in the land use planning process and consider "Agricultural Centre of Excellence" as the development theme for the site.	PRCS DES	I
39.	Continue to encourage the leasing of City-owned land for farming.	12		PRCS DES	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
40.	Provide existing public land for a farm business incubator farm.	12, 18, 19	<p>Partner with a local non-profit organization that will develop/manage the farm business incubator program on land provided by the City. Community Futures Thompson Country has shown interest in this opportunity. Refer to Appendix 5.</p> <p>An incubator farm facilitates the creation of new farm businesses by providing participants with land, equipment, and infrastructure at an affordable price. Incubators usually arise out of partnerships between non-profit groups, communities, municipalities, and agricultural colleges. Incubators also provide community and mentorship to those with limited ties to Canadian farming culture. Refer to Appendix 6 for program outline.</p>	DES CFTC PRCS	H
41.	Develop a City-based agricultural land registry to assist farmers in finding agricultural land available for leasing/purchase.	1, 19	<p>Encourage partnerships with TteS as well as farmers for long-term land leasing opportunities for farming.</p> <p>Work with existing aging farmers and other owners of agricultural property that are looking to make their land available for farming but are not able and/or willing to farm it themselves.</p> <p>Use www.bcfarmandranch.com as a resource in developing a local registry.</p>	VK	H

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
42.	Work with AGRI and local agriculture interest groups to develop local programming to support entry into the farming/agricultural profession as well as business planning for existing farmers.	19		AGRI VK CFTC DES	H
43.	Investigate and publish options for new farmers to obtain management skills training from local educational institutions and private trainers.	18, 19	To assist young people in finding job opportunities in agriculture where possible, including co-operative education opportunities with area educational institutions such as Kwantlen Polytechnic University, University of British Columbia (UBC), First Nations Agricultural Association, and area secondary schools.	VK	M
44.	Investigate the Canadian Immigration Provincial Nominee Program and other government programs to determine how Kamloops and the region can support recruitment of new farmers to this area.	1, 19	The Provincial Nominee Program has a focus on investment attraction, immigrants who essentially buy their way in by investing in new or existing businesses, which will provide new jobs. While the specific focus of the program is not recruitment of young farmers, it has successfully been employed to do just this. http://www.welcomebc.ca/pnp	VK CFTC	M

STRATEGY 5: EDUCATION AND AWARENESS FOR PRODUCERS AND THE GENERAL PUBLIC FOR INCREASED UNDERSTANDING OF AGRICULTURAL POLICIES AND REGULATIONS AS WELL AS GENERAL INDUSTRY AWARENESS

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
45.	Continue to update the interactive active/potential farming map of Kamloops for public, Council, staff, AAC, and new farmer use.	18	Inclusive of all agricultural products produced locally.	GIS DES CFTC	O
46.	Develop an agricultural signage program.	18, 21	a) Place signs along roads used by farm vehicles, along recreational trails, and incorporate signs into agricultural edge planning;	DES PWU AGRI MOTI	M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
46.	(continued)	18, 21	<p>b) Ensure that signage focuses on "positive wording" as opposed to "directives", such as the following:</p> <ul style="list-style-type: none"> In areas where farm vehicles may be traveling, "Kamloops farmers with slow moving vehicles use these roads too. Support your local farm community."; Where vandalism and trespassing issues occur, "This crop was planted by a member of your local farm community. Please respect the farmer's livelihood."; <p>c) Ensure that all signs are visibly similar and incorporate a recommended "logo" or visual symbol; and</p> <p>d) Sign program shall also include a section for promotional signage for self-guided agricultural routes/trails within the City.</p> <p>Signs on roads that enter agricultural zoned areas to say "Kamloops Supports Agriculture; you are entering an area zoned for agricultural use. Under provincial and municipal laws, agricultural uses have priority. You may experience dust, odour, noise, slow-moving vehicles, etc. if living or travelling in this zone".</p>	DES PWU AGRI MOTI	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
47.	Include an ALR information sheet with the yearly tax notices.	18		DES	O
48.	Continue to build on the Agricultural History Timeline celebrating the community's agricultural history.	18	End result to be showcased at museum and as a digital, user-friendly timeline on website. Continue to solicit support from the community to fill in important dates/events in the timeline.	Museum DES	O
49.	Continue to support public produce projects on municipal property.	21	Consider implementing yearly harvest festivals, parades, and other social events to celebrate local food.	PRCS DES	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
50.	Continue to create opportunities for Council, City staff, food retailers, and others to tour the agricultural lands and learn about the role agriculture plays in the City.	18, 21	The proposed AAC may help facilitate this activity model the tours after the September 2012 farm tour for the AAP.	DES CFTC	O
51.	Develop an information package for farmers about City agricultural policies and bylaws.	18, 19	Make this package available in hard copy and on the City website. Support the development of fact sheets for farmers and the community that answer difficult questions (e.g. significance of "grown regionally" versus "buy regionally", understanding labels, the importance of pollinators, and the term "local").	DES	M
52.	Create a municipal program to celebrate important food events.	18, 21	Including Canada Food Day in August and World Food Day in October, an annual harvest festival making use of the public orchard and harvest table at Riverside Park. Include such events in the municipal calendar.	PRCS BCS CFTC DES	M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
53.	Develop a promotional video to raise awareness about and promote local growers and their products.	18, 21	A marketing campaign to change attitudes/perceptions of the agricultural industry and agricultural employment.	DES BCS CFTC F2C	M
54.	Develop and implement a buy local challenge program.	15, 18, 21	<p>Continue to implement and build upon educational programming to support local food. Develop and implement a buy-local challenge to encourage and promote sales of locally-grown products.</p> <ul style="list-style-type: none"> • Eat at least one home-cooked meal per week using mainly local ingredients; • Incorporate at least one never before tried local ingredient into their diet; • "Brown-bag" at least one meal per week that is primarily made of local ingredients; • Talk to at least one food retailer and one food producer about local food choices; • Complete a Kamloops buy-local challenge survey; and • Choose local food products whenever possible. <p>Prizes and recognition for winners with fun events, etc. as the challenge moves along.</p>	DES PRCS	M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
55.	Develop and implement a water usage/irrigation sustainability educational program.	12, 15	This program is aimed at the general public as well as agricultural producers, including rain barrel demonstration and free/subsidized barrels for the public. Base this educational program on AAC presentations by City Utility Engineers, Ministry of Sustainable Agriculture Management Branch, and MFLNRO Water Stewardship Division.	PRCS DES MFLNRO AGRI	M
56.	Encourage and support development of a farm to plate educational program for school children.	18, 19, 21	Refer to "A Guide to BCs Agricultural Resources: Agriculture in the Classroom" found at http://www.aitc.ca/en/bc.html .	PRCS SD73	L

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
57.	Ensure that residents who live within or adjacent to the ALR are aware of normal farm practices and the FPPA.	18, 21	<p>Develop appropriate materials to share with all residents (e.g. publications and via the City website) to provide them with information about agricultural activity in their area, including:</p> <ul style="list-style-type: none"> • The type of farming in the area; • Examples of normal farm practices they may experience; • A copy of the AGRI publication "The Countryside and You"; • A list of appropriate people to direct questions and concerns, such as the proposed SAL, ALC, AGRI, AAFC, and others; • A "Rural User Code" to identify appropriate behaviour in agricultural areas. 	AGRI DES	O
58.	Encourage the farming community to pursue crop specialization and value added products to increase farm viability.	9		AGRI	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
59.	Support development and implementation of a regional agriculture/food forum.	18, 21	To celebrate and promote the local/regional agriculture industry.	CFTC DES PRCS	H
60.	Create an agricultural business profile.	1, 18, 19	To provide information on agriculture as a business opportunity.	VK	M
61.	Provide information to farmers related to best management practices and encourage them to adopt beneficial environmental guidelines.	15, 18, 19	Encourage farm planning through the BC Environmental Farm Plan Program. Encourage farm planning that recognizes the importance of pollinators and enhances pollinator habitat and populations	AGRI PRCS	M
62.	Encourage grocery chains in Kamloops to support local producers and products	18	Encourage grocery stores to use the AAP interpretation of local product.	VK	L

STRATEGY 6: FACILITATE AGRICULTURAL RESEARCH TO ACHIEVE AGRICULTURE AREA PLAN GOALS

The challenge in monitoring policy objectives is in knowing what is most appropriate to monitor and how to use that data strategically once it is acquired. An increased effort to conduct agricultural research will help determine the continued validity of the plan and allow for revisions to the Plan as needed.

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
63.	Work with local partners to ensure the Ord Road Federal Agriculture Research Station is maintained for local/regional agricultural initiatives.	6, 11, 12, 18	Develop a local task force to lead this charge.	Council Task Force Community Partners	I/O
64.	Support research on greenhouse gas mitigation through alternative agricultural practices.	15	Research specific to the BC context, is needed (e.g. UBC Farm). There are also opportunities to pioneer clean energy alternatives to fossil fuels in agricultural buildings, machinery, and equipment.	PRCS	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
65.	Investigate the availability of funding opportunities for irrigation.	12	Irrigation in areas that have none to increase agricultural productivity of land.	PRCS DES PWU	O/L
66.	Continue to support senior government or university level research that promotes the development of one or more businesses that use specified risk material in a legitimate way.	8, 18	<p>Specified risk material is the part of the animal carcass that must be disposed of in a special and very expensive way because there are a handful of animals in the Canadian cow herd with bovine spongiform encephalopathy (BSE). The cost to kill, hang, cut, and wrap an animal is expensive. If a business were developed that would take specified risk material and find something constructive to do with it, which would cut down the cost of slaughtering animals, it would help the locally-raised beef initiative.</p> <p>Consider identifying general locations within the City that may be suitable for a processing facility for livestock should the opportunity arise.</p>	PWU	L/O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
67.	Investigate rainwater retention opportunities for agricultural operations.	12, 15		PRCS PWU	M
68.	Continue to work with the Senior Manager, Business Services at Olympic Legacy Division Ministry of Tourism, Trade and Investment, BC.	18, 19	To support development of the export training program for local/regional agricultural businesses to bring them up to export capability and ability to go on trade missions to meet inbound trade missions with confidence for familiarity with the export business and making deals.	VK CFTC	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
69.	Work with AGRI to monitor changes in the agricultural sector to determine issues of concern and changes in overall viability.	7	<p>Use the following possible indicators:</p> <p>a) Indicators that track land use and land availability:</p> <ul style="list-style-type: none"> • Hectares (or acres) of ALR land in Kamloops; • Hectares (or acres) of ALR land that is farm class; • Hectares (or acres) of ALR land available for sale or lease. <p>b) Indicators that track farm viability and the overall health of the agricultural sector:</p> <ul style="list-style-type: none"> • Annual number of applications, approvals, and rejections for exclusion of land from the ALR; • Annual number of applications, approvals, and rejections for non-farm use and subdivision in the ALR; • Net returns from agriculture; and • Economic Diversity Index. 	AGRI DES	O

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
70.	Conduct agriculture water demand modelling for Kamloops.	12, 15	<p>The model will help understand current agricultural water use and help to fulfil BC's commitment under the Living Water Strategy to reserve water for agricultural lands. The model is used to establish agricultural water reserves throughout the various watersheds in BC.</p> <p>Partner with AGRI to run the provincial Agriculture Water Demand Model for Kamloops, example: http://www.agf.gov.bc.ca/resmgmt/publist/500Series/500300-6_Agric_Water_Demand_Model-Similkameen_Report.pdf</p> <p>Funding required for this project is in the range of \$5,000-\$10,000 per AGRI.</p>	AGRI DES	M
71.	Work with AGRI to conduct a study to determine an irrigation scheme or schemes that is/are able to meet the needs of the agricultural community in Kamloops while being financially feasible and environmentally sound.	12, 15	<p>See Niagara Region, Ontario example: http://www.niagararegion.ca/living/ap/pdf/RWFA_Phase2_Project-Report.pdf.</p>	AGRI DES	L/M

Recommended Actions					
Action No.	Action	Issue No.	Description	Responsible Party Lead/ Support	Priority (L, M, H, I)
72.	Conduct a targeted review of all ALR and agriculture-zoned lands in Kamloops to determine their individual capability for agriculture/food production.	12, 16	<p>Focus on which lands are within the ALR that should not be and which are outside the ALR that should potentially be included.</p> <p>The ALC has identified that it will be working with regional districts and municipalities on targeted ALR boundaries reviews and adjustments. This review would ensure that all existing land within the ALR is suitable for agriculture and would potentially remove land that is not. Lands outside the ALR that should be included in the ALR that are not presently within will also likely be added. Municipalities that are able to support financial support and human resources toward this initiative will likely be prioritized.</p>	<p>ALC</p> <p>DES</p>	L/M

SECTION 5: IMPLEMENTATION AND REPORTING

The overarching expected outcome of an AAP is that it be formally adopted and used to implement activities that support agriculture. The AAP is a starting point in providing a better municipal support system for the local commercial agriculture sector and identifies strategies and actions aimed at growing, sustaining, and raising awareness about this commercial sector. Oversight and implementation of the AAP will be led by the City. The AAP will be revisited periodically to determine if the goals and actions are being met and to revise it if required.

A five-year review is recommended to review the goals and actions and overall content of the plan to ensure its continued relevancy. This review also provides an opportunity to make modifications to the AAP in light of emerging issues. The first review of the AAP should take place in 2019.

A review should take into consideration the following questions, at a minimum:

- What outcomes were achieved (i.e. was the AAP officially approved or adopted as part of the SKP)?
- What impacts, both quantitative and qualitative, the AAP has had on local agriculture and the community (i.e. to what extent, if any, has the AAP helped farming)?
- To what extent were the intended benefits and action items of the AAP achieved?

Evaluating this information will help improve our understanding of what has worked well (and not so well) so that future plans for agricultural land uses can be improved.

CONCLUSION

With the implementation of the AAP, the City will report regularly on its progress in taking action and its achievements in meeting the established goals and actions.

As the City progresses, the AAP will be regularly updated and improved as the City achieves positive results and assess the benefits of its actions.

The AAP represents a key and integrated component of the implementation of the SKP and enhancing community sustainability. To succeed, the AAP requires individual commitment as well as corporate and public sector support; all residents must remain vigilant and determined to make Kamloops a healthier, more livable community. This requires teamwork with the agricultural industry, ALC, and AGRI and long-term responsibility.

Evaluating the information presented in the AAP will help improve our understanding of what has worked well (and not so well) so that future plans for agricultural land uses can be improved.