



Committee Report

Date of Report:	January 6, 2022
Date & Type of Meeting:	January 19, 2022 Rural Affairs Committee Meeting
Author:	Dana Hawkins, Planner 2
Subject:	Agriculture Policy Review
File:	10\5200\20\AG AGRICULTURAL POLICY REVIEW\PHASE2-2019
Electoral Area/Municipality:	All Electoral Areas

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to present to the Rural Affairs Committee a summary of engagement to date for the Agricultural Policy Review Phase Two. The intent of the project is to consider current legislation, existing plans and best management documents as well as input from farmers, technical advisors and the public to amend Official Community Plans and Zoning Bylaws with the goal of supporting farming and protecting farmland in the Regional District, in the context of a region with a diminishing supply of easily developed land, and where agricultural land is increasingly viewed as the obvious candidate for development to meet those other land use needs.

SECTION 2: BACKGROUND/ANALYSIS

2.1 Project Definition Statement

The project will consider current legislation, existing plans and best management documents as well as input from farmers, technical advisors and the public to amend RDCK land use regulations with the goal of supporting farming and protecting farmland in the RDCK.

2.2 Engagement Activities

The following engagement activities were undertaken in the fall and winter of 2021:

- a.) Creston Valley Agricultural Advisory Committee (CVAAC) – staff met with CVAAC on October 6 and again on October 28 to discuss the project. The Committee’s formal response is included as Attachment ‘A’.
- b.) Focus Groups – staff invited members of twenty-two different farming organizations from across the region as well as members of CVAAC and Advisory Planning Commissions to participate in one of three focus groups hosted in late November and early December. Nineteen people joined the focus groups, Meeting minutes are included as Attachment ‘B’.
- c.) Water Providers Questionnaire – a questionnaire was sent to all small water providers identified in the RDCK using Civic Info. Responses were received from eight Improvement/ Irrigation Districts included as Attachment ‘C’.
- d.) Public Survey – a survey was available to the public region-wide through the project website or paper copy. The survey was available for a one month period: November 17 to December 15. The survey was advertised by local newspaper, social media, poster and community email lists. Three hundred and fifty-nine responses were received. The majority of survey respondents identified themselves as land owners (64%), 33% identified

as being involved in farming and 37% as hobby farmers. Most respondents identified as living in the ALR (67%). A fair representation was made across the region with most respondents residing areas with higher amounts of agricultural land. A summary is included as Attachment 'D'.

2.3 Engagement Summary

The engagement activities resulted in an excellent response with lots of thoughtful detail from respondents. The engagement activities centered around seven topics; a summary of each topic is included below. With the high level of detail provided by respondents, these summaries are not exhaustive. Detailed information including all responses is attached to this report for the reader to draw their own conclusions.

Residential Uses on Agricultural Land

A variety of comments were received regarding the Agricultural Land Commission's regulation changes to permit secondary residences on agricultural land. Opinions were mixed on whether these dwellings would support farming. On one hand secondary residences could assist farmers by providing housing for farm workers, for new farmers, or for farmer's family as they succession plan. Rentals could assist to supplement farmer's incomes. On the other hand comments were received regarding negative consequences such as increasing the price per acre of farmland making it out of range for those wishing to buy land to farm, reducing farmable area on lands with agriculturally capable soils, and increasing the desire for future subdivisions. Increasing density could increase farming / residential conflict. Many also pointed out the reality that many properties designated for farming are not currently farmed and allowing further uses on these lots could increase speculation. Water capacity was a common concern identified by many groups and echoed by the small number of water providers who answered the questionnaire.

Perhaps due to the mixed feelings on whether a secondary dwelling would be beneficial, many comments were received about mitigation factors to reduce the impact on farmland. It was often mentioned how it would be preferable to keep these privileges to those actively farming or to those demonstrating a need related to farming. For example the Creston Valley Agricultural Advisory Committee propose a restriction be implemented to only allow a secondary residences where there is a proven, legitimate need for an extra dwelling for farm help use, and only on parcels that have farm tax status. The focus groups and survey respondents voiced support for restricting construction to the non arable sections of land on a property. Other mitigation options mentioned with support in the responses were reducing built footprints, introducing a maximum site coverage, clustering uses, and restricting to larger lots. However, many also cautioned the uniqueness of each property would make blanket restrictions difficult. Other respondents felt it would be best left to the farmer to decide.

Residential Footprints and Building Size

Farm Residential Footprint is an area allocated for all principal and accessory residential structures on agricultural lands. It is intended to restrict the impact of residential development on agricultural land and is aimed at maintaining the land base for agricultural purposes. This mitigative strategy is recognized as best practice and recommended by the RDCK Ag Plan. The majority of survey respondents supported a maximum footprint in relation to the lot size (33%). Other comments received spoke about how it may depend on the geography of the property or the type of farming. CVAAC's response recommends for new builds on previously vacant lots to restrict residential siting to the front or side boundaries as much as possible to leave the rest of the property as unobstructed as possible.

Although close to half (48%) of survey respondents were opposed to decreasing the maximum residential floor area from the ALC's maximum of 500 m², the focus group members and CVAAC identified how large residences could decrease the farmable area and drive the land values too high for a farmer to purchase.

Lot Sizes

Most survey respondents stated that existing minimum lots sizes in zoning were appropriate, and that lot sizes should be different for lots outside and within the ALR. Comments received included a number of respondents who indicated they were able to farm smaller parcels and that smaller lot sizes may be more feasible for new farmers to purchase. However it was also stressed that large parcels are needed to be preserved as many have already been carved up. Larger parcels were recognized to increase food security and required for uses such as pasture areas.

Cannabis

Some comments were received in the focus groups about farm gate sales and the expense of Health Canada requirements. A question in the survey posed if RDCK's Cannabis regulations needed a review. A common comment revolved around the smell being a potential issue. Other comments varied between restricting indoor Cannabis buildings on farmland and focusing on food production, or further supporting the Cannabis industry.

Farm Income Diversification

The Agricultural Land Commission permits a number of activities on land in the ALR that is intended to support farmer's incomes. Depending on the use, local governments may remain as permissive as the ALC's regulations or can choose to create their own regulations for properties within the ALR. Focus groups reiterated the importance of supporting farmer's incomes while ensuring activities remain incidental to the farming taking place. More support was expressed for activities tied to farming such as U-pick or education / awareness activities. Concerns were raised regarding the intensity of uses such as tourist accommodation, camping and events. The survey reiterated the need for flexibility of farming income and supported uses like farm product sales and home based business. Again, agri-tourism had mixed support.

Farm Product Processing

The most common concerns echoed across all groups were the need to access abbatoirs and butchers. The long drives and back log restricting to access was mentioned as an issue many times. There was support for RDCK zoning to allow local slaughter facilities and for the Province's new license types to accommodate small scale processing on agricultural land.

Keeping of Farm Animals

When asked whether the number of farm animals permitted on a property by zoning (outside the ALR) should be re-evaluated, most survey respondents commented that they should be the same or could be increased on the condition of mitigation measures or the establishment of an environmental farm plan. Considerations for the number of animals included: animal health, environmental factors and potential for nuisance. Multiple comments were received that the numbers should be based on industry best practices or academics and not arbitrarily assigned. Again the variety of farms and properties were mentioned. An increase in the maximum allowance of chickens was mentioned multiple times. The keeping of bees was supported with bear mitigation, access to water and managing of swarming being the most supported mitigation measures.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Financial Plan Amendment:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Debt Bylaw Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Public/Gov't Approvals Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Costs for advertising were incurred and paid through Planning Service 104.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

This comprehensive policy and regulatory review will include Official Community Plan (OCP) objectives, policies and development permit areas relating to Agriculture and Zoning Bylaw agricultural zones, specific use regulations and definitions.

3.3 Environmental Considerations

Agriculture depends on ecosystem services (the ecological goods and services provided by natural ecosystems) and involves the cycling of water and nutrients, pollination and natural pest control. Farmland may complement ecosystem services by protecting habitat and supporting biodiversity. Related environmental challenges include the increasing demand and competition for land and water associated with development, and adapting to climate change.

3.4 Social Considerations:

The goal of this project is to work towards protecting agriculture and farmland, supporting farmers in earning a living and enabling local food supply.

3.5 Economic Considerations:

Agriculture is an important economic driver in the RDCK. Agriculture is considered to have high multiplier effects relative to other sectors – recycling spending in the local economy and stimulating additional local business activity.

3.6 Communication Considerations:

This report summarizes the engagement of local farming organizations, residents, communities, First Nations and public agencies are central to the project.

3.7 Staffing/Departmental Workplace Considerations:

The project is lead by the Planner 2. Due to time constraints of the ALC legislation coming into effect December 31, 2021, this project will be a priority for the Planner.

3.8 Board Strategic Plan/Priorities Considerations:

Share sub-regional experiences and create Official Community Plans (OCP) using consistent language and terminology.

SECTION 4: SUMMARY

4.1 Summary

After receiving support by the RDCK Board of the project charter. RDCK staff undertook engagement in the fall and winter of 2021 of farmers, technical advisors and the public on how RDCK land use regulations may be amended with the goal of supporting farming and protecting farmland in the RDCK. Engagement activities included meetings with the Creston Valley Agricultural Advisory Committee, focus groups with farming organizations, a public survey, and a questionnaire for small water providers. The comments received have been compiled and attached to this staff report, and summarized briefly in Section 2.3.

The engagement results are for the Rural Affairs Committee's information. Staff will use these comments in preparing draft bylaw amendments to RDCK's land use bylaws. These proposed amendments will be brought to a future RAC meeting and will undergo further consultation before consideration of their adoption.

Respectfully submitted,

Dana Hawkins, MCIP RPP

CONCURRENCE

Planning Manager – Digitally approved by Nelson Wight
General Manager of Development Services and Community Sustainability – Digitally approved by Sangita Sudan
Chief Administrative Officer – Digitally approved by Stuart Horn

ATTACHMENTS:

- Attachment A – CVAAC Letter (4 pages)
- Attachment B – Focus Group Minutes (9 pages)
- Attachment C – Water Providers Questionnaire Responses (9 pages)
- Attachment D – Public Survey Responses (86 pages)

RDCK-ALR Changes & Recommendations

Basic Considerations:

The ALR exists to preserve farmland & encourage its agricultural potential. It is for growing food crops & livestock, and food supporting activities such as food processing.

Our farmland is not a “savings account” of ground for future residential exploitation. It does not exist to solve a real or perceived shortage of residential accommodations. It does exist to help solve any current or future shortages of life sustaining food. Period!

Therefore regulations & restrictions must not be whittled away or watered down to allow the never-ending encroachment of non-farm activities & residential “creep” to render our farmable lands to become unusable or unsustainable for their food growing potential.

We believe the current review may be our last chance to protect the majority of our local ground. To have regulations & restrictions specific to our area should be viewed as foreword thinking & not as a “hindrance” to developers!

Within the RDCK, Areas B & C have the largest amount of commercial scale and viable smaller scale active farms. Local dairies, orchards, hay producers & beef producers generate huge dollars for the valley, and in turn support many of our local businesses. These farms must be protected and encouraged with proper regulations, restrictions and zoning specific to these areas. What follows are the concerns, opinions, and recommendations of the Creston Agriculture Advisory Commission members.

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We can be more restrictive:

Secondary residences on farmland should not be allowed to be built/placed for the sole purpose as a rental unit. That is not what agriculture land is for. We would propose a restriction be implemented to only allow a secondary residence where there is a proven, legitimate need for an extra dwelling for farm help use, and only on parcels that have farm tax status. Proof of meeting these requirements must be met before a permit or any development is allowed to proceed. Allowing rental uses for secondary residences would open up a huge opportunity for farmer/renter conflicts due to people unfamiliar with normal farm practices raising issues with noise, smells, common farm activities. Also the potential is there for uninvited people coming onto the farm which are intent on enviro-terrorism activities.

Secondary residences also increase the cost of farm parcels & potentially make them even harder for new farmers & farm family members to afford to purchase.

Siting of residences. For new builds on previously vacant lots, restrict residential siting to front or side boundaries as much as possible to leave the rest of the property as unobstructed as possible. For any allowable secondary residences, a requirement to stay as close as possible to, or preferably share existing driveways, buildings, & other infrastructure to minimize the amount of farmable land lost to housing uses.

Size of residential units allowed: As it stands on parcels under 40 H (about 100 acres), you are allowed a principle residence of 500m² (about 5400ft²). On parcels over 40H (over 100 acres), the size of secondary allowed stands at 186m² (about 2000ft²). We would like to see reductions in these dwelling sizes, if possible, as both are excessive. If you maxed out the allowable residence size on a 10 acre or even 5-acre lot, there would be very little left to farm. At the very least, there should be smaller residential size limits on smaller farm parcel lots so that more land is still available to farm.

Water: Before any amount of housing unit increases are even considered or permitted in this area, an equally important issue that needs great attention is water. Availability of water is becoming a greater concern in **Area B** especially. Canyon & Lister area is supplied by several small water systems. Summer 2021 saw a number of residents lose their water supply for approximately a month due to the extra dry conditions. With more demand being placed on our water supply, some by increasing residences & some by the increase in new orchards, this supply deficit will only increase if not addressed. Punching in new wells unabated does not help as it is likely that all or most of this water is coming from a common underground aquifer. Also, if adding secondary residences without restrictions, the existing waterline capacity in the area will also not be sufficient to keep all properties supplied. Much of the existing pipelines were installed many years ago. Are there any restrictions on how many wells can be drilled in a specific area? There should be. Therefore, unless there is a plan to significantly overhaul/upgrade the whole area water supply and/or develop an additional water source for irrigation purposes, in the very near future, residential development must be restricted, or all residents will suffer shortages. We doubt a plan exists.

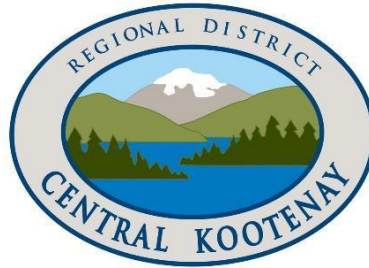
Area C water issues. Some smaller water sources come off the mountains on the west side of the valley. A larger amount of residential water is sourced from the Wynndel water system. If residential development were to increase very much on the Creston Flats, this source would be inadequate as well.

Dikes: If we all are committed to preserving the agriculture land and encouraging farming on our valley bottom, another issue must also be addressed. That is substantial, consistent, and reliable funding to maintain, upgrade and enhance our valley diking system. It is not a stretch to envision a mass flooding situation similar to what has happened in the Fraser valley. Proactive dike repairs is much better money spent than cleaning up & rebuilding after a disaster happens.

With climate changes come greater storms and greater fluctuations in weather from what has been considered normal. Our valley is not immune to disaster. Our part of the RDCK can produce a great amount of food & food products, but there

needs to be appropriate zoning, restrictions, guidelines & proactive actions taken to keep this special area thriving. Please carefully consider our recommendations.

Submitted by Creston Agriculture Advisory Commission.



RDCK AGRICULTURAL POLICY REVIEW
FOCUS GROUP

Tuesday November 30th, 2021 1:00 PM – 3:00 PM MST
Remote Meeting on Webex

Attendees: Dana, RDCK; Matthew, Royal Roads University; Rachael, The Kootenay & Boundary Farm Advisors; Dina, Creston Valley Kootenay Lake Economic Action Partnership; Randy, Creston Valley Agricultural Advisory Committee

Meeting Purpose: to learn from farming organizations how RDCK land use regulations can be amended to better support farming and protect farmland in the RDCK.

AGENDA

1:00 pm	Welcome
1:15 pm	Staff Presentation
1:30 pm	Group Discussion
	<i>Topics of Interest: residential uses on agricultural land, built footprints, lot sizes, cannabis, farm income diversification, farm product processing, keeping of farm animals, and any other topics from the group</i>
2:30 pm	Next Steps
2:45 pm	Student Debrief

MEETING NOTES

Secondary Residences

- When did ALC announce these changes? Where did blow back come from that caused these changes? From farmers?
- Not hearing from farmers in Creston Valley that they need this
- Mechanism for certain properties that aren't farmable to have this
- Needs to be contingent on water. Water issues popping up for current uses. Can't handle further density i.e. secondary residences / RV's
- Needs to consider hazards, landslide potential
- Building more will increase value of property. Downward tunnel

- Rocky land. Need to accommodate septic
- Can RDCK zoning / application process require proof of adequate water / septic? Make sure it won't harm neighbours
- Whole new world now
- Ranching community has been wanting secondary residences for succession, keeping the parents on the farm
- Like limit to residence size, should be comfortable in 90 m²
- Like shared driveway. Good way to not slice up the land & ensure a connection to the farm
- Keep the 2ndary residence near to the home to prevent future subdivision
- 500 m² is too large. Under 100 acres 5400 sq ft principle residence + accessory residence + yard, garage etc leaves no land left to farm
- Most homes in area 2200-2600 sq ft rules allow double that
- Should have size limits
- Should cluster. Seeing buildings out in the middle of the field
- On top of existing building ok that footprint is already used
- Wells, surface water feed a number of properties. How to determine how much water is being pulled out? Preserve existing water flows. Farming needs water
- Permitting procedure for getting a well drilled? Seeing new wells being drilled. Unsure of existing groundwater capacity. Ties back to not wanting more residences
- Diking areas need improvement
- Plan to not become the next Abbotsford / Summas Prairie
- Drought that happened this summer, will happen more frequently
- Shouldn't be led by speculating / making money
- Larger producers have their own built up farm accommodation already
- Camp built on rural land for smaller producers that didn't have farm worker housing
- Need worker accommodation in some form
- Not following process, enforcement process not effective
- Housing being built before farming is established, if it ever is
- Glad RDCK is taking in this extra scrutiny
- How can we allow these with the least amount of impact
- Precautionary approach, don't want it to increase land costs and loss of farm land
- Could RDCK hold the line for now, put in place what was (previous ALC regs) until a time where more consideration/ engagement can take place?

AgriTourism

- RV's is not farming, its money making
- Short term thinking / individualistic
- More you allow on land = higher land values
- Should be legitimate farming first, have a farm plan
- Enforcement / follow up year after year on Farm Status
- Concerned with camping on agricultural land

- Events impact on agricultural land
- More restrictions not less, better to be cautious than to lose land forever, future can allow for changes to be made
- Make them relate to something agricultural like U pick, education, awareness
- Farm Status a low bar

Non Farm uses

- Non farm uses happening in good agricultural land e.g. Church, bakery

Process

- Getting on people's radar
- Advertising that gets to people
- Prefer in person rather than online meetings, with COVID practices
- Need lots of participation for what is at stake
- Canvas, send out a letter
- Fields Forward, Food Action Coalition, Creston Valley Beef Growers, Dairy, Ag Society networks
- Farmers slow time now. Meetings have to be before March
- Evening meetings could do better



RDCK AGRICULTURAL POLICY REVIEW FOCUS GROUP

Thursday December 2nd, 2021 1:00 PM – 3:00 PM PST
Remote Meeting on Webex

Attendees: Dana, RDCK; Matthew, Royal Roads University; Rosemary, Old Firehall Collective; Linda, Old Firehall Collective; Reed, Strengthening Farming Program; Kate, Elk Root Conservation; Laurie, Central Kootenay Invasive Species Society; Nicole, Area E Advisory Planning Committee member; Valerie, LINKS; Leah, Farmer.

Meeting Purpose: to learn from farming organizations how RDCK land use regulations can be amended to better support farming and protect farmland in the RDCK.

AGENDA

1:00 pm	Welcome
1:15 pm	Staff Presentation
1:30 pm	Group Discussion <i>Topics of Interest: residential uses on agricultural land, built footprints, lot sizes, cannabis, farm income diversification, farm product processing, keeping of farm animals, and any other topics from the group</i>
2:30 pm	Next Steps
2:45 pm	Student Debrief

MEETING NOTES

Secondary Residences

- Like mitigation options on backgrounder, encourage RDCK to explore options like clustering and siting
- ALC regulations missing mitigation regulations like clustering, probably due to diverse landscape across BC
- Prevent erosion of farmland. Examples of 100 m long driveway and 2nd residence in back – not considering agricultural integrity. Property owners like privacy

- Strengthening Farming Program happy to be a referral agency
- When will RDCK make a decision? Hopefully late winter. Balancing being timely while talking to who we need to talk to and understanding the implications
- Most interest for 2nd residence is in succession planning – aging parents or kids, but also a lot of ALR land not being farmed
- Mitigation options is a good way to focus it. Whole picture. What are the unintended consequences?
- Feel strongly ALC didn't make the right move
- Clustering may not work everywhere. Should choose the land with the poorest soils i.e. rocky spot. May be far away from other home
- Site close to frontage, shared driveway – we are so diverse – maybe drilling down too far
- Like restricting only for Farm Status, show a demonstrated need
- Restrict max size of residence. Seeing out of region buyers investing. Don't want to encourage further increase in property values. They have already gone up so much.
- Only allow on lots of certain size make sense. If you are under 10 acres 2nd home is taking up large area of lot.
- Off farm accommodation may be hard. Farm employees not making a lot of money. May need to cut down cost of living. Rural areas have difficult access to transportation
- Water reduction on water licences last year. Water becoming more scarce. Concerns with increasing demand
- Margins on farming thin
- This regulation change very significant. Tread cautiously. Don't be swayed by people with no intention of farming
- 500 m² is too big
- Land being bought sight unseen in Kootenays
- Value of farmland is very expensive in BC even compared to other provinces
- Housing development pressures here too
- Is there really a quality issue with soil here? (Area E e.g.). Kootenays dramatic in different soil types. Very site specific.
- Soil is the most important. Farm plan can be designed to grow in different soil types. We produce off what people call poor soil. Proper ground cover. Proper amendments.
- Elk Valley Conservation working on education for working with different soil types
- Encourage food security without bringing a truck through a washed out road (Lower Mainland)
- Area D no zoning so changes will come in Dec 31st with or without OCP? Yes
- If you only have an OCP you can have a Development Permit for the protection of farmland, or using policy to comment when ALC refers an application for non farm use etc.
- Need 2nd residence for succession plan, on a large parcel

Cannabis

- Farm gate sales – when do they start? Targeting Fall 2022

- Working through considerations like can you sell cannabis from other properties, accessories, food? Will be interested to see where they land
- In ALR something similar to farm retail sales
- RDCK ag zones do permit cannabis

Process

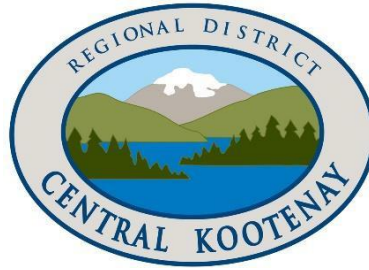
- Balance not making it so complicated that farmers are deterred. All the rules can be overwhelming. E.g. building a tractor shed
- User friendly
- Knowledge sharing & communicating

AgriTourism

- People pushing the envelope
- Regulations vague
- Nothing to do with farms but being called agritourism. Wasn't the intention
- Businesses can take up farmland, not secondary to farming
- Income threshold for Farm Status very low
- Want to support actual farms looking for outside income, because it is hard to farm
- Need enforcement

Farm Product Processing

- Issue with slaughter and sale of beef, really far from slaughter house
- Hope new changes will help
- New training
- LINKS has funding for providing information on new licences. Planning virtual sessions for farmers



RDCK AGRICULTURAL POLICY REVIEW
FOCUS GROUP

Thursday December 2nd, 2021 10:30 AM – 12:00 PM PST
Remote Meeting on Zoom

Attendees: Dana, RDCK; Ron Economic Development Coordinator; Alys, Farmer; Helen, Farmer; Corky, Farmer; Matthew, Farmer; Karen, Business Support Advisor; Angela, Farmer; Gord, Farmer; and Gary, Farmer.

Meeting Purpose: to learn from farming organizations how RDCK land use regulations can be amended to better support farming and protect farmland in the RDCK.

MEETING NOTES

Cannabis

- Support farmgate sales & consumption areas
- Would like to see possibility for mobile sales (like food truck)
- Harm reduction
- Brick and Mortar very costly, hard to support with one crop
- Reduce regulatory burden for CBD & hemp – process the whole plant

Secondary Residences

- Example of NARU application allowing a secondary residence with covenant for no subdivision – good compromise
- Are a mortgage support – existing rental used to support farming income on new and emerging farm
- Buying a farm at regular market prices impossible
- Hard to stay on land
- One size fits all approach doesn't work
- Look at ag capability of land
- Combo of carrots and sticks
- Incentives to maintain farmland even if not using
- Rental income a support – like that is it not limited to family or farmworkwer

- 0% vacancy
- Neighbouring property on market for \$1.5M (Krestova)
- Every time extra building is added there are rising land value costs – young farmers can't get on the land
- Bank mortgage difficult even for experienced farmers
- Labour shortage. Looking at foreign workers program – occupancy limits
- Looking at land deals like rentals and homeowner gets tax credit – good incentive
- Rising land prices need the rental
- Farm worker housing not on farm, good for relationships
- One large facility for farmworkers can look like rigging, who has the funds?
- Access to land / space is one asset farmers have (not capital)
- Broken connection between housing and protecting ag land
- Disconnect on cost of living, cost of housing and the wages for essential jobs in the community
- Connecting economics
- Metric should be getting people on the land and farming
- Small footprint, use arable land on the property properly and responsibly
- Think deeply
- Siting should be site specific. Consult a regional agrologist. Each property / crop is very unique
- Qualitative assessment for ag function

Processing

- Need a abattoir back in the Slocan Valley – can't slaughter turkeys
- Can find feed locally but hay coming from Creston Valley
- It's access to butchers not access to slaughter that is an issue
- With ministry requirements butchers can't keep up and we can't wrap on our own
- Need slaughter facility in the Slocan Valley
- Hold up causing hanging on to livestock – increased costs
- On farm processing is different from preliminary washing of product and should be defined / regulated different e.g. vegetable washing is not the same as making prepackaged salads

Environment

- Forestry practices having negative impact on ag land – watershed logging
- Ecological land based planning
- Concerns with forestry, flooding, weather extremes

ALR

- Look at functionality and have metrics to determine ag land
- ALR museum pieces, how do we make functional farmland

Process

- Building permit difficulties for farm buildings
- Encourage Building Officials to help farmers build
- Reasonable exceptions

Attachment 'C' Water Providers Questionnaire

Water Providers Questionnaire

1. Water provider's name: Armstrong Bay Improvement Distri
 2. We provide water to Agricultural Land Users:
 - Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users
 3. Our water system has the following concerns, check all that apply:
 - Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues
 4. We would have concerns with water capacity or quantity if, check all that apply:
 - New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns
 5. Would you like to tell us more?
-

Water Providers Questionnaire

1. Water provider's name: **Leecrest ID** _____

2. We provide water to Agricultural Land Users:
- Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users

3. Our water system has the following concerns, check all that apply:
- Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues

4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns

5. Would you like to tell us more?

We are a small residential group. Our concern would be drawing down the Duhamel aquafer due to extensive new licensing.

Water Providers Questionnaire

1. Water provider's name: Playmor Junction Improvement District

 2. We provide water to Agricultural Land Users:
 - Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users

 3. Our water system has the following concerns, check all that apply:
 - Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues

 4. We would have concerns with water capacity or quantity if, check all that apply:
 - New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns

 5. Would you like to tell us more?
-

Water Providers Questionnaire

1. Water provider's name: NICK'S ISLAND

2. We provide water to Agricultural Land Users:
- Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users

3. Our water system has the following concerns, check all that apply:
- Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues

4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns

5. Would you like to tell us more?

THERE IS NOT ENOUGH WATER AVAILABLE TO SUPPLY MORE HOMES IN THE
SUMMER MONTHS!

Water Providers Questionnaire

1. Water provider's name: Voykin Improvement District

2. We provide water to Agricultural Land Users:
- Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users

3. Our water system has the following concerns, check all that apply:
- Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues

4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns

5. Would you like to tell us more?

Our system was designed for 60 residents and we have 59 using it right now.

Water Providers Questionnaire

1. Water provider's name: Glade Irrigation District

2. We provide water to Agricultural Land Users:
- Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users

3. Our water system has the following concerns, check all that apply:
- Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues

4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns

5. Would you like to tell us more?

Water Providers Questionnaire

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 - Water quality issues
 - We are planning for future issues with climate change
 - No issues
4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns
5. Would you like to tell us more?
-

Water Providers Questionnaire

1. Water provider's name: Ootischenia Improvement District
2. We provide water to Agricultural Land Users:
- Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users
3. Our water system has the following concerns, check all that apply:
- Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues
4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns
5. Would you like to tell us more?
-

Water Providers Questionnaire

1. Water provider's name: North Canyon Improvement District

2. We provide water to Agricultural Land Users:
- Most of our users are agricultural users
 - Some of our users are agricultural users
 - None of our users are agricultural users

3. Our water system has the following concerns, check all that apply:
- Capacity issues
 - Water quality issues
 - We are planning for future issues with climate change
 - No issues

4. We would have concerns with water capacity or quantity if, check all that apply:
- New agricultural users were added (or existing agricultural uses were intensified)
 - New residential users were added (including additional residences on existing lots)
 - No concerns

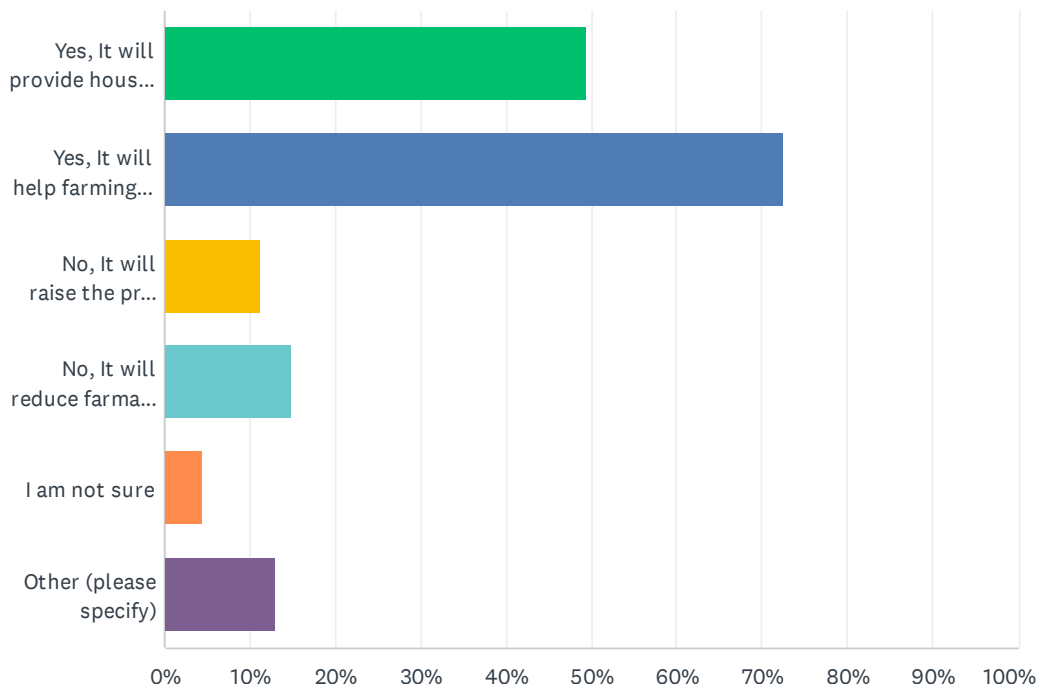
5. Would you like to tell us more?

Our system as it currently stands is unable to take on additional residentially or agricultural users.

We are in the process of getting a secondary water source approved by IHA. However, even with this secondary water source we do have concerns in being able to provide a large increase of users to our system.

Q1 Do you think allowing secondary residences in agricultural areas will assist farmers and support farming? Please select all that apply.

Answered: 354 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes, It will provide housing for farm workers	49.44%	175
Yes, It will help farming families and young farmers	72.60%	257
No, It will raise the price per acre of farmland beyond what the commodity produced on it can pay	11.30%	40
No, It will reduce farmable area on land with agriculturally capable soils	14.97%	53
I am not sure	4.52%	16
Other (please specify)	12.99%	46
Total Respondents: 354		

#	OTHER (PLEASE SPECIFY)	DATE
1	Yes but only under circumstances.	12/15/2021 8:10 PM
2	It will provide farmers with help on the farm and offset farming costs	12/15/2021 7:23 PM
3	I agree there are many people who buy land just to resell it after they invest and remodel without any real intention of ever farming. To the honest farmer, it would help assist them to afford farming but would also cause the properties to be much higher in value.	12/15/2021 7:23 PM
4	Housing should only be allowed on the farm land that is not prime farm land such as rocky or poor soils area of the parcel	12/13/2021 1:56 PM
5	This is a red herring issue. The real problems facing agriculture will only be helped by more	12/12/2021 5:30 PM

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people living on, near and around agricultural land.

6	You should be allowed a set amount of residential footprint on agricultural land to a set maximum limit	12/12/2021 4:44 PM
7	Provide secondary income.	12/10/2021 8:37 PM
8	It will financially support struggling farmers	12/10/2021 7:04 PM
9	Yes. It may provide much needed housing for farm workers AND/OR allow for supplemental income for landowners.	12/10/2021 5:12 PM
10	There needs to be rules about how close Animal farms are to residences, I live next to 15 pigs and it disgusting, ive googled other countries and they have rules about how close to residences the animals can be, especially pigs, its horrible and it can make us sick, so I'm not against a secondary residence as long as there's enough space.	12/9/2021 8:51 PM
11	do not restrict	12/9/2021 2:10 PM
12	Yes, it could provide a secondary income for some farmers	12/9/2021 11:59 AM
13	It can provide homes for thousands that are trying to find one!	12/8/2021 9:40 AM
14	Addition income from rental allows for startup or expansion which may have been impossible to achieve otherwise	12/8/2021 7:08 AM
15	Farm land owners should be free to decide themselves if they want a secondary residence justice every other land owner. The leading questions in this survey are an effort by regional government to overstep their role and oppress certain landowners.	12/8/2021 12:03 AM
16	Provides flexibility of income critical to a viable farm	12/7/2021 9:04 PM
17	It will allow averages that can not sustainably produce a farm income to remain intact.	12/7/2021 5:53 PM
18	A lot of the land designated as ALR in the Kootenays is not feasible as farmland so more housing raises the cost of the land	12/7/2021 4:27 PM
19	Only if they have a proven history of producing agricultural products for lets say 5-10 years if the secondary home is a manufactured our mobile home its continued use would be subject to continued agricultural production either by owner or by lease income for agricultural products.	12/7/2021 2:01 PM
20	I may provide supplemental income for farmers.	12/3/2021 11:13 AM
21	Limit the number of residences	11/30/2021 12:09 PM
22	perhaps restrict this to where criteria are projected to meet to achieve farm status	11/28/2021 9:49 PM
23	It will depend on the size of the farm. Farms under 5-10 acres run the risk of losing valuable farm land and great increase the value of the property. Beyond what could be affordable for new farmers or those wanting to switch types of farming. As for large farms, I can see secondary housing for farm workers, farming families and young farmers.	11/28/2021 11:45 AM
24	A second residence on an appropriate sized parcel is a benefit to every one that does this	11/27/2021 11:52 AM
25	Only if it can be proven for farm help!!	11/26/2021 8:28 PM
26	on an exceedingly restriced basis. This is the thin edge of the wedge to losing farmland.	11/26/2021 3:30 PM
27	It will also provide extra income via B&B, rental income, etc.	11/26/2021 12:21 PM
28	I think this depends on the size of the agricultural parcel and the size of the secondary house.	11/26/2021 9:24 AM
29	While it would help the family farmers to pass down to younger generations, it could raise the price/acre beyond what can be paid. Extra water usage would also be a concern. However, in order to get needed help, housing accommodations must be made.	11/26/2021 8:42 AM
30	Our roads and corridors are not designed (wide enough) for high traffic in rural areas, in cities like Kelowna rural expansion has made most roads unsafe to walk or bike ride due to increased traffic. We also dont have public green spaces for community gathering so that would need to be purchased from private land and repurposed	11/25/2021 3:52 PM
31	Yes, because there is a housing crisis. Homes are needed!	11/25/2021 3:01 PM

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32	It will help with our collective housing crisis.	11/25/2021 1:23 PM
33	It's imperative to having a successful small/hobby farm.	11/25/2021 1:22 PM
34	Yes, but with restrictions to protect price per acre	11/25/2021 1:03 PM
35	acre lots too small for farming	11/25/2021 1:00 PM
36	I can see the usefulness of having accommodation for farm workers or family members and I also see the danger of changing the value of farm land once it is developed. There should be strict rules about how large an additional residence can be.	11/24/2021 9:00 PM
37	Accommodates diversity of social and business organization (not all farms are family farms).	11/24/2021 7:05 PM
38	It helps to creat multi generational housing. It's also easier, less worrisome worrying about elderly family members	11/24/2021 10:50 AM
39	assist those who live in Tiny house on wheels and need land to park on while working for the farmer..	11/24/2021 8:28 AM
40	Must be done to minimize loss of land to grow food	11/24/2021 7:33 AM
41	Dairy farms milk 3-5am (4-6) and 2-4pm (3-5)	11/23/2021 10:54 PM
42	Limiting size and footprint of secondary and primary houses on agricultural land (ie. total sq. footage of both dwellings under 3000 sq. ft) would help limit price increases of the development.	11/23/2021 7:06 PM
43	It would help older farmers to stay on the farm if their children could live there and take over much of the work.	11/23/2021 3:05 PM
44	increase use of well water in areas with limited ground water	11/23/2021 1:07 PM
45	It Will allow elderly farmers to remain on their farms as they allow younger families to take over the management and day-to-day farming operations.	11/20/2021 8:30 PM
46	I would like to see them allowed, but under restrictions.	11/19/2021 1:25 PM

Q2 Would you like to tell us more?

Answered: 109 Skipped: 250

#	RESPONSES	DATE
1	Additional housing is necessary for farm workers and their families. Housing could be added to existing buildings. The housing should not be located on agricultural land but rather industrially disturbed or non fertile, rocky land. The housing should not be prone to flooding.	1/6/2022 9:50 AM
2	I am a senior citizen. I am healthy and fit but managing our property is getting difficult but I do not want to move from here. If we could build a second small residence to share this property it would actually become more productive. We would also be able to continue to age in the place we love.	12/16/2021 8:40 AM
3	N/a	12/15/2021 8:57 PM
4	If it is a working farm, sure, but the majority of ALR land is not being used for 'agriculture'....they are hobby farms.	12/15/2021 8:46 PM
5	Many families cannot afford to purchase and maintain farm property without help. Allowing families to work together will make farming more accessible	12/15/2021 8:36 PM
6	increase in residences/residents will affect infrastructure-has this been considered	12/15/2021 8:36 PM
7	Allowing families to work together to afford and work property makes farming more achievable. Limits on sizing to avail mega homes or limits on residential percentages is important to prevent farm land turning into oversized residential yards.	12/15/2021 8:11 PM
8	The land would have to be capable of supporting agriculture (some ALR land is not). Owners would have to show financial intent to farm, as well as an RDCK approved business plan. Demonstrating the need for a second residence would be required.	12/15/2021 8:10 PM
9	Less govt is better	12/15/2021 7:23 PM
10	As long as the secondary residences are commensurate to the requirements to run the farm, and it is not a backdoor way to build subdivisions on farm land.	12/15/2021 5:10 PM
11	Building development of any kind, not just residential, should be carefully controlled to ensure that it actually is needed and contributes to farming of some kind. Not just producing rental income. So things like race tracks, event buildings, campgrounds, etc should have to link to some actual type of farming or be agricultural related	12/15/2021 3:08 PM
12	The secondary residence should be accommodating workers not built to be a short-term rental opportunity. The builds should represent their use.	12/15/2021 10:53 AM
13	Due to housing shortages, farmers need to provide housing to attract farm workers. Restrictions must be put into place to only allow secondary residences for properties that maintain farm status and can provide evidence that housing is required for farm workers.	12/14/2021 4:08 PM
14	The lack of availability of housing for farmers on cultivable land is the number one challenge in the region for those wanting to farm.	12/14/2021 2:36 PM
15	Good growing land can never be brought back once its residential. But why are small holding, less than 10 acts, all clay soil still in alr restrictions	12/13/2021 7:20 PM
16	Any farmer need multiple sources of income because zero people in the Kootenay scam make their entire income off of farming alone. Moreover, people who buy land and flip properties for income are buying farmland areas and will build secondary housing and increase the cost of the land. Only rich hobby farmers will be able to afford.	12/13/2021 1:56 PM
17	There are so many unused farms in the Slocan Valley. Increased density is important to get these farms active again. Increased density means more workers, more markets, more spare capacity for the inevitable future supply shocks.	12/12/2021 5:30 PM
18	no	12/12/2021 4:44 PM

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19	With rising costs of land we need to make farming as affordable for young energetic families that we can.	12/12/2021 12:22 PM
20	The RDCK is losing much viable farmland to urban housing. The RDCK is increasingly more dependant on importing food from outside areas.	12/11/2021 9:50 PM
21	It may support farm workers AND/OR provide supplemental income for agricultural land owners.	12/10/2021 8:37 PM
22	No	12/10/2021 7:04 PM
23	As above	12/10/2021 5:12 PM
24	This will help support multigenerational farming families and also land owners in the ALR who want to support young agrarians	12/10/2021 4:19 PM
25	We need to provide ways for owners of larger pieces of land, to help offset costs	12/10/2021 9:18 AM
26	Living rurally without accessible childcare, having a second residence would allow for live in childcare or farm support. And/or a second residence would allow children or parents of the property to live together. Or the residence could be rented to supply much needed extra income to support farming.	12/10/2021 7:30 AM
27	I've been needing to complain about the pig farm at [REDACTED] but the owner has been aggressive with me in the past so I'm scared to complain. He only has an acre and has put 15 pigs on it, with plans to keep breeding piglets, I am so close to the pig enclosure, it smells so bad, we can't spend any time outside, can't BBQ, my car actually smells like pig shit and piss, it's the worst smell ever. I actually have a secondary residence I want to rent but cannot due to the proximity to the pig farm. When I look at united states and UK rules if u have 10 or less pigs u have to be 400 'away from any residence, the pig farm is 15 feet away from my back door. Ive searched about health risks and there is so many. I'm not against 1 or 2 pigs in that much space, and if u have acres horses, cows, sheep no problem, but pigs and chickens are very stinky. Pigs are the worst	12/9/2021 8:51 PM
28	No	12/9/2021 6:22 PM
29	Many people who purchase land, agriculture or not, may never farm it but just want acreage and space around them. We feel that a secondary suite would be beneficial as a air bnb or short term vacation rental - many people from cities want the experience of land and acerages. Many plots have lots to offer guests that fall outside the farming industry	12/9/2021 2:10 PM
30	I would love to have a discussion on the topic. Please contact me	12/9/2021 11:59 AM
31	The recommended reading should be read by anyone interested in completing this survey. Only educated responses should impact agriculture	12/9/2021 9:10 AM
32	I believe the recommended reading should be a requirement to complete this questionnaire. Anyone can have an opinion but an uninformed opinion helps no one	12/9/2021 9:02 AM
33	With global warming changing the way we can grow food we cannot afford to remove any more farmland	12/8/2021 6:07 PM
34	Yes, I think aligning with the new changes will have a positive impact	12/8/2021 5:36 PM
35	I was delighted to hear the news of the change ... providing farmers to age in place while offering opportunities to young family to carry on and/or other young people who choose to farm. Brilliant solution.	12/8/2021 5:17 PM
36	Yes! Only a small part of land in the ALR is farmable the rest is mountainside or otherwise unuseable! Let that be developed for other uses!	12/8/2021 9:40 AM
37	no	12/8/2021 9:22 AM
38	Farms are historically successful when family and friends are able to help. Living on-site is an integral part due to the hours of operation required to function on a farm.	12/8/2021 8:30 AM
39	Helps to diversify farm income with second home but as someone currently building a new home, I would definitely sell my property for more with more homes. Land prices already are over what you can make from the land so not sure that matters other than just a barrier to purchasing	12/8/2021 7:07 AM

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40	We support allowing secondary residences in agricultural areas.	12/7/2021 9:16 PM
41	Simply keep regulation out of this now.	12/7/2021 9:13 PM
42	Having a secondary home on the property will help to support the family to keep the land running	12/7/2021 8:53 PM
43	We have a huge housing shortage. Allowing ALR to have another residence would help.	12/7/2021 6:41 PM
44	ALC rules regarding second residences make no sense for our region. Fraser Valley, perhaps for combatting mansions on prime growing land.	12/7/2021 3:12 PM
45	Ag isn't as easy of an industry as in previous generations. We need more help and support from our families and farm hands. Accommodations are utmost as farming is 24/7 - you need support living on the land too.	12/7/2021 12:44 PM
46	The second house is an important piece to make farms viable. It should be well thought out though. Limit on size and also where the footprint of buildings can be should be part of the process/deal. Aerial land should not have a house put on it. Second houses should be in an area not suitable to agriculture, or where a building already stands	12/7/2021 12:37 PM
47	Perhaps an areal limit, e.g. 10 acres minimum, can be imposed so the regulation is not abused.	12/6/2021 11:43 AM
48	Land is-prohibitively expensive for aspiring young farmers, and agriculture pays dismally little to the producer. We NEED local production. Group living and farming is a great solution (start).	12/3/2021 11:13 AM
49	There already appears to be industrial activities going on in canyon on ALR land.	12/3/2021 9:18 AM
50	There are two definite examples on Shutty Bench where a second house has been built on ALR land for farm workers. Three houses built for cherry pickers on one property, all rented out now and the farm is not in use. Second, their neighbor built a house for a farm worker. That land has now been sold and a non-farmer lives in the house.	12/2/2021 6:50 PM
51	Aging owners need a second residence for their kids so the children can take over the farmland and the parents can age in place.	12/1/2021 11:35 AM
52	It's about time that secondary residences were allowed on ALR properties. Many ALR properties are not truly ALR - they were just automatically designated this way with a wide brush many years ago.	11/30/2021 6:27 PM
53	Housing is a serious issue in the Kootenays	11/30/2021 2:51 PM
54	We know the end goal is to completely remove all alr land for the purpose of taxation. Why not look into promoting small farming. We used to have hundreds of meat producers in the Valley but after scare tactics most stopped. How many e licensed producers do we have? Not many. Very few in fact. If we allow more development in the the alr we will loose what what it is supposed to be.	11/29/2021 6:33 AM
55	No	11/28/2021 7:50 PM
56	There needs to be more room for adaptation with housing types and for the types of housing provided for any and all farming staff. A single person living on the farm is not going to need the same kind of housing as someone with a family they are supporting with their farming wages.	11/28/2021 11:45 AM
57	It will help house people with low incomes such as farm work	11/28/2021 9:11 AM
58	I feel that land that is actually agriculture should be used for farming only. And land that isn't really able to be farmed should be pulled out of the ALR and used for homes.	11/27/2021 12:56 PM
59	This would create loopholes that allow the land to be subdivided and large monster hoes built on agricultural land. One only has to look at what is happening on agricultural land in the lower mainland to see what the consequences would be in the Creston Valley. This has the potential to make land more expensive for young farmers to get a start and take agricultural land out of its intended use.	11/27/2021 10:34 AM
60	On multigenerational or larger farms it is ESSENTIAL to have secondary housing onsite. It takes many hands to create food security for a community. At times farming is 24/7, during calving/lambing seasons or farm emergencies. Never mind commuting for early morning or late evening chores.	11/27/2021 10:06 AM

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61	there is a lot of ALR land that unusable as farm land, take it out of the ALR to make room for development we need the tax base here in the kootenays	11/27/2021 9:41 AM
62	Farm land is for producing food for BC, not for a rental of housing people!	11/26/2021 8:28 PM
63	Very few workers live at their worksite. Keep the land open for farming.	11/26/2021 3:10 PM
64	It's almost impossible to make a good and living off farming. Especially in this area. Having a second dwelling to rent will allow farmers to pay their mortgages and keep their families warm.	11/26/2021 3:05 PM
65	This is how our family was able to get a "leg up" sort a speak this will be the only way for young people to break into the agriculture market, leaving animals un attended is not an option anymore	11/26/2021 11:02 AM
66	Adding, say a tiny house, is different than adding a 2-bedroom bungalow. It must be case by case, I think.	11/26/2021 9:24 AM
67	Second residence could be a reliable income for farmers in case of damaged crops due to weather	11/26/2021 6:12 AM
68	The less power for Rdck the better	11/26/2021 12:20 AM
69	I personally live on a secondary house on our farm and with the ability to work with my family for succession it gives us the ability to start our own farm and be close instead of having to live in town or in the same house as my family.	11/25/2021 9:51 PM
70	If allowed, the 2nd house should be VERY small.	11/25/2021 9:12 PM
71	In fact, people are building secondary residences on ALR anyway, regardless of the rules.	11/25/2021 7:49 PM
72	For young farmers, purchasing land to farm is almost impossible with prices these days. It would help them and older land owners if there was a separate home for the young farmers to live in. Better yet would be allowing tiny homes to be parked on ALR as long as the residents are willing to farm.	11/25/2021 6:56 PM
73	Allowing for a second residence allows families to continue working together and living together	11/25/2021 5:44 PM
74	Our main concern is water - there is very little to no legislation when it comes to water usage and recent development in our area has decreased the amount of water available, often running dry in summers.	11/25/2021 3:52 PM
75	Without having the opportunity for this supplemental income, it's almost impossible to make a go of the small farm/homestead dream without income, which a secondary residence provides. Plus, BC has a housing crisis that this can absolutely help with! A lot of the ALR boundaries are arbitrary and don't make sense anyways—not every ALR property is farmable.	11/25/2021 1:22 PM
76	There is a severe housing shortage across British Columbia, and farmers are as always finding it hard to make end meet. Allowing for rentable housing will solve both housing shortages, and will support a farmer to be financially able to maintain their farming livelihood.	11/25/2021 1:14 PM
77	It will increase farm prices but property prices are so high in this region. That is another issues.	11/25/2021 1:08 PM
78	I have not seen or heard of any farms on ALR land that need secondary housing for farm workers.	11/25/2021 11:51 AM
79	Second dwellings having to be a mobile home devalues ALR properties in the area.	11/25/2021 9:09 AM
80	Provides the option of alternate income during difficult times	11/25/2021 8:32 AM
81	Farm workers or family members only	11/25/2021 7:33 AM
82	Secondary residences are a reasonable ask from many farmers for a variety of reasons --- intergenerational living, having a small, dependable rental income, providing housing for employees, etc.	11/25/2021 6:43 AM
83	Farmers have ample land for extra housing, often a willingness to do so (for themselves, for family, for farm workers, for rental).	11/25/2021 6:39 AM
84	No	11/25/2021 2:03 AM

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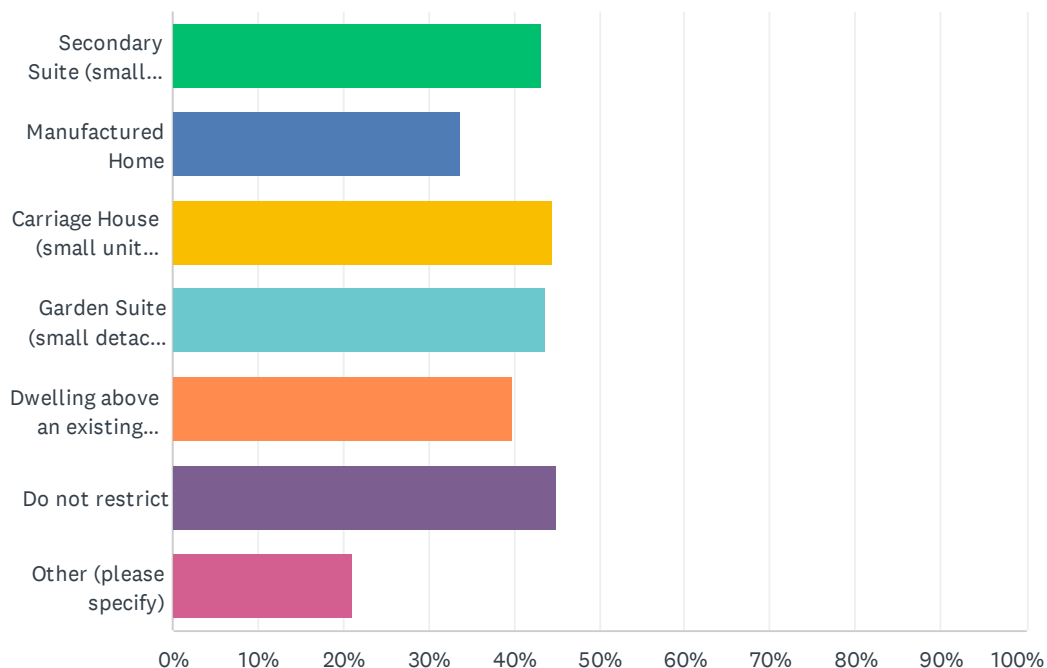
85	Diversity is important in farming. Having the option for a secondary suite helps farmers diversify when needed.	11/24/2021 9:38 PM
86	I think all those factors are relevant. Whether one should be weighted as a more desirable answer over another? That is what I am not sure of.	11/24/2021 9:16 PM
87	Consideration should be taken in regards to the usability of the land. A 10 acre property with only 1 acre of farmable land should not have a secondary dwelling located on that usable 1 acre. The regional district needs to be able to asses each building application and ensure that an appropriate location is being used for building.	11/24/2021 7:30 PM
88	Size, architecture, and use of structures is irrelevant; footprint relative to parcel size is the appropriate metric; total foot print of built environment of a region is more relevant than that of individual parcels; development right should be assignable between parcels within a region. Before dismissing this as an untenable notion, pretend for a moment that you are from elsewhere and not steeped in the multigenerational fantasy that is BC.	11/24/2021 7:05 PM
89	ONLY secondary. Not exceeding a total of 2 residences per property.	11/24/2021 5:59 PM
90	Allowing secondary residences will help with the ability to provide housing to others in this growing area	11/24/2021 5:41 PM
91	I think there needs to be clear language outlining housing sizes and the amount of land they can utilize. Keeping the square footage specific so there aren't gigantic monster houses being built.	11/24/2021 5:09 PM
92	There should not be any restrictions on a secondary residence on a farm. That housing may be used from family members or farm labourer to help on the farm	11/24/2021 3:15 PM
93	Many farms do not produce enough consistent income to provide for a family thus requiring one spouse to work full time outside the home. An additional residence could provide another partner in the farm while also allowing both families to have off-farm income.	11/24/2021 2:05 PM
94	As long as it stays difficult to subdivide land a second residence shouldn't be much of an issue.	11/24/2021 1:57 PM
95	Vacant land produces tall grasses and weeds which are a fire hazard during the summer.	11/24/2021 12:47 PM
96	Affordable land and housing is a huge issue for younger farmers and families. Allowing for secondary housing will support our communities by providing affordable housing in rural areas.	11/24/2021 12:45 PM
97	We would love to be able to have farm workers who lived on our property but currently with the restrictions, we cannot build another dwelling.	11/24/2021 8:21 AM
98	Must support our local food economy	11/24/2021 7:33 AM
99	I believe there needs to be square footage restrictions on secondary residences located on farmland. The primary purpose of farmland is farming, not housing. It is also true that farm workers and families require housing so the OCP and zoning needs to reflect priorities	11/24/2021 7:16 AM
100	As long as there is a limit as well as some proper guidelines so the property value doesn't skyrocket	11/24/2021 5:53 AM
101	Farmers can use the extra rental income to support the farm	11/24/2021 2:55 AM
102	Dairy farms milk 3-5am (4-5) and 2-4pm (3-5). They need seperate accommodations for their Miller and farmhands. They struggle so much to get staff because especially in winter, no-one wants to get up, drive unplowed roads to work, work for a few hours, drive all the way home and repeat for afternoon. Number of houses for dairy and cattle/sheep farms should be worked out by number of staff. Anything else, the change is a step in the right direction for thousands of farmers	11/23/2021 10:54 PM
103	Farmland should be used for farming, not housing.	11/23/2021 9:52 PM
104	Secondary residence shouldn't be restricted to farm workers. There is a huge housing shortage	11/23/2021 9:21 PM
105	With the housing crisis in BC we must provide as many housing opportunities as possible	11/23/2021 8:50 PM
106	Increased leniency for tiny homes, yurts, and modular homes to house farmers, especially in the transition of land title between generations, is also necessary	11/23/2021 7:06 PM

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107	Secondary residences that are supplementary rental income should not be allowed on small parcels (say 3 hectares or less) because the footprint of this residence including driveway etc will significantly reduce the farmable land in such a small parcel	11/23/2021 1:07 PM
108	I would like to know how many secondary residences actually house farm workers or family of the farmers. Sometimes these can be marketed and become profitable Airbnb's and rentals for outside of the farm business. In which case I think there should be an application process that follows.	11/19/2021 1:25 PM
109	Home footprint, sewage system, water usage etc would all impact the land.	11/19/2021 1:18 PM

Q3 After December 31, 2021 the ALC will not restrict the housing form of secondary residences, but Local Governments may. What form of housing would be most appropriate for secondary residences? Please select all that apply.

Answered: 347 Skipped: 12



ANSWER CHOICES	RESPONSES	
Secondary Suite (small unit attached to principle home)	43.23%	150
Manufactured Home	33.72%	117
Carriage House (small unit built above an accessory building)	44.67%	155
Garden Suite (small detached unit)	43.80%	152
Dwelling above an existing farm building	39.77%	138
Do not restrict	44.96%	156
Other (please specify)	21.04%	73
Total Respondents: 347		

#	OTHER (PLEASE SPECIFY)	DATE
1	On rocky non arable land	1/6/2022 9:50 AM
2	none	12/16/2021 7:43 AM
3	Any extra housing is beneficial	12/16/2021 6:09 AM
4	single family houses	12/16/2021 4:46 AM

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5	shouldnt be allowed but, if allowed, absolutely restrict including number of vehicles	12/15/2021 8:36 PM
6	The form of housing would be highly specific to both the land specifications, existing buildings, road access, supply service and the type of intended farm requirements (orchard vs livestock for example).	12/15/2021 8:10 PM
7	Let the farmer decide	12/15/2021 7:23 PM
8	mobile homes and recreational vehicles should never be allowed.	12/15/2021 3:08 PM
9	There are many types/styles of homes. Some of the most energy efficient don't fall into the categories above.	12/15/2021 1:25 PM
10	bunkhouse style if acreage is above 100 to support adequate workers. With cook house.	12/15/2021 10:53 AM
11	No secondary residents, unless proven Farm workers	12/14/2021 8:48 PM
12	None	12/14/2021 8:16 PM
13	Tiny homes	12/14/2021 4:08 PM
14	so this question cancels out question #1	12/13/2021 1:00 PM
15	A secondary residence should be as small as possible	12/12/2021 5:02 PM
16	Set a maximum footprint and stay out of it	12/12/2021 4:44 PM
17	Small, approx 200 sq. ft., residences.	12/11/2021 9:50 PM
18	stick built home used for family only - maximum 3000 sq ft or less. not rentals or short term rentals and it cant be a separate lot with its own title	12/11/2021 11:01 AM
19	I think restricting my square footage is most appropriate, like 1500 sq ft	12/10/2021 4:19 PM
20	small other home, not a monster home	12/10/2021 3:03 PM
21	none	12/9/2021 8:14 PM
22	It is more the size and location of the dwelling in consideration of the size of the lot.	12/9/2021 11:59 AM
23	Any and all types on property areas that are not good farmable land!	12/8/2021 9:40 AM
24	Construction of a new home allows for the farmer to build a new home while utilizing the older home for a secondary dwelling	12/8/2021 7:08 AM
25	The land owner pays the taxes- let us build what we want.	12/7/2021 8:53 PM
26	Small home	12/7/2021 6:41 PM
27	Small houses (on wheels or not)	12/7/2021 4:27 PM
28	Tiny homes and mobile rvs are affordable options and should be restricted	12/7/2021 12:44 PM
29	second house	12/3/2021 11:13 AM
30	restrict sqare footage not type of housing	12/3/2021 10:40 AM
31	Each site and family will have different needs. You must accommodate different family structures, disabiliotc	12/1/2021 11:35 AM
32as long as the 2nd building is secondary in size and location to the function of the farm. ie..not on prime farmland.	11/30/2021 4:44 PM
33	None. Do not allow. Why is this not an option on your survey	11/29/2021 6:33 AM
34	Restrict square footage as opposed to type	11/28/2021 9:55 PM
35	There needs to be a greater flexibility when it comes to housing on farm land. It would have to depend on if the farm is heavily dependent on migrant workers or if they are needing to employ employees with a very specialized set of work skills. Like dairy farms needing a farm supervisor under the owners of the farm. The housing needs would differ greatly between both of these farming practices.	11/28/2021 11:45 AM
36	Only small unit.	11/28/2021 9:34 AM

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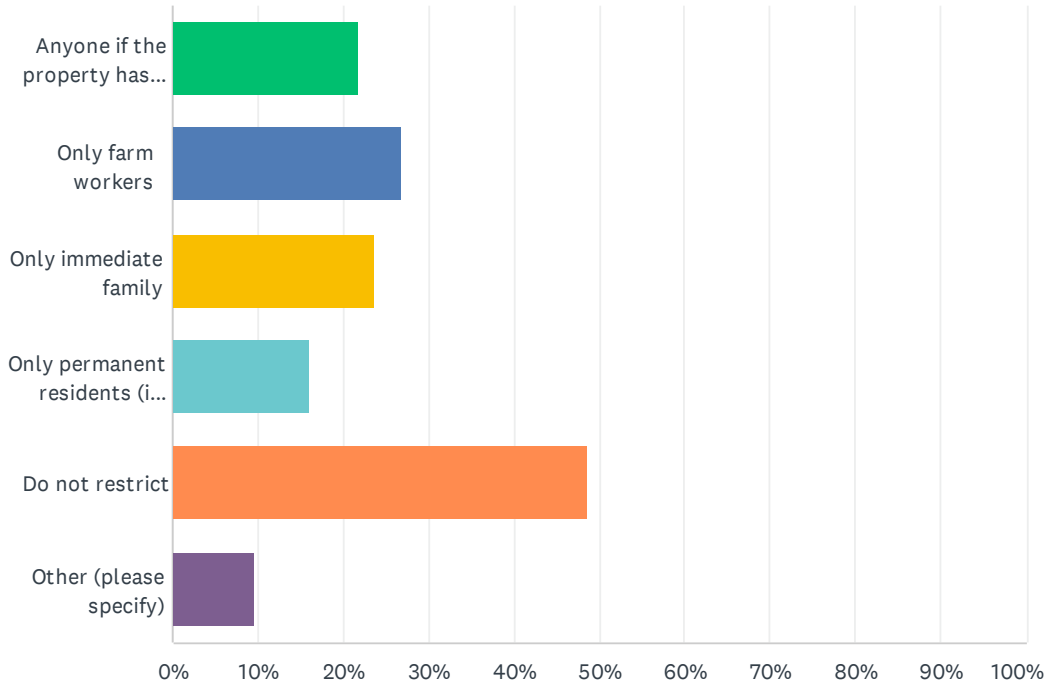
37	Case by case.	11/27/2021 11:44 AM
38	Why restrict.. housing is needed, and if 2 families are committed to growing food why should one of them live in a lesser environment.	11/27/2021 10:06 AM
39	NO to secondary houses...Slippery slope... next comes the change to rules about subdividing ALR land to smaller and smaller parcels until areas become neighbourhoods instead of farm land.	11/27/2021 9:40 AM
40	tiny home that can be easily moved	11/27/2021 7:25 AM
41	For farm help only	11/26/2021 8:28 PM
42	Nothing else	11/26/2021 3:30 PM
43	Rancher	11/26/2021 1:38 PM
44	A single family dwelling (no in law suites allowed), every situation is different but nothing more than 2000sq ft	11/26/2021 11:02 AM
45	I would restrict to a small single family dwelling (2 BR/1 bath), however that would look.	11/26/2021 8:42 AM
46	Suite in existing buildings,shop, garage etc	11/26/2021 6:12 AM
47	No zoning. No ocp	11/26/2021 12:20 AM
48	A secondary home under 1700 square feet. I honestly think 900 square feet is to small considering I live in one with my husband and 3 children and we are crammed. This gives more flexibility for younger farm families to have kids in the house as well as succession planning with farm family. A double sized mobile home size would be more ideal.	11/25/2021 9:51 PM
49	Single detached house	11/25/2021 6:13 PM
50	Tiny home. I can't say this enough.	11/25/2021 1:23 PM
51	Absolutely restrict to a certain square footage, but people should be allowed to have a secondary suite in their home AND an additional residence.	11/25/2021 1:22 PM
52	Small, limited sq ft separate building.	11/25/2021 1:03 PM
53	Any of these would work, if they were small.	11/25/2021 11:51 AM
54	natural building	11/25/2021 11:44 AM
55	Tiny house or mobile home spot	11/25/2021 7:06 AM
56	No restrictions other than size. There should not be two mega mansions on land not bring farmed, but a reasonable secondary dwelling on land that is farmed is reasonable	11/25/2021 5:28 AM
57	Strongly disagree with mobile homes as they can look junky and devalue surrounding properties	11/24/2021 7:49 PM
58	No restriction other than a maximum total footprint, preferably a regional maximum with the flexibility to trade development rights between parcels.	11/24/2021 7:05 PM
59	Not bigger than original dwelling	11/24/2021 6:22 PM
60	Tiny homes - similar to garden suites with permanent foundation	11/24/2021 3:46 PM
61	must be within certain distance of existing residence to prevent loss of farmland	11/24/2021 1:57 PM
62	Homes need to be suitable for families long term with basements and good foundations.	11/24/2021 12:47 PM
63	Anything that is safe, clean and to code. A Urt could work too!!!	11/24/2021 12:45 PM
64	How are people supposed to build a house or create a home if there are too many restrictions	11/24/2021 10:50 AM
65	Tiny house on wheels	11/24/2021 8:28 AM
66	Small housing only to minimize impact to farmland	11/24/2021 7:33 AM
67	None	11/23/2021 9:52 PM

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68	Seperate dwelling no more than 1000 Sq. Feet	11/23/2021 9:21 PM
69	Any of the above	11/23/2021 8:46 PM
70	Principle residence must be occupied by the land owner to avoid small parcels of farm land becoming a purely rental property and not farmed at all because the rental income greatly out weighs the farm income	11/23/2021 1:07 PM
71	Bunk houses, tiny houses and/or yurts	11/20/2021 8:30 PM
72	Anything that can be removed from the land. Not allowing a second home to be constructed.	11/19/2021 1:25 PM
73	Should not change the footprint	11/19/2021 1:18 PM

Q4 After December 31, 2021 the ALC will not restrict who may reside in a secondary residence, but Local Governments may. Who do you think should be able to reside in a secondary residence in the ALR? Please select all that apply.

Answered: 351 Skipped: 8



ANSWER CHOICES	RESPONSES
Anyone if the property has Farm Status	21.65% 76
Only farm workers	26.78% 94
Only immediate family	23.65% 83
Only permanent residents (i.e. not for short term rentals)	15.95% 56
Do not restrict	48.72% 171
Other (please specify)	9.69% 34
Total Respondents: 351	

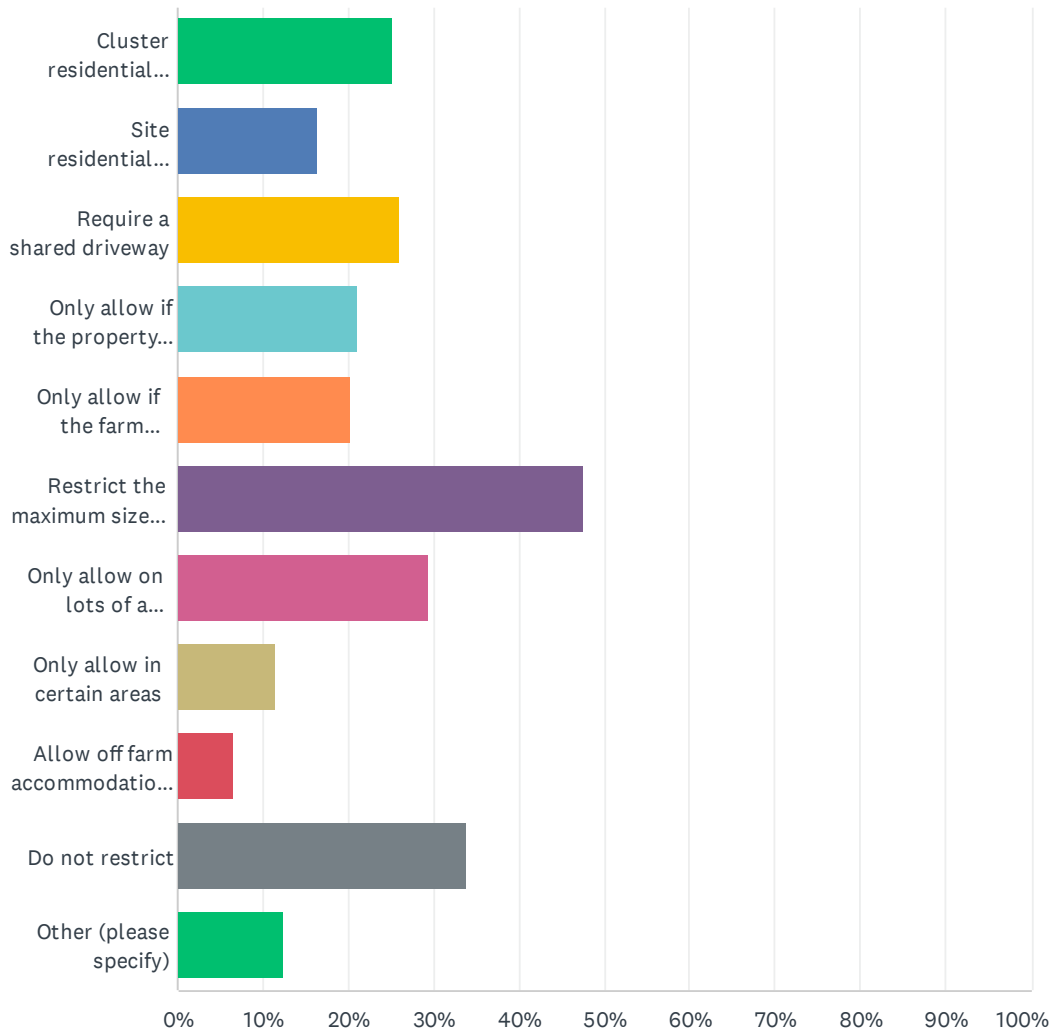
#	OTHER (PLEASE SPECIFY)	DATE
1	seasonal farm workers, refugees, climate change victims	1/6/2022 9:50 AM
2	no body	12/16/2021 7:43 AM
3	there must be proof that a farm worker really works the farm	12/15/2021 8:36 PM
4	Some land in ALC is not a status farm ...let the farmer decide	12/15/2021 7:23 PM

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5	Farm workers and family members must be somehow connected to the agricultural/farming aspect as in succession planning	12/15/2021 3:08 PM
6	People are in many different situations. Restricting who can live in a residence will exclude these different groups.	12/15/2021 1:25 PM
7	only on existing building which are in place before this crap	12/13/2021 1:00 PM
8	Whoever lives there	12/12/2021 4:44 PM
9	im no sure about this one. Most farmers here need secondary revenue streams in order to keep farming	12/10/2021 3:03 PM
10	no one	12/9/2021 8:14 PM
11	Rental income can support farming not end it!	12/8/2021 9:40 AM
12	It would be very difficult and expertise to enforce restrictions on who is living in secondary residences. I think it is meaningless to have this. I think it is better to restrict secondary residences to larger, over 10 acre, parcels of farm land.	12/8/2021 8:48 AM
13	allow senior owners to share with young farmers who can't afford to purchase	12/7/2021 10:45 PM
14	B& B ok	12/7/2021 2:01 PM
15	It's no ones business who lives on the farm	12/7/2021 12:44 PM
16	It should remain the way it is. Immediate family only	11/29/2021 6:33 AM
17	Farm status means nothing to many of us ..we are small market gardeners making a few extra dollars to offset food production costs	11/27/2021 11:52 AM
18	Some consideration should be given to a situation growing more common- multigenerational living. If a grandmother lives on the same property and helps with childcare to free up the parents who farm...this is a huge value to the growth of the farm	11/27/2021 10:06 AM
19	NO ONE - NO TO SECONDARY RESIDENCES.	11/27/2021 9:40 AM
20	and family	11/26/2021 3:30 PM
21	Agritourism lodging	11/26/2021 1:38 PM
22	Either family or renter. This gives more ability for the farmer to alleviate his costs if he can have a renter.	11/25/2021 9:51 PM
23	Others that will maintain their own farming on the land, not necessarily working for the land owner	11/25/2021 6:56 PM
24	Don't restrict.	11/25/2021 1:22 PM
25	With restrictions to protect the farming and farm acreage	11/25/2021 1:03 PM
26	family and farmhands who contribute to the land	11/25/2021 11:44 AM
27	seasonal workers	11/24/2021 3:46 PM
28	I'm typically not for short term rentals, but if farmers need to airBnb to make farming profitable and assist food security, power to them!	11/24/2021 3:44 PM
29	short term rental could open up agro-tourism	11/24/2021 1:57 PM
30	M	11/24/2021 1:48 PM
31	there is a lack of affordable housing for young and old ...do not restrict what residence should look like	11/24/2021 8:28 AM
32	Do not restrict as there are many families looking for accomodation	11/23/2021 9:21 PM
33	Principle residence must be occupied by the land owner to avoid small parcels becoming purely rental properties and not used for farming at all because the rental income is so much greater than the farm income.	11/23/2021 1:07 PM
34	Original farmers after retirement	11/20/2021 8:30 PM

Q5 Local Governments may use a number of ways to further mitigate any potential negative affects from a secondary residence on farmland. Please select all options that you feel are appropriate.

Answered: 347 Skipped: 12



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ANSWER CHOICES	RESPONSES	
Cluster residential uses together in one area on the property	25.07%	87
Site residential uses close to the frontage of the property	16.43%	57
Require a shared driveway	25.94%	90
Only allow if the property has Farm Status	21.04%	73
Only allow if the farm business can demonstrate with a business plan that it needs additional housing	20.17%	70
Restrict the maximum size of the secondary residence	47.55%	165
Only allow on lots of a certain size	29.39%	102
Only allow in certain areas	11.53%	40
Allow off farm accommodation in other zones	6.63%	23
Do not restrict	34.01%	118
Other (please specify)	12.39%	43
Total Respondents: 347		

#	OTHER (PLEASE SPECIFY)	DATE
1	Young / refugee / farmers need to be accommodated in flexible ways, encouraged to succeed versus being hindered by red tape favouring wealthier land owners	1/6/2022 9:50 AM
2	I believe that densification should be encouraged In specifically designated areas, like Crescent Valley, Slocan Park, Winlaw and Slocan.	12/16/2021 8:40 AM
3	We buy land as to not have to stare at our neighbours	12/16/2021 8:22 AM
4	none	12/16/2021 7:43 AM
5	Each piece of land is different, different size and configuration one rule cannot apply to every piece of agricultural land	12/16/2021 6:09 AM
6	I do believe the above restrictions should be in place to foster farming in the RDCK. Having no restrictions would provide opportunistic development of rare ALR lands.	12/15/2021 8:10 PM
7	Let the farmer decide ..it is the farmers land ...farmer bouyght it ..farmer builds it	12/15/2021 7:23 PM
8	Allow building of housing on the poorer soils of the farm area. For example, rocky areas but not allow building on prime farming areas of the property.	12/15/2021 7:23 PM
9	If the land is farmable it should be kept as farmable as possible. Once developed into housing or facility it never goes back to being farmed.	12/15/2021 3:08 PM
10	Farmers know how best to use their land and what their needs are. Restricting would cause exclusions that would adversely impact various demographics.	12/15/2021 1:25 PM
11	Existing infrastructure is in place - ie amply potable water, septic systems, and impact to neighbouring properties	12/15/2021 10:53 AM
12	Not sure what "off farm accommodation in other zones" means but if it means it is in non farmable land on the property such as poor rocky areas then housing should be allowed in that section of the property.	12/13/2021 1:56 PM
13	where is the no housing question to this	12/13/2021 1:00 PM
14	You are over-thinking this. Keep it simple and accept there will always be a few people who abuse any system. The impact of preventing that occasional abuse can be very destructive to the noble aims of the policy.	12/12/2021 5:30 PM
15	Preferrably don't allow secondary residences	12/12/2021 5:02 PM

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16	keep the residences off the most arable land and keep access roads to a minimum	12/12/2021 4:44 PM
17	Houses should be built where there is the least viable farm land, such as a rock outcrop, and where it least interrupts farm activities, such as on the perimeter of a field.	12/11/2021 9:50 PM
18	Mainly space would be the only concern I have, any kind of building anywhere would be fine as long as there is appropriate room for it, I think you'd need to decide on the minimum size.	12/9/2021 8:51 PM
19	do not allow	12/9/2021 8:14 PM
20	Allow residential, commercial, industrial use on any areas of property not good farm land! Re-assess all properties for suitability!	12/8/2021 9:40 AM
21	legalize existing older homes where newer homes exist on same property	12/7/2021 10:45 PM
22	Again. We pay taxes and some have had the property in the family for generations. Shouldn't we be given the right to decide what area is best suited for a home?	12/7/2021 8:53 PM
23	Preference should be given to areas on the average that are not viable production land.	12/7/2021 5:53 PM
24	Stay in line with new ALC rules. Do not add additional restrictions.	12/7/2021 3:12 PM
25	location does the minimum degradation to value of ALR capable land	12/7/2021 2:01 PM
26	clustering residences and sharing driveways where expedient - arable land should not be used for residences	12/3/2021 11:13 AM
27	Do not allow	11/29/2021 6:33 AM
28	The owners of the property will know what is best to do	11/27/2021 11:52 AM
29	Case by case.	11/27/2021 11:44 AM
30	No secondary residence other than carriage house above an existing building. None of the above other than allowing accommodation in other zones not designated ALR, will prevent abuses that could see the land used for other than ALR intent.	11/27/2021 10:34 AM
31	we need more housing in our area	11/27/2021 9:41 AM
32	KEEP ALR land single dwelling only. And make the maximum dwelling size smaller. Currently over 5000 sq.ft? That opens it up to only the rich and not to start-up farmers. Smaller home maximums.	11/27/2021 9:40 AM
33	Maximum size should be reasonable space for a family to live comfortably.	11/25/2021 6:45 PM
34	Site house in areas where farming will be difficult or with low yield.	11/25/2021 6:13 PM
35	Keep site specific. One size does not fit all.	11/25/2021 1:23 PM
36	Main residential unit, a built in secondary suite (feel free to restrict the square footage) plus an additional residence. Personally, if you said properties under 20 hectares were allowed to have up to two residential structures with a combined square footage of 5000 and over 20 hectares were allowed an additional 1000 sqft residence that'd be fine. This is important for rural communities to thrive too.	11/25/2021 1:22 PM
37	maintain habitat diversity, so dependant on land features	11/25/2021 11:44 AM
38	There may be existing infrastructure (like a septic field), so apply wisdom in each situation.	11/25/2021 6:39 AM
39	Include driveways to residential structures in the maximum allowable foot print for residential use; predicated on using residential site foot print rather than building footprint.	11/24/2021 7:05 PM
40	separate electric, gas, septic and water systems from principle residence	11/24/2021 3:46 PM
41	allow one tenant per farm unless farm business demonstrates many farm workers are needed.	11/24/2021 8:28 AM
42	Do not make them be together. Off duty Employees should not have Employer on top of them or driving past all the time. It can lead to boundaries getting blurred. All happy farms i know the houses are not on top of each other.	11/23/2021 10:54 PM
43	Lot size must be large enough that the addition of a secondary residence will have insignificant impact in reducing the area of farmable land. Only allow secondary residences on parcels with at least 2 hectares of farmable land	11/23/2021 1:07 PM

Q6 Would you like to tell us more?

Answered: 71 Skipped: 288

#	RESPONSES	DATE
1	Preservation of farmland must be the independent variable / top priority.	1/6/2022 9:50 AM
2	Please stop placing restrictions on farmers!!! It makes an already difficult role much more challenging.	12/16/2021 8:33 AM
3	There is a huge housing shortage and with the current crisis farmers will need all the help they can get to grow food for our communities	12/16/2021 7:56 AM
4	There are already multiple houses on most ALR lots already. Make sure lots have farm status to take advantage of this because they will want to protect the usable land, not spread foundations on good land.	12/15/2021 8:46 PM
5	Local food security in our region is more important now more than ever. Supporting individuals who truly want to farm is a part of this, especially since arable land is at such a premium. Secondary residences (with restrictions) to this end is a good start.	12/15/2021 8:10 PM
6	Less govt is best	12/15/2021 7:23 PM
7	The owner of the land will know the best use. You can't mandate it without it infringing on the best use for some properties.	12/15/2021 5:50 PM
8	Clustering development and ensuring density, as in suites and carriage house units, is similar to what towns and cities have to do. Designated, farmable land is becoming a diminishing and valuable commodity once it is gone, it is gone. This is our chance to protect it.	12/15/2021 3:08 PM
9	A secondary residence on farm land is a great first step. The RDCK should also think about diversifying farmland and allowing farmers to subdivide into smaller parcels (2 Hectares/4.99 acres). This could allow for multiple small farms with important yields such as greenhouses, apiaries and poultry.	12/15/2021 1:25 PM
10	Twenty years climate change will make a mess of any inflexible rules. RDCK needs to focus on "Smart Policy" that promotes context-based decisions as close to the affected community as possible.	12/12/2021 5:30 PM
11	no	12/12/2021 4:44 PM
12	farm land should be kept as farm land as long as the land is usable as farm land. with the loss of farm land in the lower mainland due to development this is critical for our food supply	12/11/2021 11:01 AM
13	One secondary residence should be allowed with no restrictions.	12/10/2021 5:12 PM
14	Income from farming in this area is extremely limited. Allowing farmers to have a second residence to use as they see fit to support their family and allow them to continue farming is essential. There are very few, if any, families who can support themselves on farming alone. One or both adults need off farm income to supplement finances. Allowing unrestricted use of the second residence would enable the farmer to use it as he/she wishes to support farming activities.	12/10/2021 7:30 AM
15	No	12/9/2021 6:22 PM
16	Governments and agencies should not regulate anyone's property	12/8/2021 4:20 PM
17	If you have 20 acres in the Kootenays you are lucky to have more than 5 acres to farm and you can not make a living on farm income from that! Allow additional sources of income or the farmland will be lost!	12/8/2021 9:40 AM
18	no	12/8/2021 9:22 AM
19	5 acre lots are too small for a second residence unless it is part of the principal residence. Too much of the productive land would be lost. I think lots with second residences should be at	12/8/2021 8:48 AM

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	least 10 acres or more.	
20	Do not assume that you can make blanket decisions that work for ALL forms of farm and/or ALC land. The uses and purposes of these properties are so varied as to require individual attention and knowledge. Back the he'll off our personal property and direct your overreach into industries that are not already near impossible to make work. You are not welcome on my land.	12/8/2021 8:30 AM
21	This entire process is s violation of the property rights of those who own farm land.	12/8/2021 12:03 AM
22	Yes. Perhaps another time.	12/7/2021 9:13 PM
23	I don't feel it's fair to restrict landowners. My parents thankfully subdivided their acreage decades ago which allowed for us to build near them. What good is having land if you can't share it with your family? It leaves the door open for someone who has zero attachment to the property to take over due to aging. And lots of properties in the ALR are actually not suitable for farming nor will they ever be. Let people build if they want to especially if it's family.	12/7/2021 8:53 PM
24	So much of the alr in the West Kootenays is actually not able to produce much of anything, preserve that land that can produce and postion the secondary residence in the marginal areas of the farm	12/7/2021 5:53 PM
25	Alr land layout is largely arbitrary. We bought alr land in Burton band would like to have our parents move to the land to help with kids and farm activities. We will not be seeking farm status. Insurance rates make farm status more expensive than its worth. There is a lack of affordable housing all oflver this province.	12/7/2021 3:12 PM
26	Let's support back to the land without restricting the shit out of people!	12/7/2021 12:44 PM
27	Farming is marginally economically viable at the best of times. If adding a secondary suite or a cabin to Airbnb will help keep a farm financially viable, then let them.	12/7/2021 12:35 PM
28	There has been a well-used loophole for years now, where owners of farmland add a second dwelling, put a relative or farm help in it for a few months, and then rent it out to anyone.	12/7/2021 11:08 AM
29	The land owner is in the best position to decide.	12/6/2021 11:43 AM
30	water and sewage needs to be considered, not all areas have sufficient water. Infrastructure should be shared as much as possible.	12/3/2021 11:13 AM
31	Having family on the same farmland is critical to retirees who want to age in place. But this could also include farm employees or health aide workers. Do not overly restrict or you will créate new problems.	12/1/2021 11:35 AM
32	I can see from the survey the alc will allow a secondary already. What this is going to open up is land that can be used for local farm production will be bought up be developer's and we will turn the arl into suburbs.	11/29/2021 6:33 AM
33	Succession planning is important	11/28/2021 9:49 PM
34	No	11/28/2021 7:50 PM
35	Most migrant workers I have had the pleasure of meeting and talking with are fed up with being marginalizd, looked down upon, ridiculed, blamed for an increase in property crime and not being paid for their hard earned labour. They are expected to work day and day out with no ability to clean up after work, no place to cook a decent meal or have an area to relax in in order to unwind from work. None of the basic needs we expect for ourselves is provided for them. That is intrinsically wrong with us as a society.	11/28/2021 11:45 AM
36	Less regulation will get this started ...if the leash is too tight ...all planning and regulations are wasting time if no one cares to fight through a maze of paragraphs	11/27/2021 11:52 AM
37	If we are to be serious about protecting ALR land then we need to have tight restrictions concerning the building of secondary residences. There are those who are waiting to take advantage of any loopholes available to use or subdivide the land for purposes other than farmland. This is a problem we see in the lower mainland and again, would have detrimental consequences for the integrity of farmland in the Creston Valley. Once we allow secondary residences, there is no going back as precedence is set. Unfortunately, there are already abuses of farmaland and regulations already occurring here.	11/27/2021 10:34 AM
38	Again, there are so many reasons that secondary housing is essential on an active farm. An	11/27/2021 10:06 AM

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application process may help to determine the active status of the farm to make sure housing is used to support the farming process. This needs to allow a broad exception of circumstance such as childcare needs to primary farmers, housing volunteers, and even short term rentals if its connected with agritourism. There is value in tourists coming to learn how food is grown, and if it supports a farmer on the way that is beneficial.

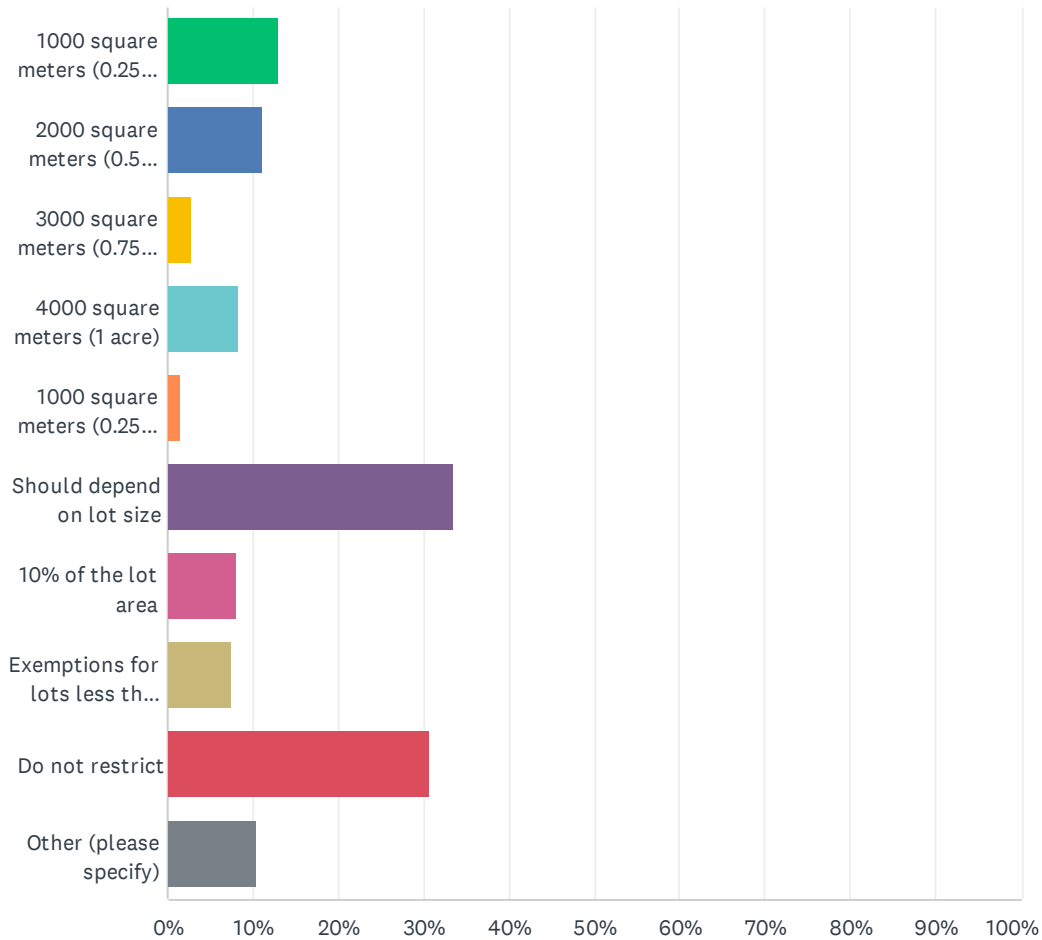
39	Land, especially good farm land, is a LIMITED resource. Strengthen the rules to keep farm land whole. Do not weaken the rules to cater to those who want to build mansions. Look at what is happening in the lower mainland. We do NOT want that in the Kootenays.	11/27/2021 9:40 AM
40	We need to get out of the stone ages and move with the times. Allow secondary residence.	11/26/2021 10:37 PM
41	No where in the East Kootenays is good farm land. I personally don't think that any of it should be in the ALR. I appreciate people farming here, but it's a hobby for this area.	11/26/2021 3:05 PM
42	I think secondary residences are already there in most scenarios would like to see it just allow for this	11/26/2021 1:50 PM
43	Farmers need fairly flexible rules for this housing.	11/26/2021 10:24 AM
44	We don't have a lot of agricultural land so we need to take good care of it.	11/26/2021 9:24 AM
45	how can you make those restrictions, its none of your business	11/25/2021 9:54 PM
46	With rising cost of land having a secondary residence for rental income from both family and renters could be a positive, but I really think it should be limited to only 1 secondary home.	11/25/2021 9:51 PM
47	I'm not sure why you're bothering with this when currently, people just build what they want where they want.	11/25/2021 7:49 PM
48	Revisit living in rv's or tiny homes, for many young people these are their only option if they want out of the very expensive rental market.	11/25/2021 6:56 PM
49	It comes back to water usage, if you have 2 households you double the household water usage and who is liable if water runs out? Its only countryside because it doesn't have the density of city and there are so few spaces like this - lets keep it the way it is.	11/25/2021 3:52 PM
50	Too many restrictions smother creativity. Some of us don't want to even bother.	11/25/2021 1:23 PM
51	Farmland is ABSOLUTELY important, but people can't farm if they can't make a living without taking huge loans, and they can't farm if they don't have the help to do so. There need to be incentives to farm and produce food, not more restrictions that make it less attractive.	11/25/2021 1:22 PM
52	I see farmers struggling to keep employees regionally and provincially. Housing is difficult to secure on both of those levels. Farmers often need a secondary passive income such as rentals however it does degrade from potential land usage. I do think creating a business plan and following up with the creation and maintenance is a good solution.	11/25/2021 1:08 PM
53	as hands are lower impact than tractors, we need more housing, not plastic, but long lasting simple, natural buildings	11/25/2021 11:44 AM
54	Farmers and small producers have enough to worry about, they shouldn't have to worry about the local government restricting anything that may help there operation succeed. Making it so they can't have second residences or telling them who can help them or live on their property only adds stress to the already strained industry.	11/25/2021 9:13 AM
55	We have 8 acres. We have experienced the loss of agriculture water with out system and really question the ability to farm our land given the current climate with dry summers. Should ALR land along Pass Creek be evaluated?	11/25/2021 9:09 AM
56	Help farmers.....reduce restrictions. Make it easier for us to put a modular or tiny home onto a farm to help farmers be financially viable and have much needed help.	11/25/2021 6:39 AM
57	Farming sustainable isn't just about the environment. It has to be financially sustainable for the farmer. Make it easier by allowing secondary dwellings for whomever and whatever purpose the farmer sees fit and enables them to run a viable business.	11/25/2021 5:28 AM
58	Consideration should be taken in regards to the usability of the land. A 10 acre property with only 1 acre of farmable land should not have a secondary dwelling located on that usable 1 acre. The regional district needs to be able to asses each building application and ensure that an appropriate location is being used for building.	11/24/2021 7:30 PM

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59	Farm enterprises and the people, families, or other forms of social organization that operate those farms are not uniform; neither should be the parcels on which farming is a permitted undertaking.	11/24/2021 7:05 PM
60	The restrictions imposed on farmers, land owners, and those in ALR zones have become excessive and unnecessary and greatly impact the overall economy, food supply, community wellness, etc in a negative way.	11/24/2021 6:38 PM
61	Secondary building should primarily allow for younger family member to take over the farm.	11/24/2021 6:22 PM
62	A secondary residence on our farm would help when family might need to live with us in the future or would be great to use for extra farm income for farm stays for example. Restricting on where the residence can be built on the property might interfere with those plans	11/24/2021 4:49 PM
63	It should be left to the farmer where they would like the second residence so that it works the best for them and optimizes their land usage.	11/24/2021 3:15 PM
64	It needs to be so that second houses aren't mansions on acres but so that those who really are working a farm, preparing to hand over generations etc are able to build and locate building where it suits them and their business and NOT have those few who have done the mansions and acres ruin it for the majority	11/23/2021 10:54 PM
65	This sucks	11/23/2021 9:52 PM
66	Extra housing within reason. Should be in proportion to the property	11/23/2021 8:50 PM
67	Allowing secondary residences for rental income on small farm properties will reduce the incentive for the land to be farmed and lead to these farm properties becoming purely rental accommodation properties and result in a reduction in land being farmed. These small farm acreages surrounding small towns provide locally grown produce for these communities. This makes good food readily available and without the negative impacts of long transportation.	11/23/2021 1:07 PM
68	Three or more acres for secondary residences	11/20/2021 8:30 PM
69	I can see the benefits of having secondary housing on the farm but I also do not want to see it taken advantage of. The last thing we want to do is lose more valuable farm land to building large family homes on acreages which we have seen a lot of in the RDCK. So often people will buy a 10-20 acre parcel of farmland and build a large home right in the center of it or subdivide to allow more homes which then removes more valuable farmland.	11/19/2021 1:25 PM
70	These properties can be flipped to rental, and will not be controlled	11/19/2021 1:18 PM
71	Regulating the configuration of existing structures is problematic because different properties already have different configurations and the best way to minimize impact will vary accordingly.	11/19/2021 1:04 PM

Q7 The RDCK Agriculture Plan recommends limiting residential development in the ALR. A 'Farm residential footprint' requires clustering of residential buildings (residences, lawns and decorative landscaping, swimming pools, garages, septic tanks & fields) leaving the balance of the property for agricultural use. What limit to a 'farm residential footprint' do you think is appropriate?

Answered: 325 Skipped: 34



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ANSWER CHOICES	RESPONSES
1000 square meters (0.25 acres)	12.92% 42
2000 square meters (0.5 acres)	11.08% 36
3000 square meters (0.75 acres)	2.77% 9
4000 square meters (1 acre)	8.31% 27
1000 square meters (0.25 acres) per dwelling	1.54% 5
Should depend on lot size	33.54% 109
10% of the lot area	8.00% 26
Exemptions for lots less than 1 hectare (2.5 acres)	7.38% 24
Do not restrict	30.77% 100
Other (please specify)	10.46% 34
Total Respondents: 325	

#	OTHER (PLEASE SPECIFY)	DATE
1	Not on arable land.	1/6/2022 9:51 AM
2	If dual residence then each one shouldn't take up more than .5 of an acres	12/16/2021 8:24 AM
3	If a farmer has a large portion of land why restrict them? No one wants to stare into their neighbours windows rather be spread out hence why you buy land...	12/16/2021 7:59 AM
4	none	12/16/2021 7:44 AM
5	Again, this is highly specific to the type of farming intended to be performed.	12/15/2021 8:13 PM
6	The land is owned by the regional district ...? Let the farmer decide	12/15/2021 7:25 PM
7	If the land is designated agricultural its best and first use should be for farming. Even small acreages within these zones can be utilized for some kind of market garden or animal husbandry use so the residential footprint should never be bigger than .5 acres. That is a generous allotment more is extravagant and a waste of farmable land.	12/15/2021 3:13 PM
8	it makes sense that residential building be clustered in one spot and not spread across the farm. I do feel that the minimum farm plot should be 2 hectares (4.9) acres and farmers should be able to subdivide to provide more opportunity to small farms which would better utilize the small pieces of land. The RDCK would be aware if this is being abused to create subdivisions etc.	12/15/2021 1:29 PM
9	1000 square metres is over 3000 square feet, in my books that should be 3 houses not two.	12/12/2021 4:48 PM
10	I live in an acre lot, 75' x580', and I have a main house at the front and a carriage house 3/4 of the way back. We would only have room for a chicken coup or 1 or 2 small animals, but I really think an acre is not enough land for anything other than a few chickens. Especially where I'm located, there is 4 of us with the same long acre parcels so we are too close to each other to have animals that are going to smell. I don't know what would be an appropriate size, but 2 or more acres, or an acre plot if it's not located right tight to other people. I'm at [REDACTED] and the main hwy is right at the front of the properties here, I don't think farm animals should be kept right by the highway, the neighbors pigs have escaped so many times and I've had to get them off the road. Same neighbor had a cow that kept escaping, total hazard near the road. I'm not sure why we are zoned agriculture from hilltop store up to my property which is the last in town. It doesn't make sense to have farm animals here. Many people across the hwy from me and on my side, and down on cotswold are not happy with the Animals being held at [REDACTED], they get out and destroy their yards, it smells horrible and the owner is very mean to the people who have voiced their concerns. I understand your questions are more about secondary residences because of the lack of rentals in nakusp, but I've had a carriage home sitting empty	12/9/2021 9:04 PM

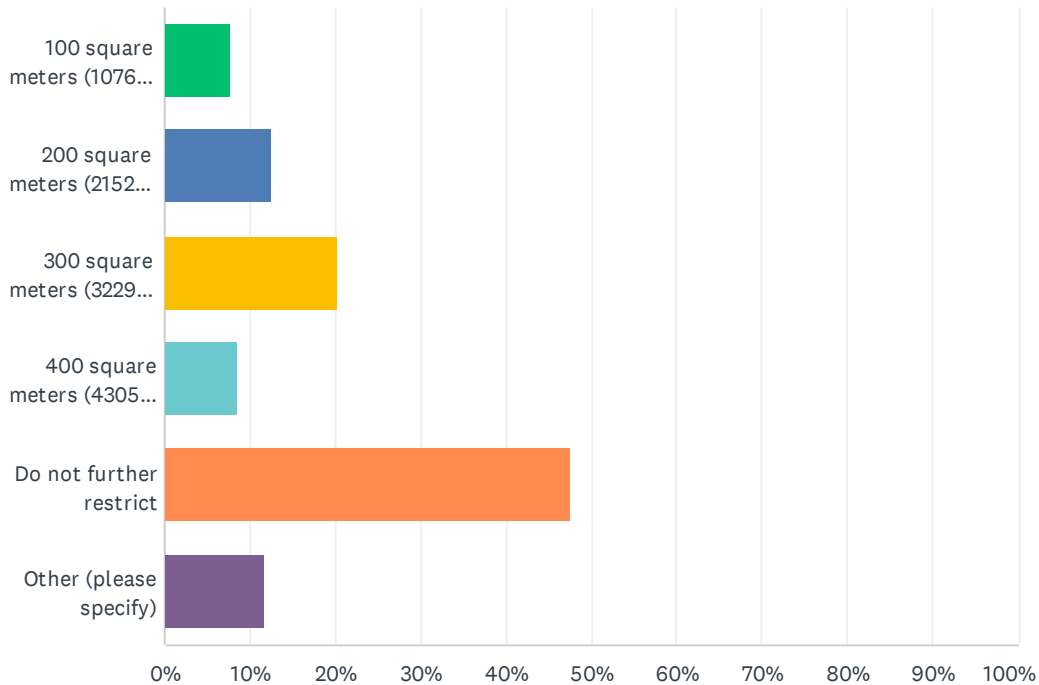
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because it stinks so badly no one would rent it. Ive thought about selling because of the pig farm but I doubt anyone would buy it.

11	Every property is different!	12/8/2021 9:50 AM
12	Too ambiguous and difficult to enforce any of this. Limit the square footage of principle and secondary residences and only allow secondary residences on lots above a certain size, ex. More than 10 acres.	12/8/2021 8:56 AM
13	800 sq'	12/7/2021 9:14 PM
14	We applied to have our lot lines moved. We were denied. By someone who never even looked at the land. They never saw it and never will. Who knows better than the landowner what is best suited for the property?	12/7/2021 8:55 PM
15	Should depend on how much is actually capable of producing an income.	12/7/2021 5:55 PM
16	It could depend on size of family, 2 kids 2 adults adulthood or 5 kids, 2 adults. Then 2nd home would depend on who was you needed to live in the home, parents or maintenance guy and what the actual farm needs were based on what the farm produced.	12/7/2021 4:07 PM
17	dependent on agriculture production if production is intensive and brings value then more leeway should be allowed	12/7/2021 2:05 PM
18	as little as possible. On properties less than an acre/ .4 hectares, multi-unit living is to be encouraged to preserve arable land	12/3/2021 11:18 AM
19	It should be case by case.	11/29/2021 10:38 AM
20	don't know	11/28/2021 9:12 AM
21	The property owners will know best	11/27/2021 11:55 AM
22	should depend on usable area of lot size	11/27/2021 10:08 AM
23	Limit residence size. Current limit (over ~5300 sq ft.) is way too big.	11/27/2021 9:45 AM
24	it all depends on the total size of the land in question as well....eg. larger farms may require more housing for more workers and their families e	11/27/2021 7:29 AM
25	I don't really know.	11/26/2021 9:27 AM
26	Would depend on the geography of the land	11/25/2021 7:49 PM
27	Site specific. I find the tennis courts and swimming pools on ALR land offensive.	11/25/2021 1:26 PM
28	Dependant on lot size AND actual suitability for farming	11/25/2021 1:24 PM
29	It depends on the reclaimability of the land from development and the utility of the land for agricultural output, including economic viability. The current situation does not account for present and forecasted demand for agricultural use of available land or recognize that land can be reclaimed from many forms of developments with varying time horizons. Consequently it has and continues sacrifices overall prosperity for an absurd political expedient.	11/24/2021 7:25 PM
30	1000m2 is provided as an option twice. If the second option was increasing from 1ac, 2ac is a nice limit for max residential use	11/24/2021 5:45 PM
31	depends on how many workers are needed.....if its a family member than 1 acre suffice	11/24/2021 8:31 AM
32	Second house doesn't need more than 100 - 150 feet. Standard 3 bdrm house - 2 story if want more - garage, garden/lawn for kids to play.	11/23/2021 11:05 PM
33	It really depends on the individual circumstances. All properties are different. It's difficult to paint them all with the same brush.	11/23/2021 9:47 PM
34	Not more than 25% of farm acreage	11/20/2021 8:35 PM

Q8 The ALC requires residences to have a total floor area of 500 square meters (5381 sq ft) or less. Local Governments can further restrict the maximum floor area. What limit to total floor area for a primary residence on agricultural land do you think is appropriate?

Answered: 326 Skipped: 33



ANSWER CHOICES	RESPONSES	
100 square meters (1076 sq ft)	7.67%	25
200 square meters (2152 sq ft)	12.58%	41
300 square meters (3229 sq ft)	20.25%	66
400 square meters (4305 sq ft)	8.59%	28
Do not further restrict	47.55%	155
Other (please specify)	11.66%	38
Total Respondents: 326		

#	OTHER (PLEASE SPECIFY)	DATE
1	Depends on how many people live in it and who they are. What is the function? Be open minded for success.	1/6/2022 9:51 AM
2	Depends on lot size	12/16/2021 8:20 AM
3	zero	12/16/2021 7:44 AM
4	Current size	12/15/2021 8:59 PM

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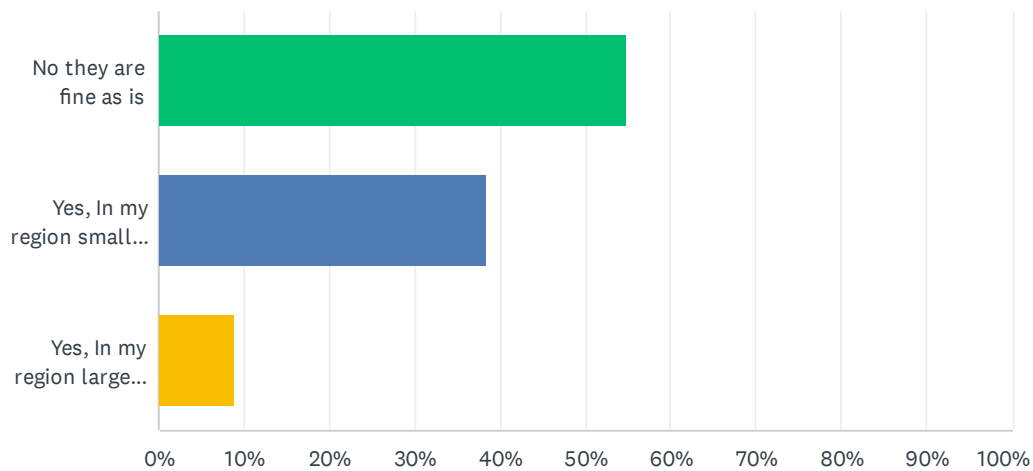
5	Let the owner of the farm decide	12/15/2021 7:25 PM
6	Why would this be an issue? If people can build bigger houses, why not let them? This seems to be targeting specific groups of people based on cultural bias.	12/15/2021 1:29 PM
7	Allow to stay at 500	12/14/2021 8:55 PM
8	Total floor area is not appropriate Building footprint should be the measure in which case 100 square meters is plenty	12/12/2021 4:48 PM
9	assuming this is per residence	12/10/2021 3:05 PM
10	No greater than 500sq m but should depend on lot size. Most farm lots in the area are relatively small ie 10 acres or less	12/9/2021 12:02 PM
11	Site by site basis ... some families large ... some small	12/8/2021 5:18 PM
12	remove existing restrictions	12/8/2021 4:21 PM
13	Restrict foot print not floor area. ie. allow multi-story apartments, multi-use buildings etc.	12/8/2021 9:50 AM
14	Allow for exemptions outside of a typical single family home as appropriate	12/7/2021 9:12 PM
15	Depends on how many people in the family. Could be a family with 10 kids or a family with none.	12/7/2021 4:07 PM
16	depends on one house or two, depends on use...ie B&B. more agricultural production the more lee way	12/7/2021 2:05 PM
17	buildings should not be positioned on the arable portion of the property and that may limit the size. i think these additional living spaces should not be flamboyant or turn a working farm into a hobby farm.	12/3/2021 11:18 AM
18	Niño	12/1/2021 6:37 PM
19	If the property is being used for farming then there should not be a building restriction.	11/29/2021 10:38 AM
20	Is this the footprint or complete interior space?	11/28/2021 9:52 PM
21	300 sq.m allows for many bedrooms for extended family. More is going to lock out (through high real estate values based on larger homes) entry level, new farmers. More important to have new and good farmers than people who want mansions.	11/27/2021 9:45 AM
22	2152 sq ft is more than enough	11/26/2021 3:32 PM
23	this will be adequate for a garage included if this is just a house not including a garage then no this house area is to much	11/26/2021 11:04 AM
24	Not clear. Is this for the secondary house. Most farm buildings that I know of are already there when one moves in.	11/26/2021 9:27 AM
25	This is a question for other regions. Again, one size does not fit all.	11/25/2021 1:26 PM
26	The 500 square meters could be an allowed combination of two or three residences	11/25/2021 1:24 PM
27	primary residences often do much for the farm in the home, other homes can be smaller	11/25/2021 11:47 AM
28	I don't think you should limit individuals to what size their house should be. If they own their land, they should be able to build the size of home they desire. Limitations come naturally by cost.	11/24/2021 7:53 PM
29	Subject to a regional (aggregate) maximum residential foot print.	11/24/2021 7:25 PM
30	5000ft2 is disgusting and out of place for Central Kootenay. Personally feel no one needs more than 2000ft2 though farm land should not be too constraining for owners	11/24/2021 5:45 PM
31	500 m2	11/24/2021 3:48 PM
32	Why can't people decide how small or large their house should be?	11/24/2021 10:51 AM
33	500m2 is way too large!	11/24/2021 8:54 AM
34	Stop allowing such big wasteful houses to be built	11/24/2021 7:35 AM

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35	Over set size e.g. 1000sq ft, have to build up. Keep ground footprint roughly same every property	11/23/2021 11:05 PM
36	50 square meters	11/23/2021 9:54 PM
37	Should be in proportion to lot size	11/23/2021 8:51 PM
38	500 square meters is not really enough for a young family to live in to help with the parents' farm.	11/23/2021 3:07 PM

Q9 Larger parcels usually allow farmers greater flexibility to expand or change their type of operation as the economy and markets change. Some types of agriculture can be successful on small parcels, (e.g. intensive market gardens, nurseries, poultry), however, the number of viable farming options generally decreases with a reduced parcel size. Minimum lot sizes in RDCK agricultural zones range from 2 hectares (5 acres) to 60 hectares (150 acres). Does RDCK need to evaluate these minimum lot sizes to support agriculture and preserve farmland?

Answered: 292 Skipped: 67



ANSWER CHOICES	RESPONSES	
No they are fine as is	54.79%	160
Yes, In my region smaller lots are needed	38.36%	112
Yes, In my region larger lots are needed	8.90%	26
Total Respondents: 292		

Q10 Would you like to tell us more?

Answered: 80 Skipped: 279

#	RESPONSES	DATE
1	Sustainable food production depends on small holding food production. Young farmers can afford smaller lots producing large amounts of eggs, broiler chickens, rabbits and market gardens. Also farms tend to be smaller as they are located on hillsides.	1/6/2022 9:53 AM
2	This is not as simple to answer because of the complexity. Smaller parcels would allow younger farmers affordability of land to produce smaller scale farm projects. However the larger lots are also important to preserve for scalability and food security reasons. However from what I see most large lots are not being utilized as farm land.	12/16/2021 8:37 AM
3	Limiting the minimum lot size increases farming potential, reducing lot sizes decreases farming potential. Too many properties are subdivided to become oversized residential properties.	12/15/2021 8:45 PM
4	The restrictions on livestock allowances is too restrictive to make a profit or support farmers.	12/15/2021 7:28 PM
5	There needs to be opportunities for small scale and intensive farming. This promotes food security, reduced carbon footprint and farm to table initiatives. Lots zoned for rural residential should allow for small scale farming and setbacks should be reduced. For example, in my area I have to have a 15 meter setback from the property line for one rabbit cage. This means my lot needs to be wider than 30 meters (15 m from each neighbouring lot line) just to own a rabbit.	12/15/2021 5:41 PM
6	5 acres seems big enough to actually farm and small enough to allow entry level farmers to get into that sector and own their own land.	12/15/2021 3:18 PM
7	Smaller lot sizes would be better. Yes larger lot sizes give the option of more diversity, but in most cases these sit bigger parcels sit empty and small farm activities (greenhouse, nursery, apiary, poultry) are wasted.	12/15/2021 1:36 PM
8	There is such a lack of housing, especially low cost housing that it is hard to have staff find accommodation. Our farms would be more productive with more housing because we can offer housing for a trade of farm work. Farming is hard work and we need to have something that will incentivize individuals to take that employment path. Housing is definitely an incentive.	12/15/2021 6:07 AM
9	Our property is 2.75 acres and in the ALR and we farm it successfully	12/14/2021 9:00 PM
10	Most small-scale and new farmers are looking to farm smaller parcels than 5 acres in the Central Kootenay.	12/14/2021 2:38 PM
11	I do not know but the best soils should be protected from being covered by buildings.	12/13/2021 2:01 PM
12	5 acres will never be a viable farm. No one should be allowed to subdivide to less than 10 acres. Ten acres is still not a very viable farm, but it may be in the future.	12/12/2021 4:56 PM
13	there are a lot of small lots that cant support farming really - those should be reassessed. on a 2 acre "farm" of 1 acre is for buildings that doesnt leave much for farming.	12/11/2021 11:05 AM
14	I own a 1.25 ha lot that to my knowledge has never been used for agriculture's purposes.	12/10/2021 5:18 PM
15	Any productive land should be considered for farm purposes	12/10/2021 4:21 PM
16	it is very difficult to buy or rent large pasture areas. and i mean large as in more than 2 acres or even 1 acre in the slocan valley. whatever you need to do to keep pasture areas intact i would appreciate it.	12/10/2021 3:07 PM
17	many people cannot fully use a lot bigger than an acre. giving opportunity	12/10/2021 12:36 PM
18	There are lots in the ALR that are completely unsuitable for farming. These should be removed from the ALR.	12/10/2021 7:34 AM

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19	Why are our 1 acre parcels even in agriculture? When you subtract the house and yard there is not enough land left for animals except a few chickens. The 1 acre plots should be removed from the ALR. I would go around and get signatures of the other residents in my area that do not want animals being farmed in our area. Now that farmers can butcher their own animals we are also worried about what they do with the blood and inerds, its going to cause more predators in our residential area	12/9/2021 9:10 PM
20	I make a farm living on less than 5 acres. When there are pockets of good farm land in this mountainous region they must be preserved. Already good farmland in our area has been subdivided to less than 5 acres with the provision that it remain within the alr and in the alr it should remain.	12/9/2021 8:25 PM
21	Not everyone can afford 5 acres at \$200,000 or \$100,000 present cost per acre to buy 2021.	12/9/2021 6:28 PM
22	It seems a bit late in the game to be hoping for larger parcels of agri land to be available...our geography is somewhat restrictive	12/9/2021 12:05 PM
23	Must protect farmland. Should be #1 priority.	12/8/2021 6:09 PM
24	we already have lots in ALR that are smaller than 2 hectares. I think it is important to prevent further subdivision of lands in ALR.	12/8/2021 5:51 PM
25	There are far more postage farms (1 acre) then there used to be	12/8/2021 5:38 PM
26	I assume they need to be reviewed more than I know.	12/8/2021 5:19 PM
27	Having a farm is what people chose to do	12/8/2021 4:23 PM
28	Most property in the Arrow Lakes should not be in the ALR! Use other measures to support farming!	12/8/2021 9:58 AM
29	no	12/8/2021 9:23 AM
30	I think people should be able to subdivide ALR land but still have both pieces remain in the ALR, without so much Hansel.	12/8/2021 5:51 AM
31	I'm not clear on what is needed in my area	12/7/2021 9:15 PM
32	1.5 acres	12/7/2021 9:14 PM
33	Protect ALR	12/7/2021 6:26 PM
34	It qoukd be good to see marginal land restrictions re evaluated. Steep terrain, rock, poor soil etc shoukd not be in the alr.	12/7/2021 6:00 PM
35	Smaller lots may help young farmers enter the market. Most land is priced far out of reality.	12/7/2021 3:17 PM
36	smaller holdings beside small holdings larger next to larger	12/7/2021 2:07 PM
37	Farm land should not be permitted to be further subdivided. I think the creation of smaller and smaller parcels will be a problem in the future.	12/7/2021 12:40 PM
38	Let the farmers decide what is needed. Technology (ie UV/hydroponic growing in a shipping container) could radically change what a 'farm' looks like, so don't add unnecessary restrictions to pre-empt progress.	12/7/2021 12:37 PM
39	Not sure. Depends on the type of farming the land supports, but generally I favour larger holdings. If properties are subdivided it's almost impossible to undo.	12/3/2021 11:20 AM
40	Our plan, with the new rules is to allow our adult child to build a second home. But we do not know today which of us should be in the main house. We don't know what aides we need to age I place as we get older. We don't know what farm staff we may need. Please don't overly restrict as we can't predict how our retirement will go.	12/1/2021 11:39 AM
41	I would have answered "i am not sure" to question 9 above had it been an option.	11/30/2021 7:30 AM
42	Alc rdck needs to be proactive in promoting farming in our areas.	11/29/2021 10:44 AM
43	Why restrict what any size of farm can to. Whether it is small scale intensive farming or mono crops like hay or corn. Farmers need the ability to adapt to an ever changing market, the effects of global warming, or to switch to a permaculture system for better land management and land restoration.	11/28/2021 11:45 AM

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44	Intensive crops use less land, such as nursery crops	11/28/2021 9:14 AM
45	If you allow lot sizes of less than 5 acres you are simply inviting the subdivision of land for housing and not for agricultural purposes. Please do not go smaller than 5 acres.	11/27/2021 10:45 AM
46	We should encourage food growth on any size of lot	11/27/2021 10:12 AM
47	The goal should be to preserve agricultural land. Not to allow "fake farmers" to build mansions.	11/27/2021 9:49 AM
48	Regardless of the size of the lot, the majority of income should be coming from the farm to be a classified farm status!	11/26/2021 8:35 PM
49	small farms are the future of sustainability in our region. A great deal can be accomplished on even one acre	11/26/2021 3:34 PM
50	Just depends what you are doing with your land. 5 acres is huge for a garden.	11/26/2021 3:08 PM
51	The encroachment of more and more buildings on the Creston Valley flats over the past 20 years is very alarming.	11/26/2021 3:08 PM
52	The above question is hard to give a true answer, because the climate and growing abilities are so variable in the Creston Valley	11/26/2021 11:48 AM
53	I lived on a 5 acre farm in Winlaw and we grew a lot of food on that place.	11/26/2021 9:28 AM
54	Anyone in town as well as out should be able to house a few chickens (not roosters in town).	11/26/2021 8:47 AM
55	It depends on the agricultural use. Discretion I think should be taken on what goes of zag would be useful in that area.	11/25/2021 9:56 PM
56	I don't understand the question	11/25/2021 8:33 PM
57	Any farmable land, regardless of size, should be included in the ALR. In addition, those living in ALR and not farming it should either be subject to very high taxation, or have to free lease their land to someone that will farm it. We need to be growing far more of our own food locally as demonstrated by the numerous natural and human causes disasters that will only get worse.	11/25/2021 7:00 PM
58	Poultry is a great example of this	11/25/2021 5:46 PM
59	The key issue is water!!!! many local watersheds cannot support additional water usage	11/25/2021 3:54 PM
60	Larger pieces of land are getting harder to come by and getting eaten up by residential builds. small sections of prime agricultural zoning will ensure food security rather than luxury or vacation homes	11/25/2021 1:12 PM
61	Not everyone who wants to farm can afford larger properties, we should encourage small farms	11/25/2021 1:06 PM
62	in mountains, really depends on biodiversity for farm use sizes	11/25/2021 11:48 AM
63	When looking we had a hard time finding anything that was over 5 acres. I believe that the RDCK should stop allowing ALR land to be removed and subdivide. This will help keep farm land in the RDCK.	11/25/2021 9:19 AM
64	We need spaces for tiny homes	11/25/2021 7:07 AM
65	We are farmers. We are trying to put a modular onto our farm. The building inspector has sent us huge restrictions/demands for expense (hiring expensive engineers etc.) for a modular that is certified in Alberta. It makes NO sense. We need more sense.	11/25/2021 6:42 AM
66	I think it should be reduced to 2 acres to encourage more farming activities	11/25/2021 5:31 AM
67	I do not think lots should be any smaller. If you make them smaller, we will get away from agriculture and the area will become more urbanized as more and more people move into the area.	11/24/2021 7:56 PM
68	Re lot sizes: you have confused correlation with causation. Lot sizes should not be artificially confined to a predetermined size distribution. It is also noteworthy that many farms comprise multiple, leased properties, which enables rapid agricultural output response to the vicissitudes of the economy and marketplace.	11/24/2021 7:34 PM
69	2 hectare/5 acre minimum is absurd. An extensive amount of agriculture, farming, and self-	11/24/2021 6:41 PM

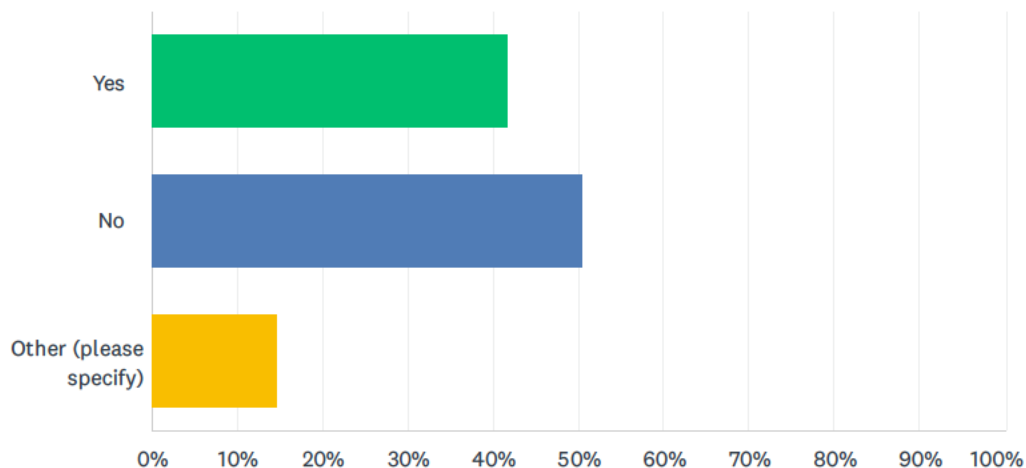
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sufficiency can be accomplished, even on small lots (ie 0.5 acre).

70	More land should be added to the ALR to encourage farming and local food supply. Consider the supply chain problems that arose in getting food to some interior communities after the lower mainland flooding.	11/24/2021 6:35 PM
71	Please no agricultural zone in area H or D. The status quo is working and the secondary residence is not an opportunity to have more restrictions on land. The land I own is very rocky and hard to farm though getting it out of the ALR is too cumbersome	11/24/2021 5:47 PM
72	Housing pressure in this area is intense and farming is not viable on all these lots smaller lots. Allowing them to be subdivided makes sense to support more rural housing options.	11/24/2021 5:37 PM
73	Do not reduce lot sizes!	11/24/2021 8:56 AM
74	More people are going to depend on growing their own food in the future and need to be able to sustain a living if need be or support food production in the area.	11/24/2021 8:37 AM
75	Give people as many options as possible to produce food for themselves and their community	11/24/2021 7:37 AM
76	Once the big land plot are allowed to be broken down, they can't go back & sales for subdivision are creating too many small lots that now can't be farmed. The balance of larger lots and subdivision for housing is wrong.	11/23/2021 11:10 PM
77	Efforts need to focus on preserving the large lots of highly productive land and allow more flexibility on smaller lots of low productivity land.	11/23/2021 9:51 PM
78	Lots under five acres shouldn't be part of the alr unless they chose to. It's too hard to make a good living farming smaller lots	11/23/2021 8:54 PM
79	I farm on 1.25 acres and employ 2 full time people on that property. We are zoned rural residential, and the only farm in our area, in spite of the land previously being part of a large ranch before subdivision. Our zoning restricts the agricultural activity we can do because it was subdivided, and yet this is prime agricultural land.	11/23/2021 7:09 PM
80	Our region is a narrow valley, so lots are small and farming is quite intensive in space use	11/19/2021 1:06 PM

Q11 Under most agricultural zones, the minimum lot size for subdivision is smaller if a property is not in the ALR. Do think subdivision lot sizes should be the same for properties within and outside the ALR?

Answered: 301 Skipped: 58



ANSWER CHOICES	RESPONSES
Yes	41.86% 126
No	50.50% 152
Other (please specify)	14.62% 44
Total Respondents: 301	

#	OTHER (PLEASE SPECIFY)	DATE
1	subdivision should be approached cautiously; there are corresponding infrastructure reqmnts, increases in traffic	12/15/2021 8:41 PM
2	ALR land should not be subdivided to less than 10 acre pieces .	12/15/2021 3:18 PM
3	It's discriminatory to have different rules in and out of the ALR. In many cases NOT being in the ALR is a selling feature. There should be rules around building condominiums and actual subdivisions in the ALR, but many types of farming can be done on 5 acres or less and can be done well. These days a lot of people are looking for smaller farms to operate and run, but don't have the resources to operate a "ranch". The ALR is also very different in different areas of the province. What happens in Kootenay's is very different than what is happening on the coast. These regions should be evaluated differently.	12/15/2021 1:36 PM
4	I think it's important to evaluate each piece of land and determine it's best use. If there is a portion of the land that is better suited for other uses that should be considered.	12/15/2021 6:07 AM
5	Do not subdivide ALR Land	12/14/2021 9:00 PM
6	confusing question - I have 15 acres in the ALR, I would like to subdivide into two lots of 7.5 acres	12/13/2021 2:15 PM
7	Making smaller ALR property sizes will not protect valuable soils from development and the whole idea of ALR protection will have been lost.	12/13/2021 2:01 PM

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8	confusing question - I have 15 acres in the ALR, I would like to subdivide into two lots of 7.5 acres	12/13/2021 1:52 PM
9	do not subdivide alr land only non alr land	12/13/2021 1:03 PM
10	Subdivisions should not be allowed in rural areas. Firm lines should be established around our towns and cities, never to be moved. All non farm housing should have to be built within the lines.	12/12/2021 4:56 PM
11	ALR lot sizes should be bigger	12/11/2021 11:05 AM
12	Unsure	12/10/2021 10:11 PM
13	whatever will retain the culture of our area, and keep encouraging people to farm or have farmers work their land	12/10/2021 3:07 PM
14	alr should not be subdivided. There are already enough small plots for intensive farming. We need to keep the larger parcels intact for farms that require larger acreages.	12/9/2021 8:25 PM
15	not sure	12/9/2021 12:05 PM
16	Not sure ALR should be subdivided	12/8/2021 5:19 PM
17	Have smallest lots possible on non farmed land to increase density and preserve actual farm land.	12/8/2021 9:58 AM
18	definitely not	12/3/2021 11:20 AM
19	the point is to preserve agricultural land for agriculture	12/3/2021 10:44 AM
20	Not sure	11/30/2021 7:30 AM
21	From my understanding being an ALR owner if I wanted to subdivide my minimum is 2 acre lots. I do not know what the min is outside. That being said if land that is being pulled out of the alr for development the lot size should be the same so our farm lands don't become suburbs with the odd cow thrown in.	11/29/2021 10:44 AM
22	This sets up farm land to be swapped out for non viable farm land far to easy. Like what was done in Richmond, Surrey, Delta, Cloverdale and the Fraser Valley.	11/28/2021 11:45 AM
23	Time to leave this as is ..see how things roll out on the other stuff	11/27/2021 12:01 PM
24	This is a loaded question. ALR lots sizes should not be less than 5 acres. Outside ALR, then sure, smaller lots sizes are appropriate. The lot size restriction for the ALR needs to be kept separate from those in other zones.	11/27/2021 10:45 AM
25	application process could help identify goals of a land seller. Buyer may need to have a farm status application inplace.	11/27/2021 10:12 AM
26	Outside ALR, let them subdivide. Inside ALR - NO to subdivision.	11/27/2021 9:49 AM
27	not sure....every situation is different	11/27/2021 7:31 AM
28	no subdivisions	11/26/2021 10:49 PM
29	We should not be subdividing any of the smaller lots!	11/26/2021 8:35 PM
30	Smallest lot size to be should be an even 20 acres anything less will not be viable	11/26/2021 11:48 AM
31	I don't know enough about it to say.	11/26/2021 8:47 AM
32	Not sure	11/26/2021 6:18 AM
33	Not sure	11/25/2021 8:33 PM
34	I don't know	11/25/2021 6:49 PM
35	Water availability is key to this issue	11/25/2021 5:46 PM
36	Depends. Was the property actually useable as farmland? Or was it designated ALR because other properties in the area are appropriate for farming?	11/25/2021 1:35 PM
37	ALR should not be able to subdivide unless it is for another farming opportunity in which case	11/25/2021 1:12 PM

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	a business plan must be created	
38	Should be much larger for ALR/Farm land to keep it viable	11/25/2021 10:35 AM
39	not sure	11/25/2021 6:46 AM
40	Not sure	11/25/2021 5:01 AM
41	If land in the ALR is being subdivided, then the parcels should all remain in the ALR and there should be a minimum size of 5 acres for each parcel. However if the parcel is mountainside/unlikely to be farmable, then the parcel should be removed from the ALR.	11/24/2021 7:35 PM
42	Unsure	11/24/2021 7:32 PM
43	Should cost a significant amount to subdivide. In todays real estate market its a big cash grab opportunity and threatens farmland the most. Allowing secondary residences removes the ability to cash in your land but still allows for more people to live there.	11/24/2021 2:04 PM
44	I dont know but I know there are not enough 1 acre and 2 acres lots in rural district..to purchase.	11/24/2021 8:37 AM

Q12 Cannabis is now considered a farm use and has been permitted in RDCK agricultural zones. Now that these regulations have been in place for a couple years, are there regulations RDCK needs to consider updating or changing?

Answered: 180 Skipped: 179

#	RESPONSES	DATE
1	Wondering how hemp and cannabis will coexist.	1/6/2022 9:54 AM
2	Make it easier for people to farm period regardless of what they are farming. To often policy put in place with good intentions end up creating more issues for farmers.	12/16/2021 8:38 AM
3	Not sure about this one	12/16/2021 8:25 AM
4	Not familiar with this market	12/16/2021 8:00 AM
5	Cannabis is a plant therefor it can be farmed. It should be permitted on agricultural land	12/16/2021 6:11 AM
6	make it easier to start	12/16/2021 4:48 AM
7	Security	12/16/2021 3:27 AM
8	No	12/15/2021 11:47 PM
9	we need more people producing food not weed....make it easier for small family-run farms and CSA and food co-ops to get at the farm land...not just big money...we need local food!	12/15/2021 9:39 PM
10	No	12/15/2021 8:49 PM
11	Venting to limit smell to neighbouring properties.	12/15/2021 8:45 PM
12	unsure - prob best input will be from growers	12/15/2021 8:45 PM
13	Yes - Cannabis is primarily a cash crop, unless it is grown for hemp / hemp products. Incentives (or disincentives for cash crops) should be put in place to encourage farming variety of food crops.	12/15/2021 8:19 PM
14	Don't allow large buildings built for indoor grow operations that could be better built on more poor soils not on valley bottom soils and ALR land.	12/15/2021 7:30 PM
15	This industry is disgusting..limit expansion of these farms	12/15/2021 7:28 PM
16	I have no issues with farms growing cannabis.	12/15/2021 7:25 PM
17	n0	12/15/2021 6:32 PM
18	Yes, hemp growers cannot be beside cannabis growers they will interfere with each other's crops as they're interchangeable	12/15/2021 6:22 PM
19	No	12/15/2021 6:11 PM
20	I don't know	12/15/2021 5:52 PM
21	None required.	12/15/2021 5:41 PM
22	I am not aware of any	12/15/2021 3:19 PM
23	Even though legal, Cannabis has a stigma associated with criminal activities. It should be treated as any other yield.	12/15/2021 1:37 PM
24	Cannabis should be permitted.	12/15/2021 6:16 AM
25	Cannabis should be permitted.	12/15/2021 6:08 AM

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26	As long as proper infrastructure is in place and that others farms aren't being impacted by pests, insects, water use and waste	12/14/2021 9:02 PM
27	Probably	12/14/2021 2:39 PM
28	Yes	12/14/2021 9:03 AM
29	yes , need to have a survey done with existing neighbors if they approve of having a cannabis building next to them. and not have it situated within any schools. there is lots of bush land where it can be completely out of the area . and not like the one being built in winlaw which is only 700m from a school and people living within a few hundred feet of this building	12/13/2021 1:13 PM
30	Get out of the weeds and the weed. Start thinking big picture. The sky really is falling.	12/12/2021 7:06 PM
31	Not that I am aware of.	12/12/2021 5:11 PM
32	No indoor commercial pot growing should be allowed on agricultural land	12/12/2021 4:58 PM
33	No changes	12/12/2021 4:03 PM
34	location of such farms around the population because these plants stink!! The larger the farm, the more the smell.	12/12/2021 9:08 AM
35	Yes. More liberal regulations required.	12/11/2021 1:10 PM
36	No	12/11/2021 12:31 PM
37	Cannabis should not be allowed in ALR lands that are close to or near country residential areas	12/11/2021 11:06 AM
38	Unsure	12/10/2021 10:11 PM
39	Just another agribusiness.	12/10/2021 8:42 PM
40	Just another agricultural crop.	12/10/2021 5:19 PM
41	I don't know enough about it to say	12/10/2021 4:22 PM
42	Unsure	12/10/2021 3:48 PM
43	cannabis facilities could use some requirement to control the smell	12/10/2021 3:08 PM
44	i dont know	12/10/2021 12:36 PM
45	Keep as is	12/10/2021 9:21 AM
46	Unknown	12/10/2021 7:35 AM
47	Yes. Reviews of chemicals used in farming just as is done for other crops.	12/10/2021 7:15 AM
48	This was completely mid managed by RDCK, many illegal grow ops are thriving, not permitted, using diverted unlicensed water sources. This is a minor problem for neighbours	12/9/2021 11:34 PM
49	No	12/9/2021 9:29 PM
50	The only thing I would worry about if a cannabis farm was close would be smell, it can be stinky when drying the plants. I don't think alot of non pot smokers would enjoy the smell, I don't know if its very smelly, or if it's just smelly for a short time.	12/9/2021 9:12 PM
51	NO	12/9/2021 8:51 PM
52	no	12/9/2021 8:25 PM
53	I don't know	12/9/2021 6:42 PM
54	Cannabis needs to have farm status land n not nmolinked into residential sub divisions!	12/9/2021 6:30 PM
55	not sure	12/9/2021 12:05 PM
56	Not familiar with regulations but haven't heard anything negative	12/8/2021 5:20 PM
57	take away regulations	12/8/2021 4:23 PM
58	Less regulation that is preclusive of development and investment in cannabis.	12/8/2021 10:28 AM
59	Ban pot farming! You can grow your own on a mountainside or on your deck not on farmland!	12/8/2021 10:01 AM

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60	Keep them away!!!! They encourage crime.	12/8/2021 9:24 AM
61	No	12/8/2021 9:18 AM
62	Do not know	12/8/2021 9:06 AM
63	I don't know	12/8/2021 8:59 AM
64	Do not know what regulations are at this time	12/8/2021 8:59 AM
65	I don't know.	12/8/2021 8:59 AM
66	I don't know	12/8/2021 8:56 AM
67	Why can you restrict a farm building/residence and then allow massive concrete structures for cannabis growth?? Asinine.	12/8/2021 8:32 AM
68	Unsure on current regs so unable to answer	12/8/2021 7:22 AM
69	Yes	12/8/2021 7:13 AM
70	No. Seems similar to other crops people have grown	12/8/2021 7:11 AM
71	No	12/8/2021 5:52 AM
72	Sometimes the smell can be overwhelming	12/8/2021 4:52 AM
73	No	12/7/2021 9:13 PM
74	Not sure, but I know they were done thoroughly the first time around.	12/7/2021 8:23 PM
75	No	12/7/2021 7:08 PM
76	No, allow for more and make it easier to get approval to move ahead with a cannabis nursery or outdoor grow.	12/7/2021 6:00 PM
77	Yes	12/7/2021 4:56 PM
78	Dont know	12/7/2021 4:09 PM
79	Unsure	12/7/2021 3:17 PM
80	Cannabis shouldn't be allowed	12/7/2021 2:38 PM
81	intensive only in Industrial areas	12/7/2021 2:08 PM
82	All households can legally grow up to 4 plants (RDCK needs to reflect this right). Medical patients can apply for a license to grow more than 4 plants - the amount is based on their prescription. Legally, medical patients are not considered farmers and are free to grow on their own property or outsource to another (while following the regulations). There are actually 3 different groups of people growing cannabis legally and they are not all farmers on designated farm land. In my quick review of the RDCK regulations - there is a heavy focus on cannabis business growing and cultivation but do you have specifically address personal household or medical patients?	12/7/2021 12:52 PM
83	Seems to be working. Revise only when the system is broken.	12/6/2021 11:47 AM
84	It is fine as is	12/5/2021 11:45 AM
85	Not that I'm aware.	12/4/2021 6:47 PM
86	I don't know.	12/4/2021 4:30 PM
87	no	12/3/2021 11:21 AM
88	i have no idea	12/3/2021 10:45 AM
89	Farming is farming	12/3/2021 9:26 AM
90	Filter out the stink, so indoor farming of cannabis only.	12/2/2021 6:54 PM
91	As these are becoming more industrial they need effective regulations. I am particularly concerned with odor as a new facility is being build in my area. I am pro farming and have no	12/1/2021 11:41 AM

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issue with cannabis, but large scale industrial operations can produce traffic, noise, odor and other issues not consistent with traditional agricultural areas.

92	no large cannabis operations within 1 kilometer of a residence	11/30/2021 6:28 PM
93	not sure	11/30/2021 4:52 PM
94	No	11/30/2021 2:54 PM
95	No. A crop is a crop	11/30/2021 7:31 AM
96	Regulations need to be revisited. One over looked aspect is the stink that is generated with Cannabis farming. Neighbouring farms and properties should be part of the approval process. Also given the potential criminal element with theft from a cannabis farm the neighbouring farms and property's should be consulted in the approval process. We have a cannabis producer next door and the stink generated is absolutely horrific, much worse than any poultry or cattle farm.	11/29/2021 10:49 AM
97	Updated	11/29/2021 8:04 AM
98	I don't know however food security is the main priority, rather than economic benefit	11/28/2021 9:55 PM
99	No	11/28/2021 7:51 PM
100	Can't answer as I am unfamiliar with the regulations.	11/28/2021 11:45 AM
101	I would be Devastated if that smelly crop moved in next to me. It shouldn't be allowed close to small farms or housing	11/28/2021 9:40 AM
102	unknown to me	11/28/2021 9:14 AM
103	No	11/27/2021 4:28 PM
104	This issue is for the dumpster ..these operations are not and never will amount to crap	11/27/2021 12:02 PM
105	Sure	11/27/2021 11:47 AM
106	Conventional farming has a way of using up land, so does cannabis. I am noticing more and more big concrete buildings with high fences surrounding them going up in family neighborhoods. I do support cannabis growth but it does bring an unfriendly tone to the neighborhood. I believe outdoor cannabis growth should be given the same regulations as farming, and save the allotment of indoor high production facilities to industrial areas.	11/27/2021 10:18 AM
107	All land use needs to consider water use. Giving permits to new fruit farms in areas with already stretched water supplies should not be done. Do allow (which you might already but I haven't checked lately) apiaries and mead production in ALR. Apiaries need to plant wildflower meadows to better produce their product.	11/27/2021 9:55 AM
108	don't know	11/27/2021 7:31 AM
109	I have no issues with farms growing cannabis.	11/26/2021 10:40 PM
110	I don't consider this industry agriculture within the normal terms of use. It is industry and should be treated as such. We need to protect food growing farmland from this use.	11/26/2021 3:35 PM
111	Let it grow.	11/26/2021 3:08 PM
112	as it is still an evolving market all regulations should be reviewed every 2-3 years	11/26/2021 11:49 AM
113	no comment	11/26/2021 10:29 AM
114	Perhaps more information on how to grow cannabis and what growing it does to the soil. Some crops take lots of inputs, others less. And I hope it can be grown organically.	11/26/2021 9:31 AM
115	Water. A lot of these cannabis operations have domestic licenses but use way more than their license is. Then others on the water system go without	11/26/2021 9:01 AM
116	To my understanding, cannabis disallows for hemp to be grown nearby when hemp is a valuable fibre crop. I would place farming of a viable fibre crop over cannabis. Perhaps have different areas that are exclusive to one or the other.	11/26/2021 8:49 AM
117	No	11/26/2021 12:23 AM

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118	Not sure, although my concern would be the number allowed in a region and whether they are allowed to build a building on ALR with no intention of using the existing soil on parcel for agricultural use.	11/25/2021 11:35 PM
119	no	11/25/2021 9:56 PM
120	No	11/25/2021 9:09 PM
121	I don't know	11/25/2021 8:34 PM
122	Cannabis doesn't need regulating.	11/25/2021 7:54 PM
123	I don't know	11/25/2021 7:51 PM
124	This is a part of the local economy that can flourish in the Central Kootenay if there is strong local government support including an easier path (less bureaucracy and hoops to jump through) for entrepreneurs to start their business.	11/25/2021 6:54 PM
125	No	11/25/2021 6:16 PM
126	Not necessary as everyone can now grow it at home	11/25/2021 5:47 PM
127	Water usage. If you are expanding usage, water must be integral to that usage	11/25/2021 3:55 PM
128	Don't know	11/25/2021 3:43 PM
129	Community plan for Area H south would be nice	11/25/2021 3:23 PM
130	No	11/25/2021 3:05 PM
131	Cannabis should be treated as other crops are.	11/25/2021 1:36 PM
132	Value added production should occur along side product production especially in the case of organically grown product into organic value added products. Producers and consumers want to know that the local product that is grown is the local product that is value added. Shipping it out to be assessed and valued does not guarantee its return for value added production.	11/25/2021 1:21 PM
133	ALR Land cannot get eaten up by super shops. They do not distribute wealth and longevity	11/25/2021 1:13 PM
134	Unsure	11/25/2021 1:07 PM
135	No comment	11/25/2021 12:51 PM
136	Not sure where this falls in terms of the policy, but indoor growing of cannabis should not be allowed on ALR land	11/25/2021 11:55 AM
137	isn't this is federally regulated? no issues locally	11/25/2021 11:50 AM
138	Keep them far away from residential neighborhoods and require all adjoining properties to agree to cannabis farming.	11/25/2021 11:26 AM
139	No	11/25/2021 10:35 AM
140	No comment to this	11/25/2021 9:20 AM
141	allow all production of cannabis	11/25/2021 7:36 AM
142	Hemp	11/25/2021 7:08 AM
143	Absolutely. Cannabis is not food. The point of the ALR is food security.	11/25/2021 6:47 AM
144	I don't know enough about this to comment sensibly.	11/25/2021 6:43 AM
145	Not sure	11/25/2021 5:01 AM
146	no	11/24/2021 11:50 PM
147	No	11/24/2021 9:40 PM
148	No	11/24/2021 9:03 PM
149	not sure	11/24/2021 9:03 PM
150	?	11/24/2021 8:57 PM

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151	I think there should be a limitation to how many cannabis farms are within a certain area.	11/24/2021 7:57 PM
152	No	11/24/2021 7:32 PM
153	Reduce restrictions.	11/24/2021 6:42 PM
154	Yes	11/24/2021 6:36 PM
155	NA to me.	11/24/2021 6:36 PM
156	no	11/24/2021 6:31 PM
157	Dont know enough	11/24/2021 6:27 PM
158	I'm not familiar with current regulations, but they likely need regular adapting.	11/24/2021 6:01 PM
159	No	11/24/2021 5:47 PM
160	There should be something in place for processing, because weed can get pretty smelly! There might be already, but neighbors should be protected from the smell.	11/24/2021 5:24 PM
161	Not too close to homes. It smells.	11/24/2021 3:18 PM
162	Doesn't the RDEK roll follow provincial regulations ?	11/24/2021 2:40 PM
163	Not sure on regulations but it should be promoted and encouraged	11/24/2021 2:06 PM
164	No	11/24/2021 12:51 PM
165	Yes, allowing people to grow medical for medical purposes with no restrictions.	11/24/2021 10:52 AM
166	We do not need more cannabis on farm land	11/24/2021 8:58 AM
167	No	11/24/2021 7:41 AM
168	no	11/24/2021 7:24 AM
169	the crop needs to be protected from theft or vandalism	11/24/2021 7:20 AM
170	Not that I am aware of	11/23/2021 11:10 PM
171	Yes	11/23/2021 10:51 PM
172	No	11/23/2021 9:55 PM
173	No it's an agricultural crop.	11/23/2021 9:52 PM
174	Commercial production should only be allowed on larger parcels. Needs to be looked at carefully	11/23/2021 9:28 PM
175	Not that I'm aware of unless it's looser around storefronts on farms, like with wineries	11/23/2021 8:55 PM
176	Yes, the type of production and how it will affect the long-term health of the farmland needs to be considered (use of concrete pads, outbuilding square footage etc)	11/23/2021 7:10 PM
177	no	11/23/2021 3:08 PM
178	cannabis should not be allowed in rural areas that don't have zoning	11/19/2021 2:41 PM
179	Always needs review	11/19/2021 2:07 PM
180	The concern is that large, high profit cannabis operations will drive out food-focused agriculture. But this threat varies from location to location, and needs to be dealt with differently in different places. For example, in regions with longstanding and smallscale cannabis growers it should be treated as a farm. In the Fraser Valley with big cannabis threatening to dominate agricultural land that might not be the best approach.	11/19/2021 1:09 PM

Q13 The ALC permits farm income diversification in the ALR. For example farm retail sales, home based businesses and agri-tourism. Are there regulations RDCK needs to consider updating or changing to support farmer's income options?

Answered: 186 Skipped: 173

#	RESPONSES	DATE
1	Preservation of arable land must be the independent variable / highest priority	1/6/2022 9:54 AM
2	Yes definitely	12/16/2021 8:47 AM
3	Again less policy in regards to this as well anything that restricts farmers ability to bring income should be removed.	12/16/2021 8:39 AM
4	Not sure. But operating a small scale farm does not make much money, if we want food security we really need to make it viable for people to farm and that means allowing other ways to boost income like agrotourism	12/16/2021 6:14 AM
5	Yes	12/16/2021 3:28 AM
6	No	12/15/2021 11:47 PM
7	Make farm gate sales a possibility...more access to abattoir locally.	12/15/2021 9:40 PM
8	No	12/15/2021 8:50 PM
9	the backgrounder is poorly worded so its difficult to determine what should be looked att	12/15/2021 8:48 PM
10	Current restrictions are too tight limiting farming opportunities on smaller properties. Setbacks for animal housing, feeding and watering should be reduced.	12/15/2021 8:47 PM
11	The Okanagan has many vineyards occupying prime ALR. Farming in the spirit of farming (ie. food) should take priority over land gentrification, ornamental plants and tax havens for the wealthy. Forestry and silviculture should also be excluded from current permitted uses since there is an entire Ministry devoted to this end.	12/15/2021 8:30 PM
12	There should not be a limit on the number nor should there be a seasonal only clause.	12/15/2021 7:30 PM
13	Reduce govt income oversightb ...let the farmer decide	12/15/2021 7:29 PM
14	We all need to try to survive in these trying times. Give them the tools to do so.	12/15/2021 7:25 PM
15	better regulation on farm gate sales	12/15/2021 6:32 PM
16	Let the farmer decide	12/15/2021 6:23 PM
17	No	12/15/2021 6:12 PM
18	I don't know enough about regulations in place currently	12/15/2021 5:52 PM
19	Need to allow diversity of business and farming options to support small scale farming initiatives. Many small scale farms cannot make a liveable income on farming alone.	12/15/2021 5:41 PM
20	If too much non-farm business is allowed then it will result in more emphasis on nonfarming revenue activities and less on real farming	12/15/2021 3:27 PM
21	farm/agricultural related retail sales and home based businesses are fine. Agri-tourism is a slippery slope and should be carefully monitored and controlled. Farming RV's is not good for preserving farmable land. If RV's are going to be allowed the water/power/sewer infrastructure should be required and inspected. These areas should also have all the restrictions in place for clustering/sharing driveways/located at the front of the property etc in order to minimize the developed footprint on the land. Also the patrons should be participating in some aspect of	12/15/2021 3:27 PM

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farming as in a u-pick or participate type of event. If it is just to camp then those patrons should attend private or provincial camping faculties..

22	Rental income from a secondary residence would help small farmers out.	12/15/2021 1:38 PM
23	Impact to certified organic farmers if neighbouring farms are going to impede their success through a new income diversification opportunity. Impetus must be focused on food security with organic food producers being supported over a farm tour business or what have you.	12/15/2021 10:59 AM
24	Yes	12/15/2021 6:17 AM
25	I think farm based tourism and accommodation is benefiting.	12/15/2021 6:09 AM
26	Rent or air b nb's are not a suitable form of income on agricultural land	12/14/2021 9:12 PM
27	Should require farm status	12/14/2021 11:10 AM
28	Agritourism	12/14/2021 9:04 AM
29	Not sure	12/13/2021 7:23 PM
30	should be no restriction if this an approved farm , and inspected	12/13/2021 1:15 PM
31	All of them. We have been farming our ALR property for over forty years and every year it is less feasible and some government agency makes new rules.	12/12/2021 7:07 PM
32	Not that I am aware of.	12/12/2021 5:12 PM
33	Don't know. Sounds like it is in hand. You can't make a living farming small plots in the West Kootenays. Other operations should be allowed as long as they don't ruin arable land	12/12/2021 5:02 PM
34	No	12/12/2021 4:03 PM
35	Yes, reduce restrictions to permit more diversity for farm incomes	12/11/2021 1:11 PM
36	No	12/11/2021 12:31 PM
37	Yes, agri tourism and home based businesses need to take into account what's beside the ALR lands. Neighbours who move to ALR may not be expecting weddings and parties every weekend in summer etc.	12/11/2021 11:07 AM
38	No	12/10/2021 10:12 PM
39	Allow agritourism on ALR.	12/10/2021 8:42 PM
40	Allow rental income for secondary dwellings	12/10/2021 7:57 PM
41	Farmers have a rough enough time making ends meet. Open doors to opportunity as much as possible.	12/10/2021 5:26 PM
42	not that I'm aware of	12/10/2021 4:22 PM
43	Farm retail sales should be allowed even if the farmer didn't produce all or even 50 % of the goods on the farm. Home occupations for farmers should not be restricted by the RDCK. Agri-tourism accommodations should not be restricted.	12/10/2021 3:57 PM
44	no	12/10/2021 3:08 PM
45	light industrial repair. for farm equipment	12/10/2021 12:37 PM
46	If it's working - leave as is	12/10/2021 9:21 AM
47	All things noted above should be allowed	12/10/2021 7:36 AM
48	No	12/10/2021 7:15 AM
49	Yes	12/9/2021 11:34 PM
50	No	12/9/2021 9:29 PM
51	NO	12/9/2021 8:51 PM
52	If this can be accommodated on the 1/4 acre homesite it should be ok.	12/9/2021 8:27 PM

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53	Not sure	12/9/2021 6:42 PM
54	Unknown	12/9/2021 6:31 PM
55	Diversification is important, especially in this day and age.	12/9/2021 12:06 PM
56	Allow us to include more variety in our farm sales and include farm tour/farm to table as well	12/8/2021 5:39 PM
57	Not knowledgeable enough to answer except being flexible to current needs and future ideas	12/8/2021 5:20 PM
58	too many regulations already	12/8/2021 4:24 PM
59	Allow any activity that allows an owner to keep farming and does not destroy good farmland!	12/8/2021 10:04 AM
60	?	12/8/2021 9:24 AM
61	No	12/8/2021 9:20 AM
62	Do not know	12/8/2021 9:06 AM
63	Do not know what regulations are right now	12/8/2021 9:00 AM
64	I don't know.	12/8/2021 9:00 AM
65	I don't know	12/8/2021 8:59 AM
66	I don't know	12/8/2021 8:57 AM
67	Allow us to operate any business off our land that allows us an income to continue farming	12/8/2021 8:33 AM
68	Yes	12/8/2021 7:14 AM
69	Not sure	12/8/2021 4:53 AM
70	Yes	12/7/2021 9:34 PM
71	I believe regulations should support farm income diversification.	12/7/2021 9:21 PM
72	Yes	12/7/2021 9:15 PM
73	Yes	12/7/2021 9:13 PM
74	Allowing a secondary dwelling could potentially increase farming capabilities	12/7/2021 8:57 PM
75	No	12/7/2021 7:08 PM
76	Yes	12/7/2021 6:44 PM
77	Allow for more on farm business, ie. Farm abses brewery, distillery, meadery, venue rental etc without the need to rezone or jump through hoops.	12/7/2021 6:03 PM
78	Yes.	12/7/2021 5:58 PM
79	Yes	12/7/2021 4:56 PM
80	Dont know	12/7/2021 4:10 PM
81	Unsure	12/7/2021 3:18 PM
82	No changes	12/7/2021 2:39 PM
83	yes	12/7/2021 2:08 PM
84	I'm not familiar with the RDCK regulations on this - but ideally, we are allowing people to make an income from their farm - through all variety of ways.	12/7/2021 12:53 PM
85	Any and all regulations to help increase farm income should be encouraged.	12/6/2021 11:47 AM
86	Leave as is	12/5/2021 11:45 AM
87	I don't know what RDCK regulations now exist here.	12/4/2021 6:48 PM
88	I don't know.	12/4/2021 4:31 PM
89	none I can think of but I think there should be broad diversification allowed.	12/3/2021 11:21 AM

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90	diversification should be supported and encouraged	12/3/2021 10:46 AM
91	Food production is the goal. Whatever it takes to get local food on the local market and growing cannabis is not a food concern.	12/2/2021 6:56 PM
92	Home based businesses are critical in the RDCK and generate a lot of jobs so they should be accommodated. Agri tourism is an essential farm income source these days too!	12/1/2021 11:43 AM
93	No	11/30/2021 6:28 PM
94	probably	11/30/2021 4:53 PM
95	Yes	11/30/2021 2:56 PM
96	Need to have a landfill or composting site for butchers and slaughter houses	11/30/2021 12:20 PM
97	Need a landfill or composting site for butchers and slaughter houses	11/30/2021 12:14 PM
98	Not sure	11/30/2021 7:31 AM
99	The regulations with e licensing needs to be addressed	11/29/2021 10:52 AM
100	Updated	11/29/2021 8:05 AM
101	those proposed seem fine	11/28/2021 9:55 PM
102	No	11/28/2021 7:51 PM
103	Definitely need serious updating. Particularly when it comes to small farms and the allowable revenue or what is expected from small farms with things like butchering facilities. It is unrealistic to expect a 5 acre farm to pay thousands of dollars when they only have 5-10 pigs, 10-15 sheep/goats, 15-75 poultry. The taxes, fees and regulations are seriously out of date.	11/28/2021 11:45 AM
104	Please do not allow tourist rentals	11/28/2021 9:15 AM
105	Unsure..probably	11/27/2021 4:29 PM
106	Dont know	11/27/2021 4:14 PM
107	No	11/27/2021 12:02 PM
108	Don't know	11/27/2021 11:47 AM
109	I am not familiar enough with the current regulations but a broad exceptance of product/services should be allowed to give farmers the best chance at continuing to provide food security to our areas	11/27/2021 10:19 AM
110	Planting land to wildflower meadows to enhance apiary production. Sustainable firewood production may be another category.	11/27/2021 9:55 AM
111	probably	11/27/2021 7:32 AM
112	no	11/26/2021 10:50 PM
113	We all need to try to survive in these trying times. Give them the tools to do so.	11/26/2021 10:41 PM
114	Only if the business is supporting what they are growing!	11/26/2021 8:38 PM
115	allow home based businesses that aren't necessarily linked to agriculture	11/26/2021 5:40 PM
116	Things that clearly benefit the farms staying in business are good. If they replace the farm income, that is a danger	11/26/2021 3:36 PM
117	Any regulations regarding Agri-toursim should strongly limit the number of tourists and their vehicles in the ALR	11/26/2021 3:12 PM
118	Let people do their best to make a living, why restrict it? I don't see the point of it!	11/26/2021 3:09 PM
119	a long a the main provider i the farm owner then thi i called diver ification, if thi i not going to be allowed then agriculture will only ever be large farms and there will be no room for small farms	11/26/2021 11 51 AM
120	All of these things are good to help support farmers	11/26/2021 10:30 AM

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121	Farm-gate sales are allowed now, which is a good thing.	11/26/2021 9:32 AM
122	The RDCK should allow anything that can keep the small farmer afloat. They are the backbone to our food sustainability.	11/26/2021 8:50 AM
123	No	11/26/2021 12:23 AM
124	For Home Occupational structures, is it defined exactly what is permitted and what is not? Is this referring to non-ag use? There needs to be more discussion about how far would be taken to restrict income making capital assets.	11/25/2021 11:48 PM
125	no	11/25/2021 9:56 PM
126	Farming should have to be the primary use of the land. If wedding-rentals is generating more revenue than the sale of farm produce, then it shouldn't be allowed.	11/25/2021 9:22 PM
127	No	11/25/2021 9:09 PM
128	Not sure	11/25/2021 8:34 PM
129	No	11/25/2021 7:53 PM
130	Additional options for accommodations including short term rentals (ie students and B&B). This will bring more people to visit the region and purchase local products to support the economy.	11/25/2021 6:57 PM
131	No	11/25/2021 6:17 PM
132	Yes. Rental income on a farm with farm status	11/25/2021 6:16 PM
133	Poultry numbers for all Rdck areas	11/25/2021 5:48 PM
134	Parallel ALC rules	11/25/2021 4:58 PM
135	no	11/25/2021 3:55 PM
136	No	11/25/2021 3:43 PM
137	Less rules, less involvement	11/25/2021 3:06 PM
138	Yes	11/25/2021 1:52 PM
139	YES PLEASE. There's so much more we could do with our ALR property to support our farming activities if we could diversify our income sources. Like, firewood sales should be allowed on the ALR, so should farm fair activities, pumpkin patches, kids groups, air bnb related to farm experiences, and home offices not related to farming, farm retail sales and weddings	11/25/2021 1:38 PM
140	I understand it's quite restrictive. That's not helpful at all.	11/25/2021 1:28 PM
141	Most farmers have to diversify their income in our region. Most are unable to meet federal standards and we could benefit from a smaller income regulation	11/25/2021 1:14 PM
142	No comment	11/25/2021 12:51 PM
143	I don't think so	11/25/2021 11:55 AM
144	diversity is best, in all ways!	11/25/2021 11:50 AM
145	No	11/25/2021 10:35 AM
146	RDCK should support the diversification	11/25/2021 9:20 AM
147	Home stores	11/25/2021 7:08 AM
148	Not sure.	11/25/2021 6:48 AM
149	No.	11/25/2021 6:43 AM
150	No	11/25/2021 5:02 AM
151	Only if the RDCK plans on restricting income for all property types, not just farms	11/24/2021 9:41 PM
152	Not familiar with RDCK regulations so don't know what you have to update	11/24/2021 8:59 PM

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153	First it needs to be pointed out that the ALC regulations are too restrictive. Any type and number home based enterprises should be allowed subject to nuisance bylaws and an aggregate, regional allowable non-farm foot print.	11/24/2021 7:41 PM
154	I have seen firsthand businesses operate farm retail sales without proper licensing. If the business pertains to farming/agriculture/feed/supplies then this should be included in the farm retail sales without the minimum 50% (reduce to 25%?) of farm based product sales.	11/24/2021 7:38 PM
155	No	11/24/2021 7:32 PM
156	Reduce restrictions, including restrictions on milk leaving property even if for animal use. It's completely unreasonable and absurd that the implications for farm produced milk leaving a property are worse than extreme crimes. Farmers take good care with their animals and there is tremendous health benefits to farm fresh products, including raw milk.	11/24/2021 6:44 PM
157	Yes	11/24/2021 6:36 PM
158	no	11/24/2021 6:32 PM
159	Dont know	11/24/2021 6:28 PM
160	No	11/24/2021 5:48 PM
161	Increase anything that will help farmers continue farming.	11/24/2021 5:24 PM
162	No	11/24/2021 3:19 PM
163	Camping sites, festival allowing	11/24/2021 2:41 PM
164	Should be promoted and encouraged	11/24/2021 2:06 PM
165	No	11/24/2021 12:52 PM
166	Any diversification should not take away from the farm land base.	11/24/2021 9:00 AM
167	no restrictions as long as the property has farm status	11/24/2021 7:58 AM
168	No	11/24/2021 7:41 AM
169	some consideration should be made for farm-based income that does not derive from the sale of farm products, but rather, which is generated by tangential activities of the farmers on the property - specifically art-related, community-focused, and other novel ideas and activities.	11/24/2021 6:19 AM
170	Not sure	11/24/2021 5:56 AM
171	Yes	11/24/2021 3:24 AM
172	Only one I know of is availability of basic medications for farmers. Used to be able to get worm treatments, penicillin, mastitis and a raft of simple things without seeing vet or over the phone consult. Can't now in most cases unless vet sees animal. Huge shortage of vets mean animals dying. This is a major income loss and takes away their options.	11/23/2021 11:15 PM
173	It should be up to the farmer, farming is hard enough as it is, they need all the revenue generating options they can have	11/23/2021 10:52 PM
174	No	11/23/2021 10:01 PM
175	No	11/23/2021 9:55 PM
176	Affordable housing is a challenge, especially rentals. Allowing farmers to have rental accommodation on the farm helps the farm be financially sustainable while providing affordable accommodation.	11/23/2021 9:54 PM
177	no	11/23/2021 9:49 PM
178	Yes	11/23/2021 9:28 PM
179	No	11/23/2021 8:57 PM
180	Hoping environmental concerns are addressed on farmland	11/23/2021 8:56 PM
181	Yes, allow smaller lots to be rezoned as agricultural. Ensure that farm-gate sales are supported and encouraged. Enable neighbourhoods to be a patchwork of residential and agricultural	11/23/2021 7:12 PM

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properties, and encourage flexibility in zoning for previously residential lots to become agricultural

182	unknown	11/22/2021 11:46 AM
183	Keep a broad description of what constitutes agri-tourism	11/20/2021 8:38 PM
184	same as alc regs	11/19/2021 2:42 PM
185	I'm not sure. Agri-tourism and farm sales are great to accommodate though.	11/19/2021 1:32 PM
186	Farmers' income options should be as diverse and flexible as possible!	11/19/2021 1:09 PM

Q14 Does RDCK need to make any changes to regulations to better support on-farm processing of livestock and/or other agricultural crops?

Answered: 162 Skipped: 197

#	RESPONSES	DATE
1	Yes! Please re-instate mobile abattoirs. We never had any illness associated with the abattoir coming to butcher our meat birds for 20 years. They were much higher quality meat due to lack of travel.	1/6/2022 9:57 AM
2	Yes	12/16/2021 8:48 AM
3	I'm vegan so I'm putting my own beliefs aside to answer. I know it's been very difficult for local producers with the newer regulations.	12/16/2021 8:41 AM
4	Absolutely	12/16/2021 8:27 AM
5	Yes in our Kootenay area it is hard to get into and take livestock to an abattoir which are only located in Creston and Rock Creek	12/16/2021 8:03 AM
6	Yes	12/16/2021 6:15 AM
7	yes	12/16/2021 4:49 AM
8	Yes	12/16/2021 3:30 AM
9	Yee	12/15/2021 11:48 PM
10	Yes!!!!!! make local food production especially meat, eggs and milk.	12/15/2021 9:44 PM
11	Yes	12/15/2021 8:51 PM
12	Current setbacks make animal processing difficult or impossible. Reduce the required property size and setbacks.	12/15/2021 8:49 PM
13	Additional incentives for local existing and start-up abattoirs.	12/15/2021 8:39 PM
14	Reduction in distances from property line and reduction of property size limits to make processing more accessible, current limits restrict too many small home based personal use farmers.	12/15/2021 8:19 PM
15	Reduce livestock restrictions and animal allowances. These rules have harmed local livestock farmers who used to slaughter animals for locals and also restricted their ability to produce local meat. The animal numbers for property size are too restrictive and should allow more animal. If you look at the numbers and possible profit from those animals there is no income in farming.	12/15/2021 7:35 PM
16	yes	12/15/2021 6:33 PM
17	Don't know	12/15/2021 6:24 PM
18	Yes	12/15/2021 6:12 PM
19	Making on-farm processing easier is important.	12/15/2021 5:53 PM
20	Yes, more opportunity for on-farm, small scale processing to support personal use, and farm gate sales.	12/15/2021 5:41 PM
21	I am not sure of the current regulations but the property should be big enough that this activity can be distanced from neighboring properties and be equipped to handle the activity to health standards with regular inspections to ensure standards are being kept up.	12/15/2021 3:38 PM
22	Small farms should be able to slaughter/butcher their own livestock and sell it as long as it's disclosed that the livestock was farm processed. I see the new rules are in place and I believe farmgate is beneficial, the 1-5 limit of animals should be based on animals themselves..... 1-5	12/15/2021 1:44 PM

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sheep, 1-5 cows, 1-5 pigs. Smaller animals such as chickens, turkeys, ducks should be higher. 1-20 (for example) Not a sum of all animals.

23	Yes	12/15/2021 6:18 AM
24	Yes	12/15/2021 6:10 AM
25	Ensure safe water for farmers	12/14/2021 9:12 PM
26	As the business expands there should be limits in place for areas effected by lot size ...	12/14/2021 11:14 AM
27	yes	12/13/2021 1:18 PM
28	Stop listening to the NIMBYs or all our food will come from Cargill plants and California produce farms.	12/12/2021 7:11 PM
29	Make processing as easy as possible.	12/12/2021 5:16 PM
30	Not sure what regulations are in place now but there seems to be a shortage of arbattoirs for local purchasing.	12/12/2021 9:11 AM
31	Streamline existing regulations	12/11/2021 1:14 PM
32	No	12/11/2021 12:34 PM
33	Again, it depends on proximity to residential areas close to ALR lands	12/11/2021 11:09 AM
34	Unsure	12/10/2021 10:12 PM
35	YES!	12/10/2021 4:23 PM
36	On-site processing should not be restricted.	12/10/2021 4:00 PM
37	i dont know	12/10/2021 12:39 PM
38	No sure	12/10/2021 9:22 AM
39	Yes. It needs to be easier to process on farm. There needs to be a regional mobile slaughter unit owned and run by the rdck.	12/10/2021 7:38 AM
40	No	12/10/2021 7:16 AM
41	Yes	12/9/2021 11:37 PM
42	Yes.	12/9/2021 9:41 PM
43	I'm concerned about people slaughtering their own animals and cutting themselves and being able to sell it. I realize it might be a pain for farmers to get a regulated p.ace to kill and cut up their livestock but how do u know the farmer is doing it right? What if they are not humanely killing the animal, and what about where the meat is hung and then cut/processed, how do we know its all clean and following regulations. Thats what makes me nervous, how do u know its not contaminated? And does anyone check out where they get rid of the blood and carcasses.	12/9/2021 9:18 PM
44	NO	12/9/2021 8:53 PM
45	not sure	12/9/2021 8:29 PM
46	Not familiar with the regulations	12/9/2021 6:44 PM
47	Unknown	12/9/2021 6:33 PM
48	this needs to be discussed further.	12/9/2021 12:11 PM
49	Allow small set backs when possible for side boarders. Lots of "skinny" long lots exists and it limits abilities.	12/8/2021 5:41 PM
50	Not knowledgeable enough to answer.	12/8/2021 5:22 PM
51	too many regulations	12/8/2021 4:25 PM
52	Less restriction.	12/8/2021 10:29 AM
53	Yes! Allow on property processing and sales. Most health hazards come from big commecial operations not farms!	12/8/2021 10:12 AM

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54	No	12/8/2021 9:21 AM
55	I feel cruel to ship livestock long distances for slaughter. Causes stress to animals.	12/8/2021 9:08 AM
56	Should be made easier to process livestock on the farm.	12/8/2021 9:02 AM
57	An entire revamp of yne processing industry needs to be addressed	12/8/2021 8:34 AM
58	Yes	12/8/2021 7:15 AM
59	Yes. Small scale typically uses "an item" a few times a year not 24/7 so they may find residential quality is acceptable for cleaning, sanitizing, etc as there are long breaks to break the pathogen chain. Going to same standard as a 24/7 producer with no breaks in their contaminated surfaces is needless expense.	12/8/2021 7:14 AM
60	Not sure	12/8/2021 4:55 AM
61	Yes	12/7/2021 9:35 PM
62	No	12/7/2021 9:23 PM
63	Scarcity of abattoirs, zoning to allow this would be beneficial	12/7/2021 9:17 PM
64	Not sure, but this should be made as easy as possible	12/7/2021 8:25 PM
65	No	12/7/2021 7:11 PM
66	Yes	12/7/2021 6:04 PM
67	Yes	12/7/2021 4:57 PM
68	As long as i can butcher my own products for my own consumptions, i am happy	12/7/2021 4:12 PM
69	I see improvements underway for small scale processors. Stay in that direction.	12/7/2021 3:20 PM
70	No	12/7/2021 2:40 PM
71	yes	12/7/2021 2:09 PM
72	Let farmers decide how and what they wish to process on the land.	12/6/2021 11:49 AM
73	No	12/5/2021 11:45 AM
74	I have no idea what RDCK regulations about this exist, but I know that provincial regulations have been a disaster for farmers and consumers, for no good reason. I'm not aware that farm processing of livestock, for example, has ever caused health issues, but I am cerertainly aware that industrial processing has caused serious health issues. So, for sure, farmers need to be allowed to process their animals and other crops!	12/4/2021 6:55 PM
75	yes - on farm processing and sales should be allowed!	12/3/2021 11:25 AM
76	Waste disposal is needed	12/3/2021 9:32 AM
77	If a farmer grows it and someone wants to it, then no regulations.	12/2/2021 6:58 PM
78	Probably but regs should govern large industry operations and have a lighter touch for smaller cottage industries. We are looking into a modest goat operation and some modest onsite processing would be necessary.	12/1/2021 11:46 AM
79	anyone processing livestock pigs should not be allowed on small farms - the smell from the pigs comes in with the wind. Density of pigs must be reduced to allow neighbours to enjoy their space.	11/30/2021 6:30 PM
80	need more opportunities for on-farm processing/value-added products	11/30/2021 4:55 PM
81	Not sure	11/30/2021 2:58 PM
82	Need to have a landfill or composting site for butchers and slaughter houses	11/30/2021 12:21 PM
83	Yes. Make it easier for farmers to process on site. Transporting live animals should be a last resort	11/30/2021 7:32 AM
84	Yes. They need to promote alr use and not release the lands so easily	11/29/2021 10:57 AM

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85	Yes	11/29/2021 8:07 AM
86	yes	11/28/2021 9:56 PM
87	Support more animal processing so that people can sell their own food	11/28/2021 8:02 PM
88	No	11/28/2021 7:52 PM
89	Yes	11/28/2021 1:59 PM
90	They sure do.	11/28/2021 11:49 AM
91	Yes	11/28/2021 9:42 AM
92	Yes. Should allow processing to add value to crops	11/28/2021 9:16 AM
93	Dont know	11/27/2021 4:46 PM
94	Need to be regulations	11/27/2021 4:29 PM
95	Let the property owners decide for themselves ...	11/27/2021 12:16 PM
96	YES!	11/27/2021 10:27 AM
97	Promote amendments to laws limiting production to "BIG FARM" operations and champion the small, local farmer.	11/27/2021 10:04 AM
98	yes	11/27/2021 7:34 AM
99	Not familiar but likely... we should not have to ship animals outside of our local area for killing/processing/inspecting	11/26/2021 3:37 PM
100	Yes	11/26/2021 3:23 PM
101	no	11/26/2021 3:11 PM
102	Should allow	11/26/2021 1:53 PM
103	yes this is an area that really needs to be reviewed	11/26/2021 11:53 AM
104	Yes, this should be much easier.	11/26/2021 10:32 AM
105	We lost our abattoir in Winlaw, but the Creston Hub can help farmers process their meat; perhaps a comparable Slocan Valley Hub would be a possibility.	11/26/2021 9:36 AM
106	Yes. Go back to the way it used to be	11/26/2021 9:02 AM
107	Yes!	11/26/2021 8:53 AM
108	Help farmers to take their products directly to consumers	11/26/2021 6:21 AM
109	No	11/26/2021 12:24 AM
110	Yes	11/25/2021 9:11 PM
111	Not sure	11/25/2021 8:38 PM
112	The more local the better.	11/25/2021 7:56 PM
113	No	11/25/2021 7:55 PM
114	Yes! Make it more accessible.	11/25/2021 7:13 PM
115	Yes	11/25/2021 6:18 PM
116	Yes butchering is struggling due to business availability	11/25/2021 5:49 PM
117	YES - NO meat processing /abbatoir or meat waste disposal within 5 acres of other residences	11/25/2021 3:57 PM
118	Less rules	11/25/2021 3:08 PM
119	Yes. We're 2 hours and a steep mountain pass away from being able to have eggs inspected. Farm produced milk shouldn't be illegal. Slaughter training and on farm licences should be available	11/25/2021 1:41 PM

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120	Support in the creation of smaller decentralized abattoirs	11/25/2021 1:16 PM
121	Please ensure monitoring and compliance, especially related to living animal welfare	11/25/2021 1:09 PM
122	Not sure	11/25/2021 11:57 AM
123	again, isn't this mostly federal?	11/25/2021 11:54 AM
124	Let us process and sell direct to customer without government involvement.	11/25/2021 11:44 AM
125	Yes	11/25/2021 10:35 AM
126	Yes, RDCK should support the small and bigger producers which will inturn help the local community source farm fresh foods of all types.	11/25/2021 9:23 AM
127	should be permitted on all	11/25/2021 7:37 AM
128	not sure	11/25/2021 6:49 AM
129	Yes. Recertify on farm abattoir and butchering for direct sales.	11/25/2021 6:44 AM
130	Yes	11/25/2021 5:02 AM
131	No	11/24/2021 9:42 PM
132	Yes	11/24/2021 9:04 PM
133	Yes	11/24/2021 9:01 PM
134	Yes; as noted in my response to question 13.	11/24/2021 7:45 PM
135	No	11/24/2021 7:33 PM
136	Yes	11/24/2021 7:05 PM
137	Absolutely! It is a constant battle for farmers.	11/24/2021 6:46 PM
138	yes	11/24/2021 6:32 PM
139	Yes. Even the at farm slaughter license is too hard to get. If restrictions aren't reduced then RDCK could create programs to help farmers qualify for what they need.	11/24/2021 6:12 PM
140	Yes	11/24/2021 6:03 PM
141	No	11/24/2021 5:48 PM
142	Yes, MORE on farm processing, all this shipping your meat to a big place is ridiculous and I think it increases the chance of cross contamination of disease, it stresses the animals and is absolutely absurd.	11/24/2021 5:27 PM
143	?	11/24/2021 3:21 PM
144	The fewer barriers the better	11/24/2021 2:12 PM
145	No	11/24/2021 12:52 PM
146	Small processing okay but not industrial scale.	11/24/2021 9:03 AM
147	Yes, more freedom to butcher and sell farm to table.	11/24/2021 8:26 AM
148	Only on larger parcels	11/24/2021 7:40 AM
149	yes	11/24/2021 7:26 AM
150	enable shared ownership of livestock for sharing of the harvest. i.e. shared ownership in a dairy cow would enable owners to harvest and consume raw milk	11/24/2021 7:23 AM
151	something needs to be done to improve farmer access to processing.	11/24/2021 6:24 AM
152	Not sure	11/24/2021 5:56 AM
153	Yes	11/24/2021 3:25 AM
154	Unsure, all o know is on farm slaughter is necessary and must be supported so anyone on agriculture land can get a licence for own use and then individuals can get what they need over	11/23/2021 11:19 PM

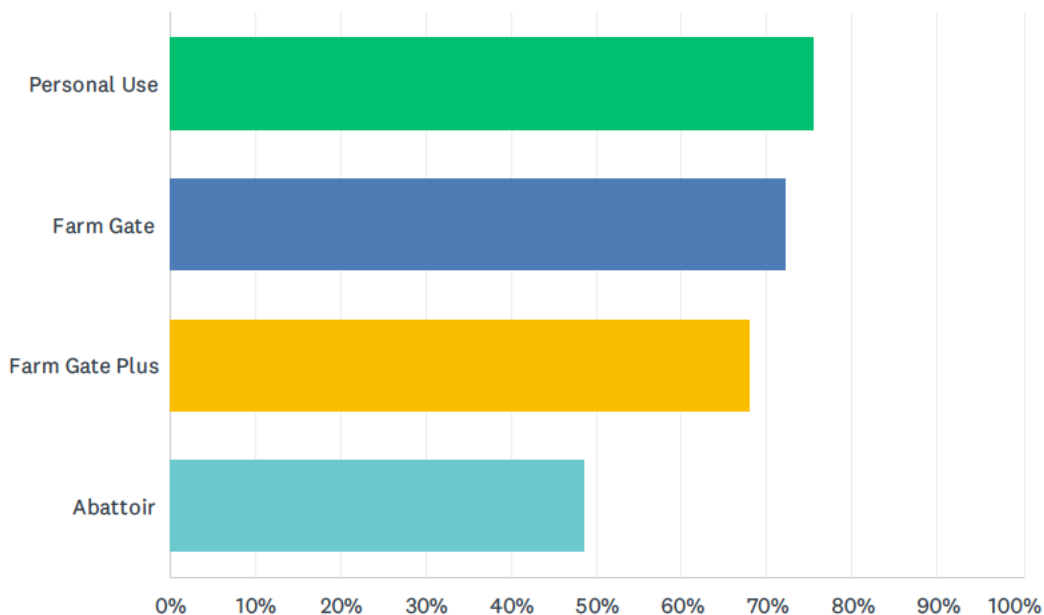
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and above that.

155	Stricter laws to ensure humane and ethical processing	11/23/2021 10:52 PM
156	Yes	11/23/2021 9:56 PM
157	Yes	11/23/2021 9:29 PM
158	They need to keep up the secondary gravel roads so farmers can get water to their cattle.	11/23/2021 9:10 PM
159	More abattoirs and mobile for small operations	11/23/2021 8:59 PM
160	Yes	11/23/2021 7:14 PM
161	Yes	11/19/2021 2:09 PM
162	yes	11/19/2021 1:10 PM

Q15 The Province recently announced a change to slaughter licenses. What licenses would be appropriate on agricultural zoned land?

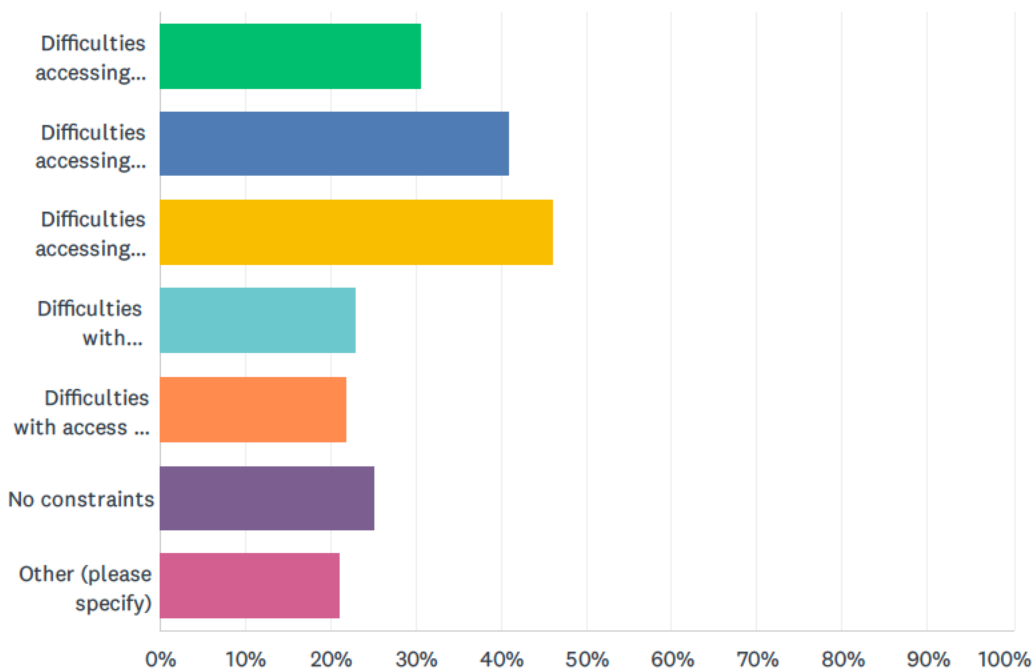
Answered: 257 Skipped: 102



ANSWER CHOICES	RESPONSES	
Personal Use	75.49%	194
Farm Gate	72.37%	186
Farm Gate Plus	68.09%	175
Abattoir	48.64%	125
Total Respondents: 257		

Q16 Are you experiencing constraints to farm product processing and getting your product to market that could be remedied with changes to zoning to be more permissive?

Answered: 195 Skipped: 164



ANSWER CHOICES	RESPONSES
Difficulties accessing facilities for cold storage	30.77% 60
Difficulties accessing processing facilities	41.03% 80
Difficulties accessing abattoir	46.15% 90
Difficulties with distribution & transport	23.08% 45
Difficulties with access to retail	22.05% 43
No constraints	25.13% 49
Other (please specify)	21.03% 41
Total Respondents: 195	

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm vegan	12/16/2021 8:41 AM
2	Transportation is always a problem in our region, especially in winter. Incentivising cooperative freezer / abattoir facilities would better prepare local farmers for disruptions in transportation supply chains.	12/15/2021 8:39 PM
3	There are few opportunities to support small scale farming. Zoning and setbacks are restrictive, processing facilities are none existent, on-farm processing is restricted, carcass	12/15/2021 5:41 PM

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disposal is restricted. What are small operations to do to provide even for personal use?

4	Unsafe water	12/14/2021 9:12 PM
5	Lack of potable water to sell product	12/14/2021 8:18 PM
6	not a farmer, but grew on a farm before all this crap existed and nobody died	12/13/2021 1:18 PM
7	The Province or the regional district should set up a course to teach farmers how to safely slaughter animals	12/12/2021 5:11 PM
8	Health overregulation	12/11/2021 12:34 PM
9	I cant answer as Im not a farmer	12/11/2021 11:09 AM
10	Unknown	12/10/2021 10:12 PM
11	Does not apply to me.	12/10/2021 5:28 PM
12	not personally	12/10/2021 4:23 PM
13	we dont have zoning, but whatever you can do to have nearby abattoirs would be really appreciated. it is a long drive from the slocan valley to creston.	12/10/2021 3:11 PM
14	plenty of these are constraints but I don't see zoning as the problem	12/9/2021 8:29 PM
15	Not knowledgeable enough ... clearly not a farmer .. just support food security and want our local farmers to survive and thrive	12/8/2021 5:22 PM
16	Over regulation!	12/8/2021 10:12 AM
17	Do not know	12/8/2021 9:08 AM
18	My product is produce and freeze-dried produce. Eggs at most at this time.	12/7/2021 9:17 PM
19	Not butchering at this time or in the near future	12/7/2021 4:12 PM
20	Lack of legal housing options up to now.	12/7/2021 3:20 PM
21	n/a	11/30/2021 4:55 PM
22	Need to have a landfill or composting site for butchers and slaughter houses	11/30/2021 12:21 PM
23	I am a consumer not a farmer	11/30/2021 7:32 AM
24	As someone who is very interested in starting a farm, there are so many restrictions, expensive fees, penalties and other such issues that I am hesitant to invest in farm land to be able to farm.	11/28/2021 11:49 AM
25	I'm not a farmer	11/27/2021 4:29 PM
26	Property taxes are way too high...eg ...library ...\$\$\$...who uses it...time to modernize people	11/27/2021 12:16 PM
27	DO NOT open zoning - keep ALR as ALR.	11/27/2021 10:04 AM
28	It's not just getting to market. In these times, farmers can't even slaughter and bring food to the food bank to be in service to others.	11/26/2021 8:53 AM
29	Not presently farming	11/25/2021 9:11 PM
30	I don't farm	11/25/2021 8:38 PM
31	I don't produce but would like that option in the future.	11/25/2021 7:13 PM
32	Difficult to secure financing because of mixed land use zones	11/25/2021 6:17 PM
33	access to water	11/25/2021 3:57 PM
34	No zoning in my area	11/25/2021 3:26 PM
35	why are big box grocers easier to sell to then getting into the farmer's markets now?	11/25/2021 11:54 AM
36	Not applicable to me personally but ask most farmers and the answer will be yes.	11/24/2021 6:46 PM
37	N/a	11/24/2021 3:21 PM

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38	Beef cut & wrap facilities are needed	11/24/2021 9:03 AM
39	no	11/24/2021 7:26 AM
40	No	11/24/2021 3:25 AM
41	Can't even consider getting into it because of constraints	11/23/2021 8:59 PM

Q17 Would you like to tell us more

Answered: 41 Skipped: 318

#	RESPONSES	DATE
1	There are not enough trained killers and butchers. This is a niche - an opportunity! The animals are waiting too long to be butchered. Biz is suffering.	1/6/2022 9:57 AM
2	In the Kootenay's we are spending way more to transport to the abattoirs outside of our area over a bad pass and unnecessarily stressing our animals	12/16/2021 8:27 AM
3	we don't have food security...lets be leaders in local food, we have some amazing young farmers lets get them on the land.	12/15/2021 9:44 PM
4	Controlling transportation of goods to and from the RDCK is limited. Having free and good access to production, processing / handling and packaging is in the realm of control, and should be nurtured.	12/15/2021 8:39 PM
5	Local slaughter people lost their livelihoods and less local animals for consumption are produced as a consequence. Remove barriers for slaughter	12/15/2021 7:35 PM
6	Farmers have enough of difficulty making their plots of land productive and viable...less govt interference is highly desired	12/15/2021 7:32 PM
7	The farming opportunities should be encouraged. We moved here expecting a much more robust small scale farming industry and were surprised to find it so unsupported. No feed store, no large animal vet, minimal market farming, and a very small agricultural fair. However, once we bought property and tried farming it was clear that the zoning and bylaws were restrictive, complaints about farm operations were frequent, and there was no promotion of farming. That's why there are no supporting businesses, there aren't really many that can do it on the narrow lots.	12/15/2021 5:41 PM
8	Nice to have a coop available to help with distribution	12/14/2021 9:12 PM
9	q.15 needs to consider size of abattoir relative to neighbourhood uses. RDCK should make some RDCK-owned land available for small-scale abattoirs serving local producers.	12/12/2021 7:11 PM
10	I have been slaughtering animals for more than 40 years, and learn something every year. Some of the things the so called experts have been pushing are totally ridiculous. It is not necessary to electrically stun a chicken before you cut off it's head for instance, and larger animals do not have to be confined in a squeeze before they are shot. It just makes the process more stressful for them. If it is properly shot it's not going anywhere, so teach people how to do that	12/12/2021 5:11 PM
11	Land uses need to consider what and who is around the ALR lands and the impacts to them and the environment	12/11/2021 11:09 AM
12	abattoirs are not money making businesses but they are important services. consider having a municipal abattoir in every regional district. abattoirs are the weak link in the livestock production chain.	12/10/2021 3:11 PM
13	CFIA and BCEMB permitting is complex, keep it simple keep it local	12/9/2021 11:37 PM
14	No	12/9/2021 6:33 PM
15	My property has farm status. My daughter leases the land and runs a horse rearing, sales and boarding stable business. I am also the West Kootenay Regional Director for Horse Council BC and would love to be on the committee working on this project.	12/9/2021 12:11 PM
16	There is so few butchers and abattoir it is hard to have them process to sell or to use. We need programs for farmers to learn skills for safe practice to be able to do this in house. This is unrelated to bylaws but new and first gen farmers have very little resources to help learn safe culling and butchering	12/8/2021 5:41 PM
17	Every property needs to be assessed to determine what if any of it should be in ALR!	12/8/2021 10:12 AM

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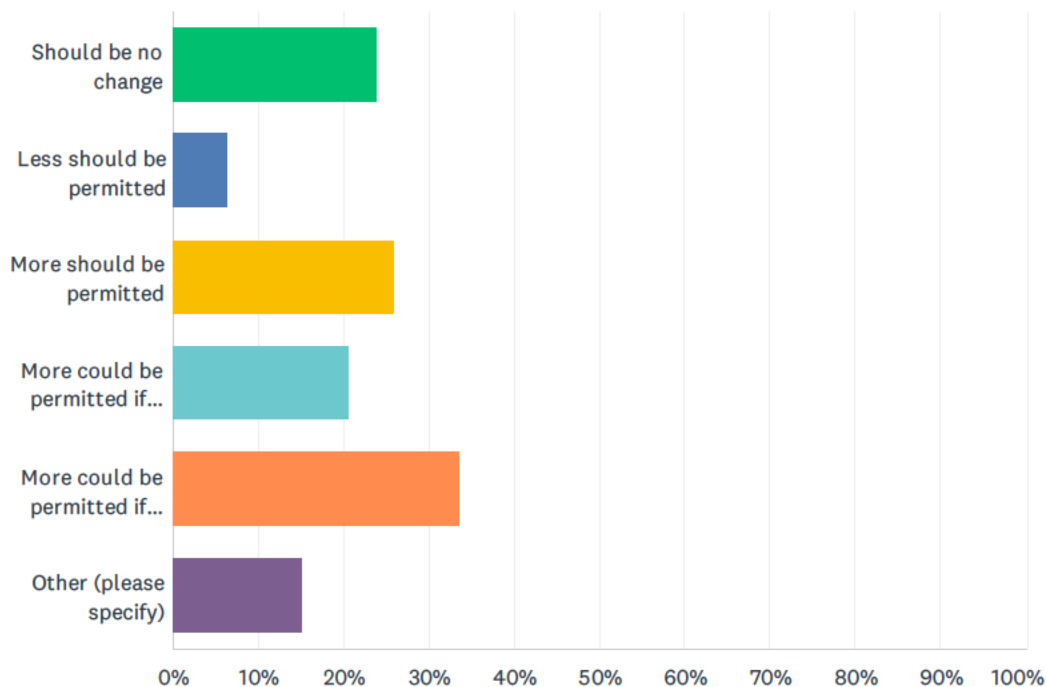
18	Yes, contact [REDACTED]	12/7/2021 9:17 PM
19	Due to the location and volume, some of the areas are not fully served.	12/6/2021 11:49 AM
20	Farmers should be able to have small scale cold facilities on farmland. But processing should probably be available in a centralized place. I don't think it's RDCK's place to worry about transport or retail access. That's the responsibility of the farm business.	12/1/2021 11:46 AM
21	The e licensing process is a total failure. Each inspector has a different opinion on what the process is and really they don't have any real world experience	11/29/2021 10:57 AM
22	There needs to also be places for farmers to be able to use so they can take care of their emotional, mental, spiritual and physical health. We can't keep leaving them out in the cold so to speak when it comes to personal care. Most are so over worked that they have a higher rate of injury, a higher rate of suicide, a high rate of depression, a higher rate of stress related health issues like high blood pressure, strokes and heart attacks.	11/28/2021 11:49 AM
23	Abattoirs are over charging, because they are very few	11/28/2021 9:42 AM
24	Regulations are a bit like eating the same meal over and over...they get out of date and do not satisfy the needs for most ...the chef often does not eat his cooking either ..so there you are with poor results nobody wants	11/27/2021 12:16 PM
25	We currently only grow meat animals for ourselves, but would like to extend that to local sales. Our ideal would be to have a portable unit that could come slaughter numerous animals on site, and then we could process ourselves or the buyer could choose to take their carcass to a butcher. Also would love to have more affordable poultry processing options. This may mean slacking the inspection regulations and allowing more back yard poultry butchering with proper set up.	11/27/2021 10:27 AM
26	Farm land is precious. We need to strengthen rules to keep it.	11/27/2021 10:04 AM
27	Most of the water systems are old and built to small for future expansion! Not to mention that there was a drought this year and people in the Creston area ran out of water this past year!!	11/26/2021 8:49 PM
28	allow mobile abattoirs	11/26/2021 3:11 PM
29	The more that agriculture is to being supported the more that the processing facilities are going to be needed	11/26/2021 11:53 AM
30	I've got lots to tell you, but this little box is way too small. And there are lots more farms in the Slocan Valley now than when I lived there, so maybe talk to them.	11/26/2021 9:36 AM
31	In this day and age, people are more aware about cleanliness, disinfecting in the slaughter process. LESS government, more people.	11/26/2021 8:53 AM
32	There needs to be zoning to protect ALR and agricultural land. I live in area H and my neighbour in the ALR has created a junk yard and is burying garbage on the property. It's like living next to an industrial park. And nothing can be done about it so he keeps adding junk ruining the land that used to be a viable farm.	11/25/2021 7:13 PM
33	Community plan for area H south is required	11/25/2021 3:26 PM
34	We don't sell our poultry or farm products because of this	11/25/2021 1:41 PM
35	Our operation, small-scale veg, is not facing any constraints and we have built in our own infrastructure.	11/25/2021 11:57 AM
36	I generally think there is government over reach when it comes to farmland. Consultations tend to be with large farmers and work against small to medium scale farmers. A more inclusive policy with less oversight and restrictions is needed.	11/25/2021 5:34 AM
37	I feel that the number of poultry allowed per size of land should be reassessed. If you live on .5 acre or less the number of birds allowed is quite low, when raising meat birds, for a 6-9 week period in order to have enough birds to fill my freezer for the winter I would be over the limit allowed. For a family of 5 I would like to have about 20 meat birds, taking into account for loss of typically about 5 birds, that would leave us with 15 birds on average for the season. Now if you have chickens for eggs as well ...now you are going to be well over the allowed number of birds for a period of time.	11/24/2021 8:04 PM

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38	It's hard to find someone to process our pigs. People are swamped already and having to take our pigs far distances to get processed seems too stressful to put them through.	11/24/2021 4:52 PM
39	Wanted to butcher a bull this fall due to high hay price but couldn't find anywhere to hang it.	11/24/2021 2:12 PM
40	lack of awareness and experienced advisors in the system means that producers of personal use herbal/foral products (because of the fear of it being 'medicine' and liabilities etc.) There could be more production an retail of such products if there were more clarity and supportive, rather than risk-averse, policies.	11/24/2021 6:24 AM
41	Making it possible for small-scale poultry producers to slaughter on-farm and sell product to consumers. We could raise far more birds than we currently do, but we only grow them for our family because of difficulty accessing an abbatoir (2+ hour drive)	11/23/2021 7:14 PM

Q18 The Agriculture Plan recommends revising animal densities to increase farming capacity. Do you support changing the number of animals permitted to be kept on agricultural and rural (non-ALR) properties? Please note these restrictions don't apply in the ALR

Answered: 238 Skipped: 121



ANSWER CHOICES	RESPONSES	
Should be no change	23.95%	57
Less should be permitted	6.30%	15
More should be permitted	26.05%	62
More could be permitted if mitigation measures were added to zoning regulations	20.59%	49
More could be permitted if the property has an Environmental Farm Plan	33.61%	80
Other (please specify)	15.13%	36
Total Respondents: 238		

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm not sure	12/16/2021 6:16 AM
2	Much like European models, having a biosecurity management plans in place wold be paramount with increasing densities of livestock - particularly when in proximity to higher densities of human dwellings...	12/15/2021 8:49 PM
3	Other than pig, cannabis mushroom,feedlot for cattle,and dog kennels...ie. These are operation which directly impair neighbourhood enjoyment of Their properties ...let the pwners decide	12/15/2021 7:36 PM

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4	Small farming is the best way to farm. You should raise as many animals as is reasonable on the land. Big barn farming is not appropriate in the West Kootenays. It's the last beautiful place, and it is up to us to keep it that way.	12/12/2021 5:17 PM
5	On non ALR and small hobby farms, owners should only have animals for personal use. It would be nice to avoid "over crowding"!	12/12/2021 9:15 AM
6	Unsure	12/10/2021 10:13 PM
7	there should be no limit, as you are not livestock raisers and cant possibly take in all the parameters of the various types of livestock husbandry processes. Look at the RESULTS, not the # of animals.	12/10/2021 3:13 PM
8	It should depend on size of land, I wouldn't support putting more animals in the same size area.	12/9/2021 9:21 PM
9	No farm animals should be kept in Procter village. Less numbers!	12/9/2021 6:35 PM
10	Depends on location, what animals, effect on adjacent properties, environmental impacts.	12/8/2021 10:17 AM
11	Dont know the rules so cant answer	12/7/2021 4:13 PM
12	The RDCK currently regulates how many chickens some one can have, their current policies are insane and could only be made by someone who has absolutely no clue as to what they are doing why does a degree in planning make some people so stupid?.	12/7/2021 2:16 PM
13	there is little food to feed animals produced in many of these areas. Increasing density likely means increasing imports. A better approach would be looking at the farmland and determining how we can cooperatively use it support all aspect of lifestalk production closer to home	12/7/2021 12:43 PM
14	number permitted should be based on humane, free-ranging practices	12/3/2021 11:27 AM
15	Regs should reflect acceptable animal guidelines from academic sources. For example typically x acres can accommodate x sheep/horses/etc. Land can only hold so many animals without it becoming industrial farming. Regs here should reflect best prasctices. Too much density changes the nature of a farm	12/1/2021 11:50 AM
16	More should be added if they also plan on doing things like permaculture, moving livestock on a regular basis to allow pastures to rest, or to move livestock into areas for addition fodder as they clean up the under canopy of fruit trees, nut trees and other types of food bearing trees. Even if it is for something like having a goat farmer to come in with their flock to clean all the weeds, underbrush and unwanted vegetation for 2-3 weeks. The manure from said goat flock would provide additional manure to the trees. It would be a win win situation.	11/28/2021 11:58 AM
17	So it is understood that a large feed lot,a piggery and a mink farmor a kennel with barking incessantly are not too good for the downwind neighbours ...but generally who care about afew dozen laying hens ...	11/27/2021 12:23 PM
18	Farming should be humane - no feedlots. We need to create a system that maintains land health, animal health and food security.	11/27/2021 10:08 AM
19	The rules at this point are far too low and limiting.	11/26/2021 10:50 PM
20	Each property has to have its own valuation with a proposal to operate in regards to amount of animals to be housed. Each and every operation will have its own uniqueness and there is never a one size fits all	11/26/2021 12:13 PM
21	I want to raise chickens in Nelson and I'm not allowed to now. We need more food growing capacity in cities and towns, too, and chickens provide lots of benefits, even in Nelson.	11/26/2021 9:40 AM
22	Intensive livestock operations are not the way to go for the health and safety of food production.. However, smaller farms could be opened up. It should be case by case and if a proper maintenance plan is in place.	11/26/2021 8:56 AM
23	As long as disease control measures, traceability, manure management and animal welfare guidelines are being followed than yes I think they should be permitted.	11/25/2021 11:59 PM
24	The answer should depend on animal welfare and environmental considerations.	11/25/2021 7:59 PM
25	I'm worried that without restrictions or zoning or public input (ie OCP) I'll live by a pig farm or	11/25/2021 7:14 PM

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large cattle farm and have to deal with the smell, etc. I live in area with no zoning area h, and in a small unincorporated area, Slocan park. I don't want to be pushed off the land that has been in my family for 90 years.

26	No feed lots or gigantic pork or poultry operations	11/25/2021 3:44 PM
27	Depends if it can be done humanely.	11/25/2021 1:52 PM
28	Less intensive farming operations with more support for sustainable, pasture-based farming models. If you are going to insist on anything, insist that farmers have a commitment to regenerative agriculture	11/25/2021 5:36 AM
29	The issues are site specific; stocking rates should be contingent multiple factors. Size alone is not an adequate measure of all of the attributes that determine optimal stocking rate. For instance, we have just learned that Sumas Prairie was grossly overstocked.	11/24/2021 7:52 PM
30	Animals should be raised with room to roam and not be packed in, so as long as animals are given a good life.	11/24/2021 5:30 PM
31	Poorly kept livestock tends to increase predator population due to escape, release, or poor protection. Farming shouldn't be fashionable	11/24/2021 2:17 PM
32	There should be no restrictions on the amount or type of animal kept on a farm as long as their needs are being met	11/24/2021 8:27 AM
33	Only if it is best for the animals and lets them be raised humanely and safely with room to do their natural behaviors	11/24/2021 7:49 AM
34	we should be supporting and actively encouraging regenerative farming practices.	11/24/2021 6:25 AM
35	Should depend on the size of the property, but we don't want big agribusiness animal farming.	11/23/2021 3:11 PM
36	Depending on impact to neighbors	11/19/2021 2:10 PM

Q19 Would you like to tell us more?

Answered: 27 Skipped: 332

#	RESPONSES	DATE
1	Farming must go towards sustainable. That means healthy animals / less medication. The land / grassland graze has its limits. It must be healthy as well. Over crowding = disease. Climate change brings weather disruptions = loss of enormous #s of animals grown now lot for our markets. More farmers, diverse farms, less centralized, grain and hay growth decentralized bring sustainability.	1/6/2022 10:02 AM
2	You must regulate that animals used for sale consumption are being kept in an appropriate manor	12/16/2021 8:28 AM
3	It's important to ensure people are raising animals ethically	12/16/2021 8:06 AM
4	Again - much like higher density European models - livestock production facilities would be required to renew biosecurity management plans every so many years.	12/15/2021 8:49 PM
5	There should be more opportunity for raising farm animals on a moderate scale for personal and farm gate use. Current restrictions do not allow for modern farming on small or narrow parcels. Rabbits and poultry in particular can be raised on small parcels and typical city lot sizes. The City of Castlegar allows more poultry raising on a standard lot, than an RDCK lot zoned rural residential, but narrower than 30 meters in width.	12/15/2021 5:41 PM
6	People who purchase farmable land in rural areas should be required to protect that land's best use and not just be able to develop and resell useable farm land.	12/15/2021 3:42 PM
7	Water purity and disposal of animal waste must be a priority	12/15/2021 11:03 AM
8	you have to many non alr parcels that subdivide next to alr farm then bitch a farm exists there	12/13/2021 1:27 PM
9	Farm animals should have enough space so that their natural needs are met.	12/12/2021 5:21 PM
10	no	12/12/2021 5:17 PM
11	As above	12/9/2021 6:35 PM
12	Let farmers farm!	12/8/2021 10:17 AM
13	Bureaucrats should not be who develops policies on farming, It should be a public process with public meetings with farmers only!	12/7/2021 2:16 PM
14	Farm business does not want to jeopardize its viability by adding more animals. Let them decide.	12/6/2021 11:50 AM
15	Density must be considered first and foremost as to the humane treatment of animals.	11/30/2021 4:58 PM
16	Reasonable ...lets see how the past regs were working ..approach changes noting pst results..	11/27/2021 12:23 PM
17	As long as feedlot type farming is not encouraged, farmers can grow happy healthy animals in smaller spaces if they practice pasture rotation and other whole farm practices.	11/27/2021 10:29 AM
18	it depends on the type of animal in question	11/27/2021 7:37 AM
19	If animals are rotated to decrease over grazing then this can work.	11/26/2021 10:35 AM
20	Chickens provide eggs, meat, manure, and cherry-worm controls. They are pretty and make great pets.	11/26/2021 9:40 AM
21	12 chickens per acre is very limited	11/25/2021 5:50 PM
22	animal density should be reflective of water licensing and community watersheds,	11/25/2021 3:58 PM
23	Official community plan required for area H south	11/25/2021 3:30 PM
24	If we are going to become more food secure we must revise animals to be permitted in	11/25/2021 1:19 PM

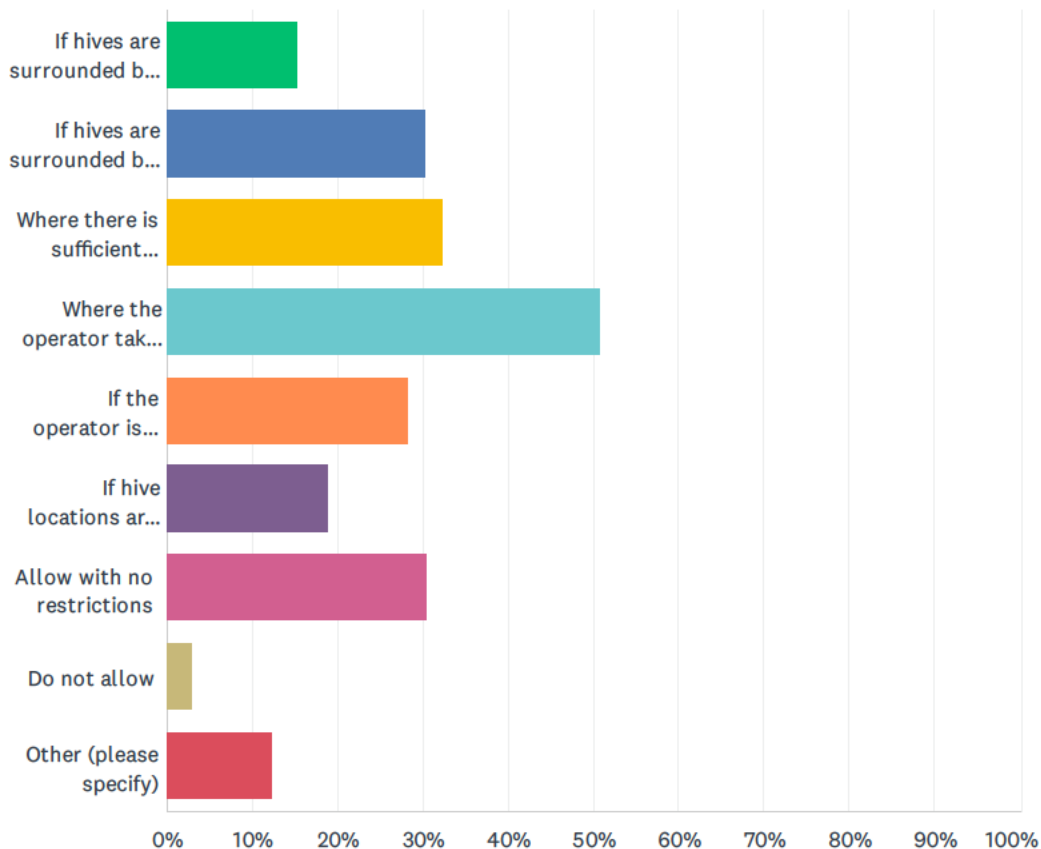
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residential zones if there is adequate acreage. I live on 9 acres and I can't get pigs or other heavy livestock due to zoning rules

25	I can't see there being a need to change the current restrictions.	11/25/2021 11:59 AM
26	all farms should go thru the EFP... it is education	11/25/2021 11:55 AM
27	No factory farms	11/24/2021 3:23 PM

Q20 Do you support beekeeping in residential areas with any of the following mitigations measures? Please select all that apply.

Answered: 268 Skipped: 91



ANSWER CHOICES	RESPONSES	
If hives are surrounded by solid fencing or hedge at least 1.8 m (6ft) in height	15.30%	41
If hives are surrounded by electric fencing	30.22%	81
Where there is sufficient water available to reasonably prevent bees from seeking water from neighbouring lots	32.46%	87
Where the operator takes all reasonable measures to prevent and manage swarming and aggressive behavior	50.75%	136
If the operator is registered as a beekeeper	28.36%	76
If hive locations are registered with the Ministry of Agriculture	19.03%	51
Allow with no restrictions	30.60%	82
Do not allow	2.99%	8
Other (please specify)	12.31%	33
Total Respondents: 268		

#	OTHER (PLEASE SPECIFY)	DATE
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Community Survey Agriculture Policy Review

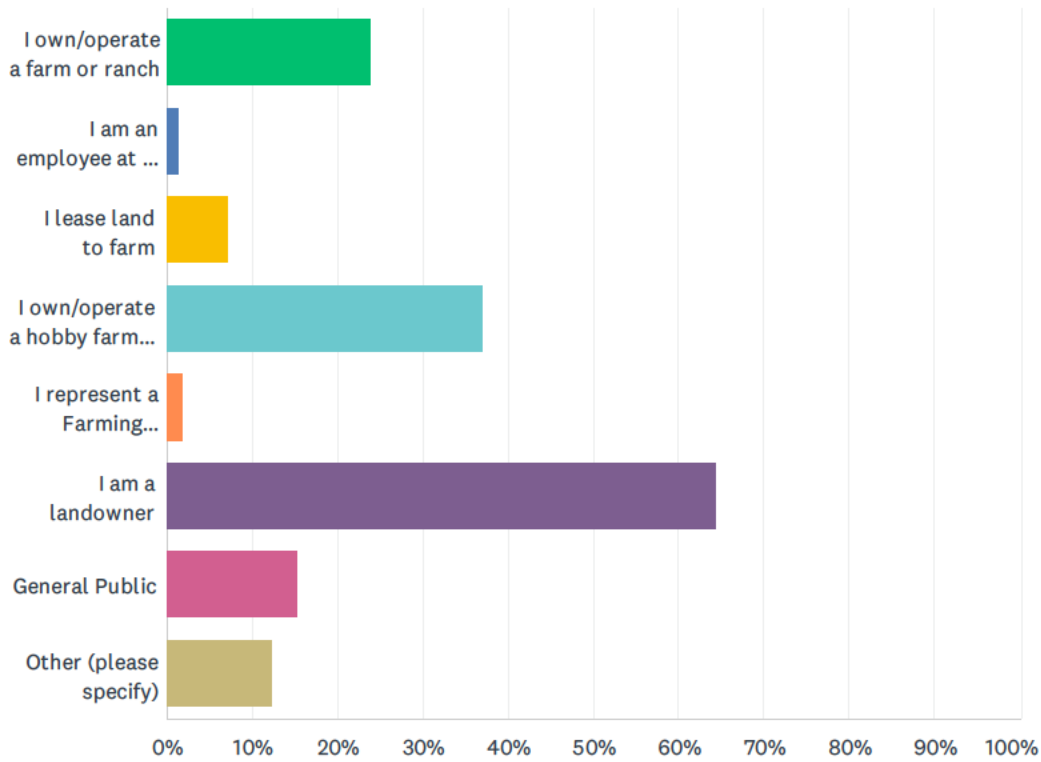
1	Communities need to know the health & types of domestic bees / blights / diseased / die off on a daily blog for emergency alert. Native bees / pollinators must be protected.	1/6/2022 10:02 AM
2	I'm a beekeeper and have seen great success in urban centre's with both no restrictions as well as the above by laws.	12/16/2021 8:42 AM
3	Be diligent	12/16/2021 8:28 AM
4	Solid fencing is detrimental to bee flight paths	12/15/2021 8:51 PM
5	Beekeeping is regulated under the Ministry of Agriculture. Municipalities that allow beekeeping should align with provincial guidelines in keeping with best practices.	12/15/2021 8:49 PM
6	Bees have been kept in the cities apartment rooftop ...	12/15/2021 7:36 PM
7	beekeeping is farming and should be allowed on agricultural land with appropriate requirements for safety.	12/15/2021 3:42 PM
8	As long as bee keepers are managing their hives effectively from predators	12/14/2021 9:17 PM
9	I don't know. Specialized topic requires expert consultation.	12/12/2021 7:13 PM
10	Bee keeping on all bear-safe places should be allowed.	12/12/2021 5:21 PM
11	I live on a farm, so it's not for me to say	12/12/2021 5:17 PM
12	Rooftops can be ideal locations for hives.	12/11/2021 10:10 PM
13	I don't have any problem with bees, but it would be nice if they asked the residents near their hives to make sure they feel safe	12/9/2021 9:21 PM
14	Hives should be fenced to protect both the bees and other wildlife	12/9/2021 2:14 PM
15	all of the above	12/9/2021 12:12 PM
16	Don't encourage bears to visit	12/8/2021 9:10 AM
17	really?	12/7/2021 2:16 PM
18	fencing should be required in bear country	12/3/2021 11:27 AM
19	As long as they are away from peoples homes	12/3/2021 9:34 AM
20	Neighbors consultation for allergies	12/1/2021 11:50 AM
21	Lots of 1 acre...i have had bees ..they always fly way past their own hives but need a runway..they have been raised very well in downtowns on roof top apartments ..	11/27/2021 12:23 PM
22	Key words here... "in RESIDENTIAL areas".	11/27/2021 10:08 AM
23	electric fencing only to prevent the unnecessary attraction and killing of bears etc. I kept bees in a congested neighbourhood in New Westminster. 3 hives, no issues.	11/26/2021 3:38 PM
24	Suggestion is to have certified bee keeping courses held at college by experienced bee keepers that come with an exam and certificate	11/26/2021 12:13 PM
25	We need bees and they are endangers now, so the more beekeepers, the better.	11/26/2021 9:40 AM
26	Hives are fenced	11/26/2021 6:23 AM
27	Electric fencing usually needed because of bears.	11/25/2021 7:59 PM
28	I have seen good bee operations on roofs as well as surrounded by hedges or fences.	11/25/2021 11:59 AM
29	I am a beekeeper for a few years now, and the worry over hives in residential areas is ridiculous. Swarms are natural and harmless. Bees are not a danger to adjacent properties as they fly up and away from the hive and houses and are not in an aggressive state when foraging. Electric fencing and providing water are a must though those are common sense to keep the bees safe and healthy.	11/24/2021 5:52 PM
30	Fines for attracting bears especially if they must be destroyed.	11/24/2021 2:17 PM
31	All of above	11/24/2021 3:26 AM

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32	Asking for trouble all round and bees are limited in numbers now so more loss not helpful. They are going to be all over the neighbourhood getting pollen increasing risk of person or pet getting stung. Some are allergic & a hive next door is an unacceptable increase in risk of sting. Poor bee keeper could end up sued. Edge of town on a few acres, different situation and ok.	11/23/2021 11:24 PM
33	Responsible management to discourage constant visitation by the local bear population	11/20/2021 8:41 PM

Q21 Check which option best describes you:

Answered: 259 Skipped: 100



ANSWER CHOICES	RESPONSES	
I own/operate a farm or ranch	23.94%	62
I am an employee at a farm or ranch	1.54%	4
I lease land to farm	7.34%	19
I own/operate a hobby farm that is not my primary source of income	37.07%	96
I represent a Farming Organization	1.93%	5
I am a landowner	64.48%	167
General Public	15.44%	40
Other (please specify)	12.36%	32
Total Respondents: 259		

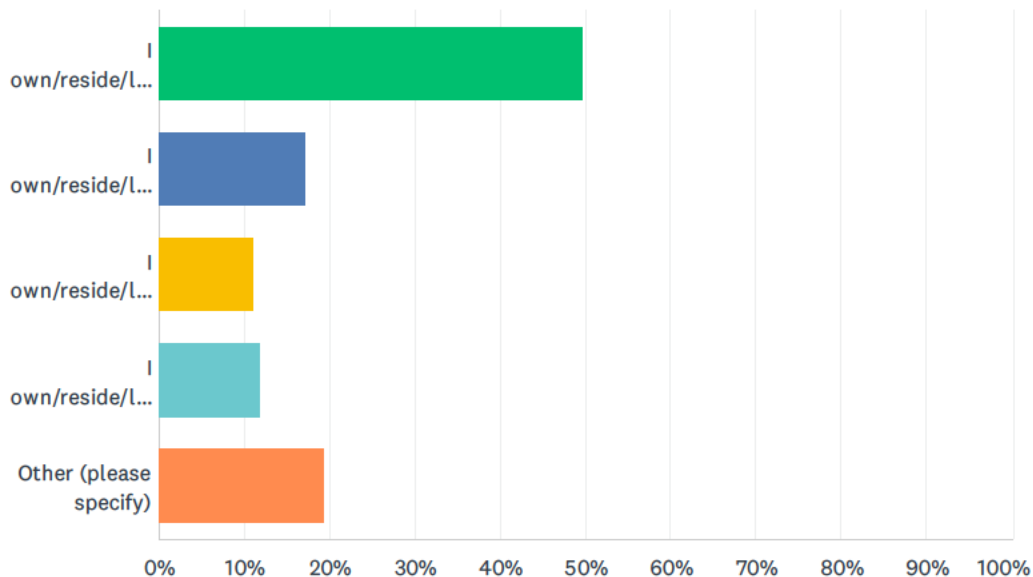
#	OTHER (PLEASE SPECIFY)	DATE
1	organic farmer / gardener / restoration	1/6/2022 10:03 AM
2	I am an artisan with my business on our property	12/16/2021 8:53 AM
3	I own and operate an apiary	12/16/2021 8:43 AM
4	Agriculture business	12/15/2021 11:51 PM

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5	We are homesteaders who grow our own meat veggies eggs and milk....we share, trade and support our neighbours.	12/15/2021 9:49 PM
6	No one is a farmer who's primary source of income is farming even those who own large tracks of land for generations. Most farmers have more income revenues.	12/15/2021 7:40 PM
7	I own property in the ALR, Ag 1 zoning and all neighbouring properties are in the same zone.	12/15/2021 3:45 PM
8	My parentst ran a generational farm that has been in the family for 80+ years. As my parents get older (dad has alzheimers), the farm isn't being used for farming any longer, but could be as interest has been expressed around smaller lots for bees, etc.	12/15/2021 1:48 PM
9	This is current, but future plans to make it my primary source of income	12/14/2021 9:19 PM
10	Agrologist/former farmer	12/14/2021 4:15 PM
11	My husband and I for 40 years have owned 15 acres in the ALR in area H. We have had farm animals and a garden for own use. We never had farm status. The farm would not support a source of income for a family. We have not had farm animals for 4 years now. My husband has dementia and is now in a LTC facility. Our 2 sons would like to carry on with farming for their own use. I would like to subdivide property in half.	12/13/2021 2:16 PM
12	My husband and I for 40 years have owned 15 acres in the ALR in area H. We have had farm animals and a garden for own use. We never had farm status. The farm would not support a source of income for a family. We have not had farm animals for 4 years now. My husband has dementia and is now in a LTC facility. Our 2 sons would like to carry on with farming for their own use. I would like to subdivide property in half.	12/13/2021 2:07 PM
13	I love my 10 acre farm and I do everything I can to preserve it as a farm. I hate to see people moving in and using their land for ate track etc. We are going to need our local farmland in the future. Anyone who cares for their farmland and preserves it for future use should be given farm status. Currently the Province hounds anyone with farm status for receipts to prove they made so and so much money, and if you don't...well you lose your farm status. It is ridiculous. It's not about making money, it's about save what little is left of our farmland. Any young person who is willing to do the work to produce good local food should be subsidized to do so	12/12/2021 5:31 PM
14	I own and reside on land in the ALR.	12/10/2021 8:46 PM
15	West Kootenay Regional Director for Horse Council BC...24,000 members in BC	12/9/2021 12:15 PM
16	Landowner of ALR land, not being farmed. No water!	12/8/2021 5:57 AM
17	Trying to establish a heritage apple orchard	12/2/2021 7:02 PM
18	I intend to farm my land and am working on a small animal plan (goats or sheep)	12/1/2021 11:51 AM
19	As I previously stated, I want to farm. There are too many barriers, restrictions and excessive fees to make it viable at this point.	11/28/2021 12:02 PM
20	Provider of own food source	11/26/2021 3:40 PM
21	also own a feed store and help with advice when needed	11/26/2021 12:14 PM
22	I am a former farmer, now I garden at my home in Nelson, with gardens front and back.	11/26/2021 9:44 AM
23	Actually there's no lease. I allow use for free to 2 different farmers.	11/25/2021 8:08 PM
24	Land owner in the ALR WITH NO ZONING!	11/25/2021 7:14 PM
25	Consumer of local farmgate products	11/25/2021 3:45 PM
26	Home owner with large garden plot	11/25/2021 3:35 PM
27	I am a land owner that raises chickens to feed my family/egg and meat	11/24/2021 8:50 PM
28	You must define hobby farm to get meaningful statistics from this question.	11/24/2021 7:57 PM
29	ALR land owner.	11/24/2021 6:48 PM
30	I am a person with strong concerns about our local reliable food sources.	11/24/2021 5:32 PM
31	Landowner within ALR without farm status (2HA).	11/24/2021 3:53 PM

Q22 Check which option best describes you: Unsure? You can check using RDCK's Mapping Tool

Answered: 233 Skipped: 126



ANSWER CHOICES	RESPONSES	
I own/reside/lease a zoned property within the ALR	49.79%	116
I own/reside/lease an unzoned property within the ALR	17.17%	40
I own/reside/lease a property zoned agricultural but not within the ALR	11.16%	26
I own/reside/lease an unzoned property not within the ALR (but use it for farming)	12.02%	28
Other (please specify)	19.31%	45
Total Respondents: 233		

#	OTHER (PLEASE SPECIFY)	DATE
1	see above	12/15/2021 1:48 PM
2	residential	12/14/2021 4:15 PM
3	I own/reside a property in Area H within the ALR, I don't know if it is zoned.	12/13/2021 2:16 PM
4	I own/reside a property in Area H within the ALR, I don't know if it is zoned.	12/13/2021 2:07 PM
5	Tell the senior governments to stop subsidizing huge corporations and start supporting small farmers	12/12/2021 5:31 PM
6	A unused portion of my land is in the ALR	12/12/2021 5:24 PM
7	Part of our property is ALR and part in non. Very confusing!	12/12/2021 9:17 AM
8	country residential unzoned near ALR lands in AREA E	12/11/2021 11:11 AM
9	area H has no zoning as far as i know. i am not in the alr.	12/10/2021 3:15 PM

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10	I'm not sure if I'm zoned or unzoned, but I'm in commercial/residential and agricultural which is so wierd if u look at where we are. [REDACTED] down to hilltop store are small parcels of land and should not be animal farms, chicken or vegetable yes	12/9/2021 9:24 PM
11	Hobby farming	12/9/2021 6:49 PM
12	Procter village	12/9/2021 6:37 PM
13	live in municipality	12/8/2021 5:23 PM
14	Has multiple zoning	12/8/2021 9:04 AM
15	I own residential property in the RDCK	12/7/2021 8:27 PM
16	Consumer	11/30/2021 7:34 AM
17	I live in a commercial retail zone property that also has residential rental units.	11/28/2021 12:02 PM
18	I'm in the region al district but not a farmer	11/27/2021 4:32 PM
19	My parents had our property reoved from the ALR in the 90's. I believe our neighboring lands are zoned ALR. I am not sure which catagory best describes us.	11/27/2021 10:31 AM
20	I own and reside where farming used to be allow and now it is preventing me from doing so.	11/26/2021 10:53 PM
21	small municipal hobby farm	11/26/2021 10:37 AM
22	I was in the ALR and had farm status, until from 1974-2007.	11/26/2021 9:44 AM
23	I own property, and reside, in a rural village.	11/25/2021 9:28 PM
24	My property is within the ALR. I don't know what "zoned" means. It's not explained by the mapping tool.	11/25/2021 8:08 PM
25	I own a mixed zone property including farm and rental land use	11/25/2021 6:19 PM
26	Slocan village landowner	11/25/2021 3:45 PM
27	Own property that's unzoned and not in alr	11/25/2021 3:35 PM
28	I live on Nelsons north shore, zone residential but used for farming	11/25/2021 1:23 PM
29	own zoned with only small portion in ALR	11/25/2021 11:58 AM
30	Property was removed from the alr	11/25/2021 5:05 AM
31	Question is ambiguous.	11/24/2021 7:57 PM
32	AG4 zoned property with a small portion in the ALR	11/24/2021 7:40 PM
33	my property is zoned ALR but isn.t farm land	11/24/2021 6:36 PM
34	Previously in alr	11/24/2021 6:31 PM
35	Own property not zoned as agricultural, large property in proximity to "residential" rural area	11/24/2021 6:08 PM
36	I just live here in the kootenays and I always purchase local food and meat from farmers markets and local famers.	11/24/2021 5:32 PM
37	in town	11/24/2021 3:49 PM
38	Small holding surrounded by cherries	11/24/2021 3:25 PM
39	Rural residential	11/24/2021 2:24 PM
40	Own home in creston	11/24/2021 10:54 AM
41	residential zoned properties can be used for year round food production; this needs to be recognized and supported	11/24/2021 7:28 AM
42	I own a home on land surrounded by alr but was rezoned and subdivided into 2acre lots and homes many years ago. But we moved here because the home we owned with family members that was in alr, less than 5acres, couldn't be subdivided to let our families have their	11/24/2021 6:20 AM

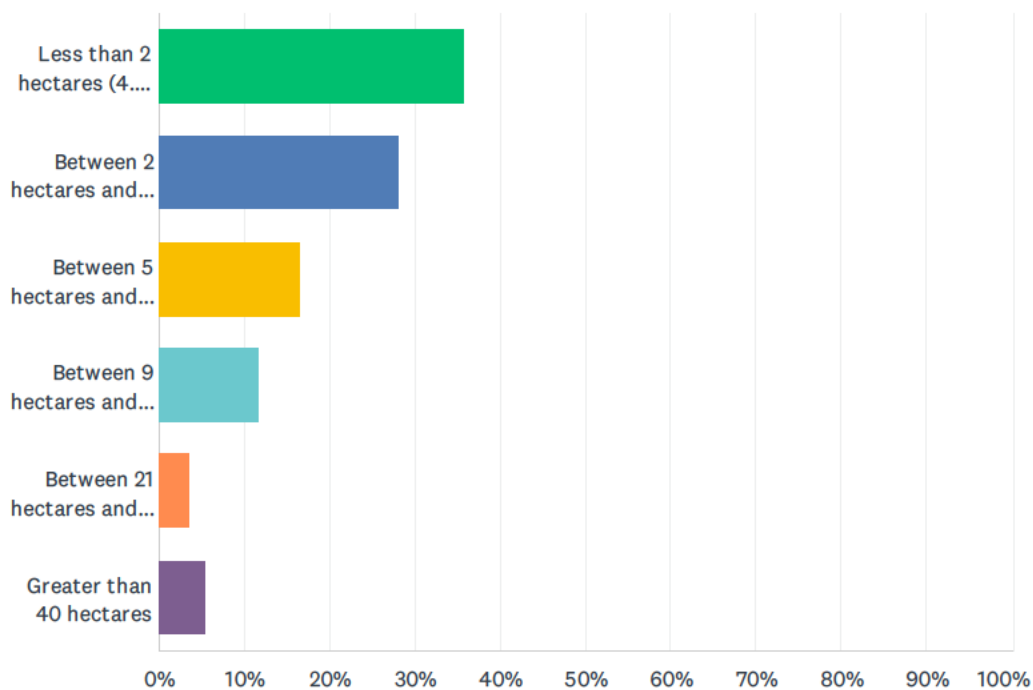
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own houses, even though the land had been in the family for generations and hasn't been farmed for generations.

43	9 of	11/23/2021 9:34 PM
44	I own and reside on a RR2 zoned property outside the ALR and farm full-time on it	11/23/2021 7:16 PM
45	Nelson	11/22/2021 11:48 AM

Q23 What size is the property you own/reside/lease?

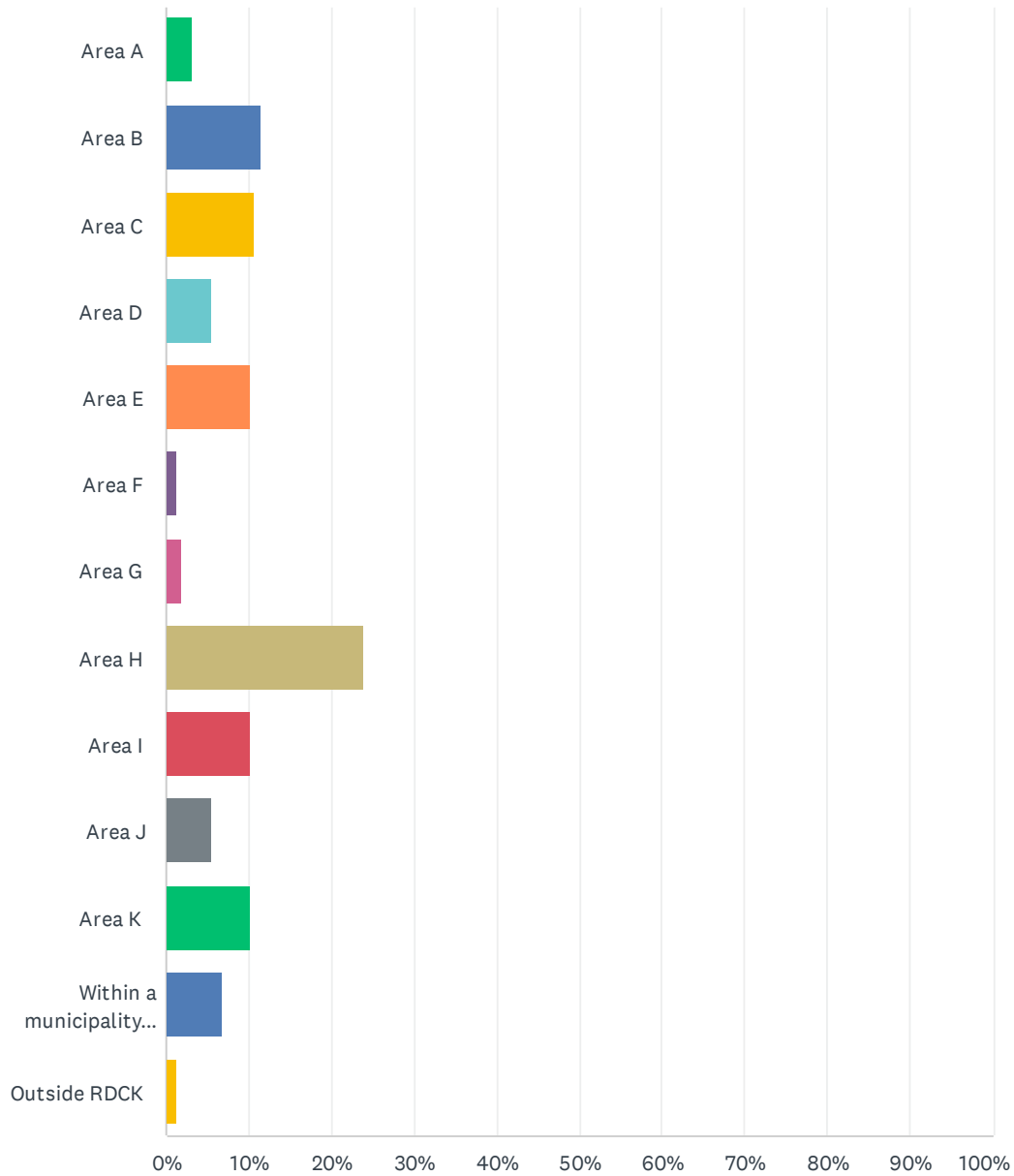
Answered: 248 Skipped: 111



ANSWER CHOICES	RESPONSES	
Less than 2 hectares (4.9 acres)	35.89%	89
Between 2 hectares and 4 hectares (9.9 acres)	28.23%	70
Between 5 hectares and 8 hectares (19.8 acres)	16.53%	41
Between 9 hectares and 20 hectares (49.4 acres)	11.69%	29
Between 21 hectares and 40 hectares (98.8 acres)	3.63%	9
Greater than 40 hectares	5.65%	14
Total Respondents: 248		

Q24 Which location best describes the community in which you own/reside/lease property within RDCK? A map is included for your reference.

Answered: 252 Skipped: 107



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ANSWER CHOICES	RESPONSES	
Area A	3.17%	8
Area B	11.51%	29
Area C	10.71%	27
Area D	5.56%	14
Area E	10.32%	26
Area F	1.19%	3
Area G	1.98%	5
Area H	23.81%	60
Area I	10.32%	26
Area J	5.56%	14
Area K	10.32%	26
Within a municipality in RDCK	6.75%	17
Outside RDCK	1.19%	3
Total Respondents: 252		

Q25 Is there anything else you would like to tell us about agriculture land use planning in RDCK?

Answered: 94 Skipped: 265

#	RESPONSES	DATE
1	Local affordable organic feed is very much needed. Gardening w/o poisons is very important. One use of land / water affects all the water and land. Glyphosate runs off into drainage ditches killing all 9090 membranous animals, insects in 1 day, this food for many wild animals is destroyed and we lose them as well, losing further fertility. Ensuring good crops of grain needs to have another solution than glyphosate. Water - flood & drought - farmers need to become water smart. We need holding tanks to store the flood waters for the drought. The river & lake are becoming much too warm for the health of the wild fish and aquatic insects. We need to establish shape, hedge rows - sustainability over huge profit. Loss of wind borne soil due to ploughing large acreages on the Creston flats - this practice must stop. Transparency - we need to know who is growing what where for disease control, organic insurance & help. Become practical - too much water for cherries exported to China - they shriveled in the heat - water discipline & appropriateness meetings / discussions in newspapers please. Thank you here's to sustainable & climate change mitigation sustainability. Creston Valley is somewhat similar to the Fraser valley largely devastated by flooding, because of wet draining, dikes, etc. Could the flats be overwhelmed by super saturation rain events? A critical consistent eye needs to be kept on Goat River - much logging in that watershed / hydrological disruption - same with Duck Creek. The Kootenay River controlled by the Libby Dam should be a major concerns, as the Libby Dam has a perpetual crack repair caused by the American blast so many years ago. Is there an alarm system? Where would livestock be evacuated too? I am concerned with pro-active fail safeing lets look ahead with public zoom forums. Thank you, so appreciate your surveys! What happens to the Creston / Erickson agriculture if Arrow Creek fails due to slides? drought had already severely reduced the flow.	1/6/2022 10:20 AM
2	You need to support the farmers. The public doesn't need to be involved in farm related surveys. What we need is more help for the farmers in the Kootenay area in way of a local abattoir. With the recent disasters our local communities need access to food and if the food isn't there we are going to have problems. Please reach out to the farmers who are trying to grow food for the community and offer them help. Grants would be helpful as well.	12/16/2021 8:31 AM
3	Stop taking land out of the ALR for housing development and go back to local supply. The latest floods should have opened your eyes.	12/16/2021 7:50 AM
4	Food security and access to local food sources is so important! The environmental impact of transporting food great distances is huge. Current RDCK regulations make backyard or small scale farming impossible to so many. Current rules related to livestock housing, feed and water should be reduced making chickens and other small livestock farming accessible to all properties in the RDCK. Access to animal processing is so limited, backyard farmers should be encouraged to process their own animals on their own property when used for personal use.	12/15/2021 9:00 PM
5	please ensure the opportunities for community consultation are widely publicised to communities dont miss out. this survey was not widely publicised	12/15/2021 8:58 PM
6	Having good planning in place today is most important for continued farming sustainability and better food security in our region. Thank-you for allowing us to provide input, and for all your hard work!	12/15/2021 8:56 PM
7	Protect the ALR!	12/15/2021 8:54 PM
8	The restrictions on farm events is way too restrictive. People should be allowed to have events that last a weekend and allow more than 150 people. There are some major restrictions to rural areas that seem Over reaching by our regional government. It has affected local events.	12/15/2021 7:42 PM
9	a subsidy for efficient irrigation supplies for ag	12/15/2021 7:31 PM
10	we need to have more clear information on what it takes to be a farm gate plus provider in this area .	12/15/2021 6:35 PM

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11	I think that there is an opportunity for the RDCK to review it's zoning and bylaws to support food security, and farm to table initiatives. This reduces carbon footprint, supports local producers, and improves the availability of healthy food. Current restrictions, especially on property zoned for rural living, impair the ability to produce food on your own property. I have made a couple references to the fact that on properties narrower than 30 m in width, the current setbacks don't allow for any farm animals. This is even inconsistent with the requirements on a standard lot in the City of Castlegar. The RDCK should support small scale\personal use, especially on lots zoned for rural living. People who purchase property in rural areas should expect their neighbours to have farm animals. If they don't like the sight, smell or sounds of rural living then they shouldn't lived on property zoned for rural uses.	12/15/2021 5:41 PM
12	I am very concerned about the number of RV lease lot developments in the Kootenays. Some of these are taking over valuable farmland. I am also concerned about the properties being sold to wealthy buyers who turn farmable acreages into estates. I am also concerned about the complexities around available drinking water and the affect of these kinds of property use on the water supply. Our efforts should be to preserve useable farm land for its first and best use. This will help ensure that we have the ability to provide local supply of food and not be reliant on supply chain and out of country food supply.	12/15/2021 3:49 PM
13	Thank you	12/15/2021 11:05 AM
14	I am disappointed by the lack of effort of the RDCK to gain community engagement. This survey should have been delivered to every mailing address and NOT relied on social media. This creates biased survey results. Regional District also needs to ensure there is proper infrastructure in roads, water etc before increasing housing.	12/14/2021 9:24 PM
15	Increasing the incentives to farm agricultural land (or penalties for not farming the land). Require Environmental farm plans. Provide incentives to move to Organic practices (especially cover crops and crop rotation to reduce erosion). Implement recommendations from Farmers for Climate Solutions, to reduce carbon emissions created by farms.	12/14/2021 4:20 PM
16	Property within the alr should get tax exemptions	12/13/2021 7:28 PM
17	My husband and I for 40 years have owned 15 acres in the ALR in area H. We have had farm animals and a garden for own use. We never had farm status. The farm would not support a source of income for a family. We have not had farm animals for 4 years now. My husband has dementia and is now in a LTC facility. Our 2 sons would like to carry on with farming for their own use. I would like to subdivide property in half.	12/13/2021 2:16 PM
18	Same as 21. My husband and I for 40 years have owned 15 acres in the ALR in area H (I don't know about zoning). We have had farm animals and a garden for own use. We never had farm status. The farm would not support a source of income for a family. We have not had farm animals for 4 years now. My husband has dementia and is now in a LTC facility. Our 2 sons would like to carry on with farming for their own use. I would like to subdivide property in half.	12/13/2021 2:09 PM
19	you have to many alr land that is listed as alr which should not be and a piece of property that should be alr is not . the rdck needs to look at each property and reces them. no pot farms with in areas where people live and schools are. surveys to be done before permits are given not like this one here in winlaw . there lots of vacant land up little slocan valley where this could be built. no government grants for pot farmers. pot farmers only are there because of government grants. destroy all that exist	12/13/2021 1:43 PM
20	The West Kootenays is a beautiful place, but it is getting less beautiful all the time due to the over development of housing on the land. Other places have put a stop to urban encroachment on the rural landscape. NO MORE SUBDIVISIONS, AND NO MORE MONSTER HOMES.	12/12/2021 5:34 PM
21	Please protect our creeks and wells from uphill development - new development moves land and affects our creek flow and there seems to be nothing to stop people from moving land and water. In Blewett our surface water is being very affected by lot development seemingly unchecked.	12/12/2021 7:20 AM
22	survey well done folks	12/11/2021 1:18 PM
23	No need for land use planning	12/11/2021 12:41 PM
24	The biggest challege is conflict between country residential owners that are beside ALR Lands	12/11/2021 11:11 AM
25	My land has, to my knowledge, never been used for agricultural purposes. I would like to have	12/10/2021 8:49 PM

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the option of providing housing for a young family that is interested in utilizing the land for agricultural purposes.

26	if property is not being farmed it should be allowed out of alr	12/10/2021 12:42 PM
27	Protect ALR land, thank you for assisting us when [REDACTED] bought land in the ALR and immediately tried to remove it from the ALR to subdivide and build a mini storage	12/9/2021 11:41 PM
28	The fewer arbitrary restrictions, the better.	12/9/2021 10:10 PM
29	I think I've repeated my self enough, I hate pigs!!!!	12/9/2021 9:24 PM
30	Do not allow farm animals to be kept in Procter village.	12/9/2021 6:37 PM
31	Thanks for caring about this issue. Food security should be a priority for the entire RDCK. Recent disruption of delivery routes has underscored we can't be reliant from beyond and need to produce locally for good health and good economy.	12/8/2021 5:25 PM
32	The ALR is leaving people homeless, preventing farmer from staying in farming or passing it on to others, causes loss of value of property, can not sell properties in ALR, restricts use of property to support farming.	12/8/2021 10:26 AM
33	No	12/8/2021 9:25 AM
34	Productive farmland is far too valuable for food production to allow it to be permanently taken out of production and used for housing. Only larger farm parcels should be allowed a second resident. Increased density however should be allowed on land that does not have the potential to be productive for food production. Many parcels in the ALR are not productive farm land. The RDCK should be an advocate of owners wishing to remove these parcels from the ALR for the purpose of increasing housing density.	12/8/2021 9:17 AM
35	I am not in support of rdck polling non-farm land owners over controls to place on said owners. Most have no clue of the issues or challenges already placing hardship on landowners. People with ko stake in the outcome directly are more than likely to want controls as it carries no cost to them. This survey seems very leading in its questions and smells like an attempt by the rdck to exert its will at the expense of the rights of farmland owners.	12/8/2021 12:14 AM
36	I'm glad that you are focusing on agricultural land use planning.	12/7/2021 9:29 PM
37	I don't think it's fair to dictate and change without consulting landowners. My parents were put into the ALR with no ability to contest. Thankfully they had already subdivided prior to that and their kids were able to move into the land, otherwise they wouldn't have been able to grow old on the property they bought 60 years ago.	12/7/2021 9:02 PM
38	Review the lands that have been put in the alr which are in fact not viable agriculture lands - can not support sustainable farm income.	12/7/2021 6:08 PM
39	do not restrict changes introduced at higher level of gov.	12/7/2021 4:10 PM
40	Have Farmers regulate farmers not bureaucrats regulate if we let government staff do this it won't help anyone but increase staff numbers and bureaucratic steps hardworking people need to jump through.	12/7/2021 2:21 PM
41	Consultation with agronomists, farm economists, and business professionals should be consulted.	12/6/2021 11:53 AM
42	thank you for supporting increased local food capacity!	12/3/2021 11:28 AM
43	W we just aren't people forced to clean up their messes and hoarding on farming land	12/3/2021 9:36 AM
44	To many houses are sneaking onto ALR land in the ruse of farming only to be sold later when no farm use is actually in use and being farmed as an income of any type.	12/2/2021 7:04 PM
45	No thanks	12/1/2021 11:51 AM
46	Must put serious consideration/restrictions on the development of cherry orchards, in light of water use and neighbourhood lifestyle (related to noise and toxic chemicals).	11/30/2021 5:01 PM
47	Need to have a landfill or composting site for butchers and slaughter houses	11/30/2021 12:40 PM
48	Anything that can be done to increase local food growing capacity and food security given many converging supply line threats and climate change issues locally - any interventions that	11/28/2021 10:00 PM

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would increase the feasibility of water accumulation in the wet season also should be considered

49	My property is less than one acre and we keep two goats, two rabbits and six chickens. We have plenty of room to raise healthy animals. Animals should not be restricted as residents should be able to raise their own food.	11/28/2021 8:05 PM
50	It is wonderful that you are doing this survey. Loved giving feedback for a much needed area of the RDCK.	11/28/2021 12:03 PM
51	All this popular rhetoric about sustainability and self reliance and 100k food circles etc wont mean a lot if this world is reduced to the projected 300 million that the elites hope to have after this crap is over ...but that aside this is a tiny speck of land in a really nice part of bc ...lets make it a place folks like ...i dont mean that we should make it so that folks want to come here ...why care about folks that are not here yet ...but really .it should be where we want to stay and continue to stay ...our abilities to live here and earn some supplemental income using our land and talent should be encouraged rather than curtailed...in summary less regulation than more ...	11/27/2021 12:32 PM
52	I am glad this conversation is happening. I am passionate about food security and encouraging new farmers to start growing food. I think the less restrictions (except animal welfare and environmental concerns) will allow this important growth. Farmers need support, yet small farmers get very little. Let this be a place of encouragement and support. Thank you.	11/27/2021 10:36 AM
53	Please protect the ALR. It is going to be an incredibly important resource for food security. Many young people are wanting to get into farming but are finding it harder and harder to afford to do so. We do NOT need bigger homes or increased density on ALR land. PLEASE protect our land. Increase (reasonably) rules for protecting ALR land, do not water them down.	11/27/2021 10:18 AM
54	we should be encouraging and supporting local farmers so we all may have access to locally grown and produced items	11/27/2021 7:40 AM
55	Increase number of chickens permitted.	11/26/2021 10:53 PM
56	RDCK should include the Diking Districts in the planning before any permits are issued within there Diking boundaries!	11/26/2021 8:56 PM
57	Don't allow the non-farming rich people to buy build massive homes on agricultural land and rent out their land to others to farm. Our vast, arable land is crucial, and must not be allowed to be broken into smaller parcels and fenced.	11/26/2021 3:26 PM
58	Keep and open mind when working with farmers and ask the farmers for advice also Please	11/26/2021 12:14 PM
59	Make things easy for those that are really farming as long as they keep farming. They need all the support they can get.	11/26/2021 10:38 AM
60	The RDCU has many studies about agricultural land use on it's shelf; this will be another one. I just hope you really put into practice the information you're getting from this survey.	11/26/2021 9:46 AM
61	Less intensive livestock/tree operations. Intensive monocrop and monolivestock farms are unhealthy practices in farming which deteriorate the soil, cause diseases requiring the use of unhealthy medications, effluent that isn't properly disposed of, etc. More support of smaller family farms, less government interference, less regulations/red tape/fees for those wishing to organic farm. We're losing good farmers with good practices because of government interference. Small dairy farms have the same laws as intensive operations. Their practices are healthier for the environment and yet they have to keep up to paying the price of the big quota farms. Support local and support our smaller farmers who have healthy farming practices. And, have I said, less government interference to achieve a healthy food system that is more locally sustainable?!	11/26/2021 9:04 AM
62	Rdck = criminal organization.	11/26/2021 12:26 AM
63	I think there should be more discussion regarding regulations changes to the bylaws in the ALR land with the farm owners to get a clearer picture of how everything is defined and how it will affect the farming community.	11/26/2021 12:03 AM
64	There's no point in any of it if it's never enforced.	11/25/2021 8:08 PM
65	Please don't overdo the rules!	11/25/2021 7:57 PM

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66	We need zoning and an OCP in area H. I worry about changes without community input and land owners ruining agricultural land by using it as an industrial park, junk yard and garbage dump. We also want to be able to live on our acreage with or without farming it and have options to provide support to the local economy (short term rentals but no commercial or industrial parks).	11/25/2021 7:14 PM
67	We should be able to redone and create the need for residential subdivisions if needed.	11/25/2021 6:21 PM
68	Permissions must be made with consideration for availability of water. If the farm next door to me adds more livestock we will have NO water in the summer - they already use so much water for watering their fields	11/25/2021 3:59 PM
69	Official community plan required in Area H south.	11/25/2021 3:35 PM
70	I think there needs to be a mechanism for each property to be assessed on its own merits as, for example in our area, one property may be suited to growing food while the literal next door property may not be suited for growing food, but can farm in other ways	11/25/2021 1:26 PM
71	I want farming to be a valued placeholder in land use decision making in my region. Farmers increase biodiversity and live symbiotically with the land. If our landscape is consumed by luxury housing we are insecure.	11/25/2021 1:25 PM
72	It does probably need some review, so thanks!...	11/25/2021 12:01 PM
73	would be nice with more local suport for regenerative farmer community needs, work by hand instead of fossil fuels	11/25/2021 11:59 AM
74	Do anything possible to support the small and large farm producers	11/25/2021 9:27 AM
75	The climate emergency is heightening our awareness of food insecurity. Farmers live (we know) on the edge of financial challenge, working 365 days/year. A secondary dwelling for family (help), farm worker (more help) and/or rental (financial help) would make a difference for us. We feel very impeded by the RDCK's response these days re: putting a second dwelling on our farm.	11/25/2021 6:47 AM
76	Farmers need support/protection. Additional regulations like water metering in Erickson and initiatives like this only make it harder to operate a profitable operation.	11/24/2021 9:48 PM
77	It is close to the top of my list of reasons why I intend to sell my farm and relocate out of province within the year.	11/24/2021 7:59 PM
78	Leave people alone, there is land that is not suitable for agriculture, but RDCK has it zoned anyway???why??	11/24/2021 7:10 PM
79	I have 4.5 acres in the alr and would like to subdivide some property for my son and am wondering if this is possible?	11/24/2021 6:40 PM
80	Please please do not change anything in the way of adding more restrictions. They will backfire and make ALR land in this area more challenging to be a successful balance with lifestyle and farming.	11/24/2021 5:54 PM
81	Water conservation, mandatory water meters, storage/disposal of agricultural waste	11/24/2021 3:54 PM
82	Dust pollution needs to be controlled	11/24/2021 3:25 PM
83	More investigating elected officials and their children farms....	11/24/2021 2:46 PM
84	Don't let us turn into the Okanogan	11/24/2021 2:32 PM
85	Help young families to return to their land where parents are aging.	11/24/2021 12:56 PM
86	We must preserve our agriculture land & not whittle it away with residences! Also there will not be enough water available for all of us if we do increase residences!	11/24/2021 9:09 AM
87	We must support and develop local food systems and base decisions with regards to climate change. Please push for regenerative farming practices to protect our farmland for now and for the future and to help withstand climate change! Support farmers to transition to more sustainable methods!	11/24/2021 7:52 AM
88	promote farming	11/24/2021 7:31 AM
89	enable community use farming; ie a plot of land owned by a non profit or individual where	11/24/2021 7:30 AM

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	designated use is communal	
90	We have shortages of housing for so many people, and also farms that have young families trying to get started and struggling with costs, and some families that need or want multigenerational living. Farm land could be an easy way to increase housing that either allows farmers additional stable income with a rental, houses family, or houses workers, without significantly impacting land use income.	11/24/2021 6:28 AM
91	I realize it's beyond the RDCK's control but I would hate to see additional productive agricultural land be annexed into municipalities.	11/23/2021 10:00 PM
92	More housing less property restrictions	11/23/2021 9:02 PM
93	Thank you for this survey. Anything you can do to support more small farms in our region would go a long way to increasing local food production and resilience.	11/23/2021 7:17 PM
94	How much fallow land is there and what are issues that come from fallow land i.e weeds. Is there sufficient agriculture land to provide food security for the region	11/22/2021 11:53 AM