



DISTRICT OF COLDSTREAM

9901 KALAMALKA ROAD, COLDSTREAM, B.C. V1B 1L6

Phone (250) 545-5304 Fax (250) 545-4733

www.districtofcoldstream.ca

August 16, 2007

Investment Agriculture Foundation
of British Columbia
PO Box 8248
Victoria, BC V8W 3R9

Ladies and Gentlemen:

District of Coldstream Agricultural Area Plan

Approximately 55% of the District of Coldstream is within the Agricultural Land Reserve. The District has been experiencing rapid growth and burgeoning development pressures, resulting in land use conflicts along the urban and rural fringe. In addition, rural landowners and speculators have been applying for subdivision, non-farm use, and exclusion of ALR lands.

Council has directed staff to initiate an Agricultural Area Plan, the primary thrust of which is to establish clear, consistent policies that serve to protect and promote agriculture while preserving the rural character of Coldstream in co-existence with public uses and urban development.

The District of Coldstream is therefore submitting the attached application to your Foundation for funding in order to proceed with an Agricultural Area Plan.

If you have any questions, please contact the undersigned at 545-5304 or by email at planner@district.coldstream.bc.ca. ✓

Yours truly,

Craig Broderick, MCIP
Director of Development Services

Attachment



Application Form

FOR FOUNDATION USE ONLY
Date Received:
Application Number:

(Refer to the Guide to Applicants to complete this form)

Project Title:	DISTRICT OF COLDSTREAM AGRICULTURAL AREA PLAN
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APPLICANT DESCRIPTION

Applicant Name	
Organization:	District of Coldstream
Mailing Address:	9901 Kalamalka Road Coldstream, BC V1B 1L6
Telephone Number:	250-545-5304
Fax Number:	250-545-4733
Website:	www.districtofcoldstream.ca
Business or Association Number:	

Designated Officer

Name: Craig Broderick, MCIP
Title: Director of Development Services
Mailing Address: District of Coldstream
9901 Kalamalka Road
Coldstream, BC V1B 1L6
Telephone Number: 250-550-1519
Fax Number: 250-545-4733
Email Address: planner@district.coldstream.bc.ca

Project Contact Person (If other than Designated Officer)

Name:
Title:
Mailing Address:

Telephone Number:
Fax Number:
Email Address:

Funding for the Investment Agriculture Foundation of British Columbia is provided by:

Applicant Background Information

The District of Coldstream, located south and east of the City of Vernon, has an estimated population of 10,320 (BC Stats 2006). The majority of the population resides in the western third of the municipality. Out of the 6,700 ha, approximately 3,685 ha, or 55%, are within the Agricultural Land Reserve. The primary agricultural industries are tree fruits, ranching, dairy, and small- to mid-sized family farming. The District is also home to the historic Coldstream Ranch, which is a major land holder and business within the community.

As with many municipalities in BC, the District of Coldstream has been experiencing rapid growth and burgeoning development pressures. Many land use conflicts have been emerging along the urban and rural fringe. Further, many rural landowners and speculators have been applying for subdivision, non-farm use, and exclusion of ALR lands.

The recently completed Official Community Plan (OCP) indicates that there is a strong desire on the part of most residents to retain the rural character of the community. Further, the OCP states that Council shall "consider evolving a set of guidelines regarding applications for non-farm use or subdivision of land in the Agricultural Land Reserve, and for the exclusion of lands from the Agricultural Land Reserve" (OCP Policy 3.3.5).

Based on input from the Advisory Planning Commission, in reaction to dealing with numerous Agricultural Land Reserve applications, Council directed staff to initiate an Agricultural Area Plan (see attached resolution). With respect to details related to the District of Coldstream, the list of Council members and senior staff is attached as in the 2006 Annual Financial Report.

PROJECT DESCRIPTION

Project Timing

Planned Start Date: January 2008

Planned Completion Date: December 2008

Concept / Goal

The primary thrust of the Agricultural Area Plan is to establish clear policies that serve to protect and promote agriculture while preserving the rural character of Coldstream. The intent is to amend the Official Community Plan to support the Agricultural Area Plan so that both plans are consistent and mutually supportive. Subsequent zoning, subdivision or other bylaw amendments would follow OCP adoption.

Objectives

The primary objectives of the Plan will be to:

- Create policy related to ALR exclusions
- Create policy related to non-farm uses
- Create policy related to ALR subdivisions
- Create policy related to ways to support agriculture
- Create policy related to land uses ancillary to agriculture that will be supported and to identify land uses to be discouraged
- Create policy related to rural areas not within the ALR
- Create policy related to agricultural protection areas and urban containment areas
- Create policy related to minimum lot size in rural areas
- Create policy related to edge/fringe related issues (i.e., buffers, farm practices, community knowledge of farming systems)

Context

The context of the Agricultural Area Plan will be focussed on how the local government interacts with agriculture. As such, the focus of the study is to be on land use regulation as well as methods of protecting and promoting agriculture.

With respect to a specific issue, the intent of the Plan is to deliver criteria to evaluate the various forms of Provincial Agricultural Land Commission applications. Further, the Plan will clearly articulate how urban development can co-exist with farming areas (i.e., buffers, lot size). As well, when public uses are proposed to be in rural areas (i.e., trails and parks), the Plan will provide direction on how the project may proceed.

Project Description

The project design has yet to be finalized, as the study steering committee and consultant will need to provide input as to how the project will be structured. A preliminary description is as follows:

- Establish steering committee and select principal consultant(s).
- Start-up meeting with steering committee and consultants to finalize objectives, establish process and review major issues to be addressed.
- Prepare background report and related mapping to document the current status of agriculture in the community. The comprehensive community survey completed during the 2005 OCP will be reviewed to help identify issues to be addressed.
- Agricultural Area Plan – Draft #1.
- Review with steering committee.
- Review with Ministry of Agriculture and Lands staff.
- Review with Provincial Agricultural Land Commission staff.
- Public workshop.
- Agricultural Area Plan – Draft #2.
- Review with Council.
- Preparation of OCP and Zoning Bylaw amendments as required.
- Public Hearing.
- Adoption of bylaws.
- Creation of public educational materials highlighting results of the study. This information will be available in print and on-line.

Human Resources

It is intended that the Agricultural Area Plan will be managed by a specifically created committee of Council. The Agriculture Advisory Committee has yet to be struck; however, it is anticipated that it will consist of:

- One representative of Council
- One representative of the Advisory Planning Commission
- Two representatives from the farming/agriculture community
- One representative from the residential community at large
- One representative of Coldstream Ranch
- Director of Development Services (non-voting)
- Consultant (non-voting)

Benefits

The primary benefit will be to have clear, consistent policy related to agriculture. As a result, the farming community will be strengthened by having an Agricultural Area Plan. The policies in the Plan will serve to protect the agriculture community and provide greater flexibility for ancillary uses. We anticipate that other communities will be able to use the process and resulting Agricultural Area Plan as a basis for their planning efforts.

Performance Reporting

While reporting on performance of land use planning policy is difficult to quantify, it is anticipated that the Agricultural Area Plan will result in fewer ALR applications. Those applications that are submitted and processed should have a higher potential for success, as the policy framework will help the staff to screen speculative applications.

Further, it is anticipated that the farm community will have a greater degree of flexibility in terms of ancillary uses. A number of these uses (i.e., bed-and-breakfast, farm retail outlets) are expected to increase over a period of years.

The public information brochure and web-based information can be measured in terms of numbers of brochures handed out as well as web-based user results.

Communications

Communication for the project will utilize existing methods (i.e., radio, newspaper, mail, email, website) to relay milestone dates and critical information.

Upon completion of the study, the information brochures can be mailed to residents with their utility bills and highlighted in a community newsletter.

Other Funding Applications

The District of Coldstream is applying concurrently for funding from the Ministry of Agriculture and Lands under the Resource Management Branch.

The District of Coldstream will be contributing significantly to the project by having staff involved in the project as well as Advisory Planning Commission and Council members.

PROJECT AND EXPENDITURES PLAN

Applicants have several options for providing project plan and expenditure information. Templates are available as a word document template or an excel spreadsheet from our website. Please review the details included with these templates to assist in the easy use of these tools. To assist in completing the Project and Expenditures Plan, please review the project example provided with the templates.

[Project Plan and Expenditures.doc](#)

[Project Plan and Expenditures Example.doc](#)

[Project Plan & Expenditures.xls](#)

[Project Plan and Expenditures Example 2.doc](#)

Applicants may also choose to use their own detailed project and expenditure plans if it is appropriate for the project proposal.

PROJECT FUNDING PLAN

Templates are available as a word document template or an excel spreadsheet from our website. Please review the details included with these templates to assist in the easy use of these tools. To assist in completing the Project Funding Plan, please review the project example provided with the templates.

[Project Funding Plan.doc](#)

[project plan and expenditures example.doc](#)

[Project Funding Plan.xls](#)

[project plan and expenditures example.xls](#)

THE DISTRICT OF COLDSTREAM

Moved and seconded,

THAT the report from the Director of Development Services, dated May 1, 2007, regarding Grant Funding Sources for Agricultural Planning, be received;

AND THAT Council hereby approves the initiation of an agricultural plan;

AND FURTHER THAT staff be authorized to complete and submit an application the funding application as per the Ministry of Agriculture and Lands' Strengthening Farming Program and the Investment Agriculture Foundation's Local Government Agricultural Program

CARRIED

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution, as adopted by the Council of the District of Coldstream on the 14th day of May, 2007.

DATED at Coldstream, BC this 16th day of August, 2007



Keri-Ann Baggett, Municipal Clerk
Commissioner for Taking Oaths and Affidavits
In the Province of British Columbia