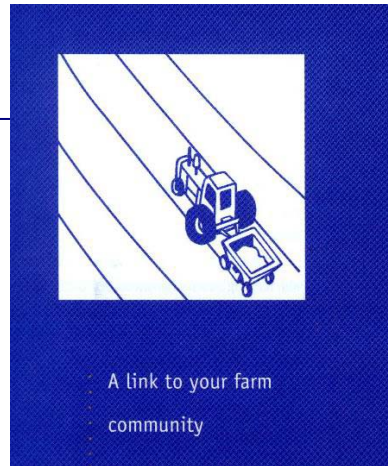

Agricultural Advisory Committee Workshop

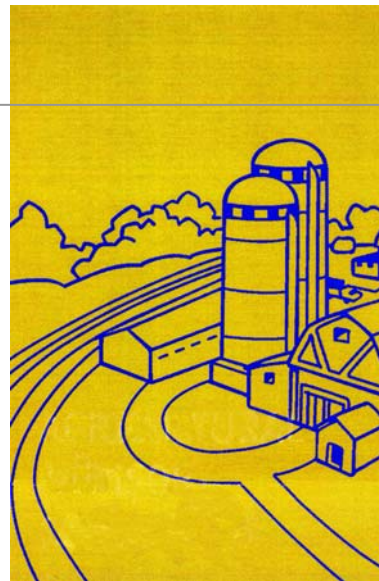
February 20th, 2003



SUMMARY OF PROCEEDINGS

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INTRODUCTION

A Link to the Farm and Ranch Communities

Agricultural Advisory Committees (AACs) are playing an important role in helping to connect several local governments with their agricultural communities. Agriculture not only represents an important economic component in most areas of British Columbia, it but often contributes to the very character of many B.C. communities. Over the years the farm voice, relative to the population as a whole, has been shrinking. Today B.C. is the most urbanized province in Canada and less than 2% of British Columbians live on farms and ranches. The result, for most of us, has been a gradual disconnection, often by several generations, with any first hand agricultural experience. Many communities, however, are recognizing the importance of ensuring that agriculture finds a place on local planning agendas. The appointment of Agricultural Advisory Committees by municipal councils and regional boards are proving to be an effective way for local decision makers to connect with their farm and ranch communities.

Currently there are 19 AACs that are serving 12 municipalities and 8 regional districts throughout B.C. A number of other communities have expressed interest in establishing their own AACs.

A Workshop – to Celebrate Achievement and Share Ideas

Some AACs have been in place for several years but most have been more recently appointed. With a number of new AACs having been formed, an interest was expressed to find a means for Committee members, including elected officials sitting on Agricultural Advisory Committees and the local government and provincial staff supporting AACs, to come together to showcase achievements and their work accomplished to date and to share ideas.

As a result, the Ministry of Agriculture, Food and Fisheries (MAFF) undertook the organization of a workshop on February 20th 2003. The workshop was held in conjunction with the annual Pacific Agriculture Show, at the TRADEX Centre in Abbotsford. Besides current members of Agricultural Advisory Committees, the workshop was also attended by representatives of several communities interested in forming an AAC.

The overall objective of the workshop was to enable participants to take away some new ideas and information that will help them to continue to provide effective advice and support to their local councils and boards.

Workshop Package of Materials

Each participant received the following package of material:

- Agenda (see Appendix A)
- List of participants in each discussion group
- A form to provide feedback on the workshop
- Pamphlet: Agricultural Advisory Committees
- Pamphlet: About Your Farmers' Advocate (Alberta Ministry of Agriculture, Food & Rural Development)

- Pamphlet: AgFocus – A Guide to Agricultural Land Use Inventory – Overview
 - List of Agricultural Advisory Committees (as of February 2003)
 - Agricultural Advisory Committees “Some Ideas” (A list of some basic ideas that may contribute to a successful AAC)
 - Agricultural Advisory Committee – “Model Terms of Reference”
 - Local Governments Linking with Agriculture (Summary of a survey conducted by MAFF)
 - AGFOCUS At Work (A list of agriculturally focused land use inventories, plans, studies, strategies and bylaw reviews initiated by or involving local governments)
 - Booklet: Agricultural Sector Strategy for the District of Chilliwack (Chilliwack Agricultural Commission)
-

WORKSHOP OUTLINE

Ron Bertrand, Director of the Resource Management Branch (MAFF) welcomed the participants. Ron thanked the participants for attending and commented on the important work AACs around the province are doing in providing advice to their local councils and regional boards and generally linking agriculture to the larger community on a number of issues.

The workshop was facilitated by **Jessica McNamara**. Jessica provided an outline of the day, reviewed the agenda with participants and introduced the speakers to begin the morning session.

The workshop was organized into the three sections (see Appendix 1 – Agenda, for further details):

(1) Morning Session: AAC Achievements

Following introductions, Marvin Hunt, Councillor for Surrey and Chair of the Greater Vancouver Regional District highlighted the benefits of AACs to local governments. This was followed by six AAC members from across the province addressing a number of issues and initiatives undertaken by their local AAC. The morning wrapped up with a panel discussion which provided an opportunity for each speaker to share their experiences sitting on AACs and answer questions from participants.

(2) Afternoon Session: Challenges and Opportunities – AACs “making them work”

Participants divided into 9 discussion groups to exchange ideas on four central themes and report back to the workshop. The four themes included:

- i. Start up Challenges
- ii. The Role of an AAC – main functions / mandate
- iii. Effectively Communicating Advice
- iv. AAC Needs

(3) Pacific Agriculture Show:

The workshop was organized to allow time in the later part of the afternoon for participants to gather information and take in the many displays at the fair and attend the opening procedures of the Pacific Agriculture Show.

PRESENTATIONS



► AAC Benefits to Local Governments

Marvin Hunt: Councillor, City of Surrey and Chair of the Greater Vancouver Regional District and Surrey Council’s representative on the Surrey AAC.

Councillor Hunt began his presentation by providing an overview of the City of Surrey.

He noted that the City’s population is approximately 365,000 persons making Surrey the second largest municipality in B.C. Of Surrey’s land base of 32,500 hectares, about one third is designated in the ALR. He noted that in fact more land is currently zoned for farm use than what is in the ALR.

Councillor Hunt mentioned that with a large population and over 550 farms in Surrey there is obviously the potential for urban / rural conflict. Despite this, the City of Surrey is committed to its agricultural industry which realized over \$181 million in gross farm receipts in 2000.

Because farming is an important business in Surrey, an Agricultural Advisory Committee (AAC) was appointed several years ago and Councillor Hunt has been Council’s representative on the Committee. He noted that the AAC has been “a *breath of fresh air*”. The Committee has enjoyed excellent communications with Council and has been very important in building agricultural awareness within Council on farm issues. The farm tour organized by the AAC has been growing in popularity – now needing two buses to accommodate everyone – with Councillors and developers looking forward to this annual event.

So what has the Agricultural Advisory Committee been achieving? Councillor Hunt made the following observations: “The AAC of course deals with a variety of issues forwarded to it by Council. But more than this, they have tackled a number of broader policy issues.

“The AAC has assisted in establishing a development permit area for the protection of farming. This area, on the urban side of the agricultural / urban boundary, deals with a number of matters all directed at lessening urban / rural conflict. Landowners within the development permit area wishing to subdivide next to the agricultural area must

place a restrictive covenant on the new parcels to ensure that the new landowners are fully aware that they are living next to a farm area.

“Most of the people in Surrey live in upland areas and most of the farming is in lowland, floodplain areas. Surrey, and I mean all of the citizens of Surrey, are contributing millions of dollars to on-going infrastructure improvement projects designed to address water runoff issues. The AAC has also been dealing with issues related to dykes and the recreational use of dykes, many of which are privately owned. So far this has yielded good results. The Committee has dealt with a number of bylaw and other regulatory issues involving the farm area and has also considered environmental issues, particularly those related to the Pacific Flyway.

“And lastly, a subject that Mike Bose will be discussing in more detail, the AAC functioned as a steering committee to oversee the completion of Surrey’s Agricultural Plan.

“Of the 10 members on the AAC, 7 are farmers. Mike Bose is our chair and we get staff support from the Ministry of Agriculture and the Agricultural Land Commission. An important part of the effective functioning of the Committee has also been the dedication of Surrey staff.

“All I can say in closing is, if you don’t have an Agricultural Advisory Committee in your area ... GET ONE! The AACs are a great way to built good, strong relationships with the farm community.”

► **Awareness: Chilliwack Farm Tour**

Janice Uebelhardt: Chilliwack Agricultural Advisory Committee -

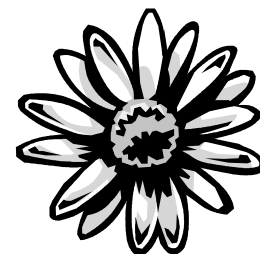


Janice owns and operates ‘Greenhill Acres’ in Chilliwack with her husband and is on the board of the Pacific Northwest Direct Farm Marketers Association and member of the Chilliwack Chamber of Commerce.

Janice provided a presentation highlighting the 1st Annual Farm Chilliwack Farm Tour held on October 4, 2002. A major theme of the presentation was the value of farm tours in enhancing agricultural awareness. The presentation, with a description of the farms visited on the tour, is provided below.



**Public Awareness
Committee**
1st Annual Farm Tour
Highlights



Farm Description Chilliwack Farm Tour

Techni-Gro Greenhouses

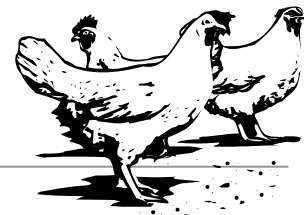
Owners: William Stolze and Brian Pouwels

Type of Operation: Greenhouse – Cut Flowers

Description: Techni-gro started in 1990 with 1 ½ acres of greenhouses and in 1999 we expanded to 2 ½ acres. We produce approximately 3 million gerbera daisies annually. Our greenhouses are computer controlled and we recycle all our returned water. We grow our product 90% pesticide free. Sixty percent of our gerberas are sold to the United Flower Growers Auction in Burnaby and 40% is sold directly to wholesalers and flower shops.



Techni-Gro Greenhouses



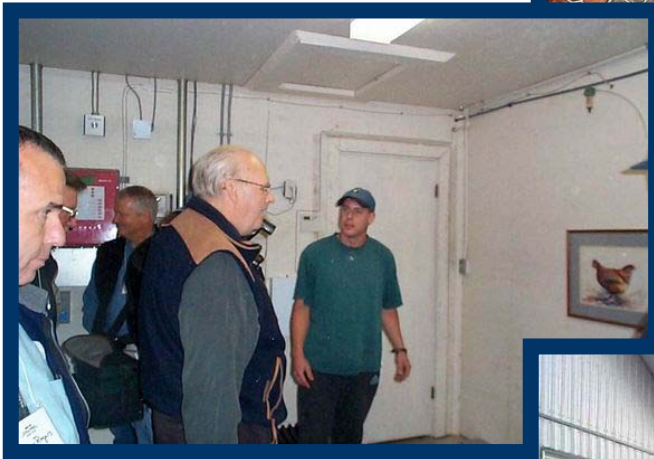
Farm Description Chilliwack Farm Tour

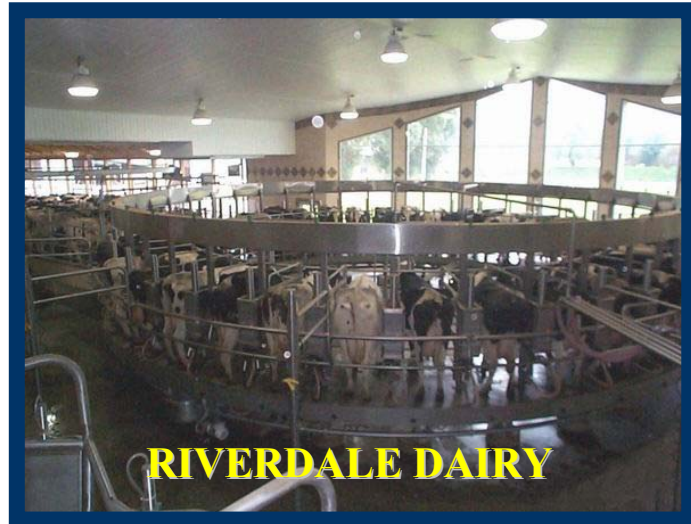
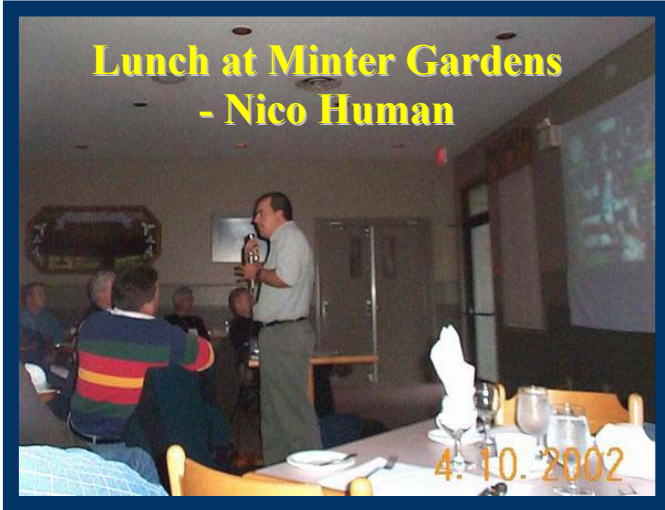
Eggstream Farms Ltd. / Canadian Organic Feeds Ltd

Owners: The Jansen Family

Type of Operation: Certified Organic Eggs & Certified Organic Feed Production

Description: Our operation is a fully integrated certified organic layer farm. We raise our own pullets, grade our own eggs, market the eggs and produce our own certified organic feed. The organic feed division of our farm also supplies organic feed for dairy, hog, chicken and other layer operations.





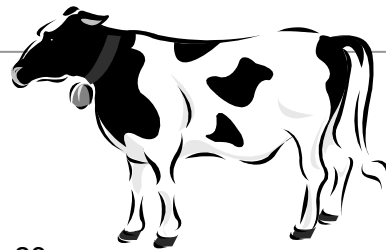
Farm Description Chilliwack Farm Tour

Riverdale Dairy Ltd.

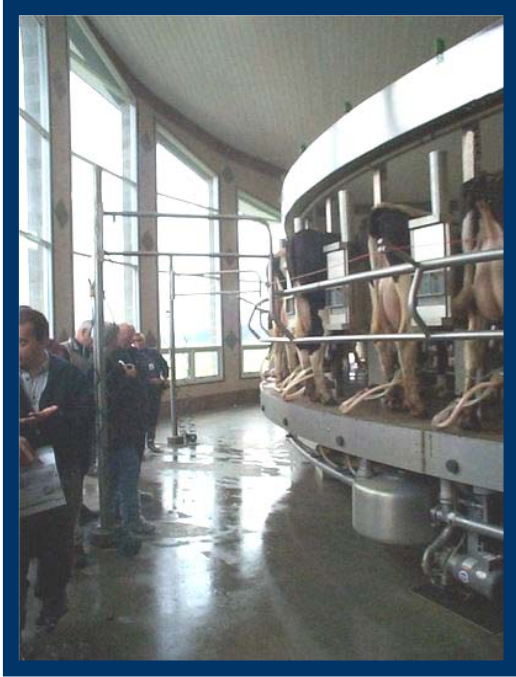
Owners: Gary and David Vander Kooi

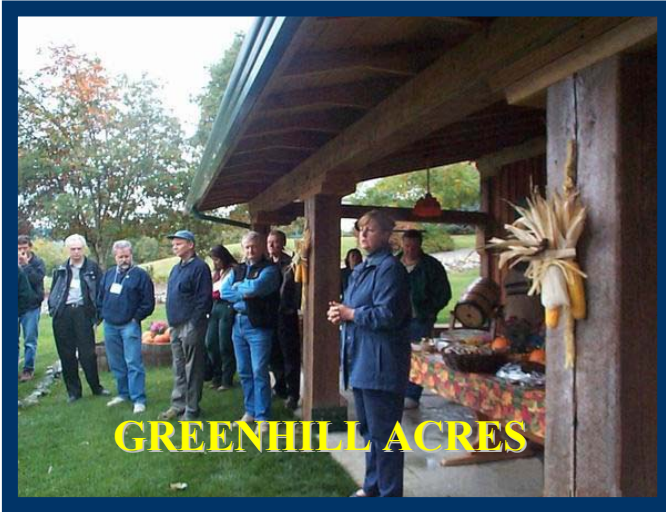
Type of Operation: Dairy

Description: We have been farming on this location for 23 years. We have just replaced the existing milking facility with a new rotary parlor. Our farm milks approximately 350 cows. Milking now takes less than two hours, compared with the six and a half it used to take to milk. Our farm consists of about 350 acres.



Riverdale Dairy Ltd.





Farm Description Chilliwack Farm Tour

Greenhill Acres

Owners: Georges and Janice Uebelhardt
Type of Operation: Livestock Sales and Agri-activities



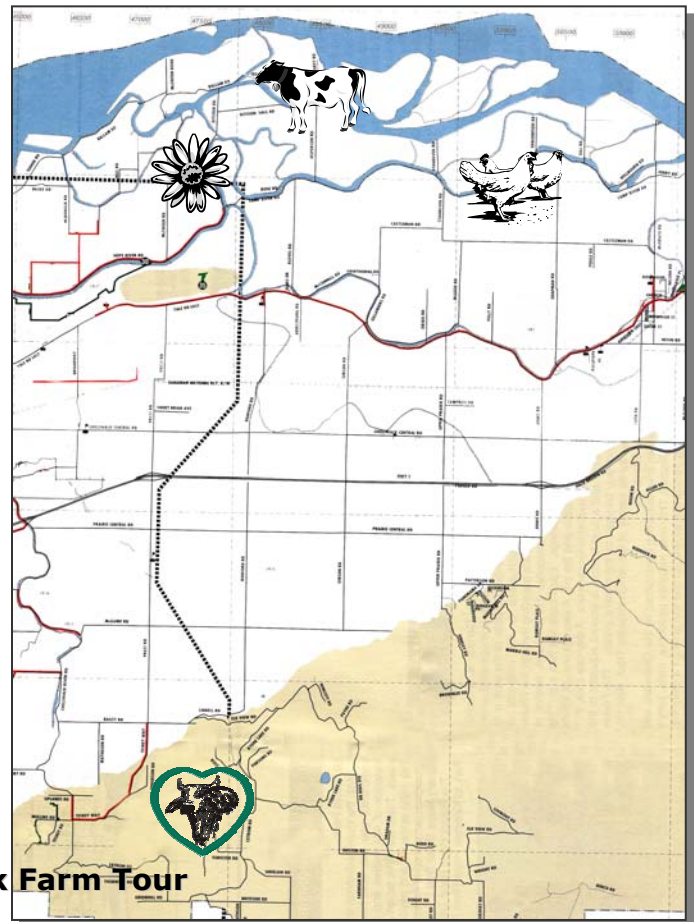
Description: Our family history has been agriculture since the 1500's. We were dairy farmers in Fort Langley for 22 years and we have owned our 25 acres in Chilliwack for the last eight years. Our farms main source of income is from meat product sales. Additional income is from farm-gate sales and agri-activities, which we have been doing for the last three years. We have expanded to include a blacksmith shop, the Hill Billy Hilton and our Pumpkin Launcher. Our agri-activities, by reservation only, include school tours, family reunions, corporate events, and weddings. Some of the special events we host are "Bunnies in the Brambles", "Pumpkins and Pickles", and the "Ryder Lake Ramble".



Greenhill Acres



In closing, Janice reiterated that the Chilliwack farm tour was very useful for increasing agricultural awareness and the tour in fact helped to kick start a new farm business. She mentioned that in organizing a tour it was important to be accountable for the tour financing and encouraged other AACs to get a plan in place for your own farm tour, celebrating agriculture in your community.



Map of Chilliwack Farm Tour

► **Planning: Surrey Agricultural Plan**

Mike Bose: Chair, Surrey Agricultural Advisory Committee -
Mike operates the family farm in Surrey and is a director of the Surrey
Farmers' Institute

Mike made the following presentation to the Workshop, outlining the development of Surrey's Agricultural Plan which saw the AAC act as the steering committee in the development of the Plan.

Surrey's Agricultural Plan

Mike J. Bose
Chair – City of Surrey
Agricultural Advisory Committee

February 20, 2003



Surrey's Agricultural Plan

- ✓ Surrey's Agricultural Plan – What is it?
- ✓ Why is an Agricultural Plan needed?
- ✓ How was the Agricultural Plan developed?
- ✓ Surrey's agricultural land and industry
- ✓ Key Components of the Agricultural Plan
- ✓ Achievement highlights of the Plan and the Agricultural Advisory Committee

Surrey's Agricultural Plan

- ✓ Provide a policy basis to address on-going issues facing farmers in Surrey.
- ✓ Provide stability in farmers' dealings with the City
- ✓ Provide a 'blue-print' for the City and farmers to work together to address land use impacts on agriculture

Surrey's Agricultural Plan

History

1994 – The City of Surrey completed the Future Surrey visioning workshops on the future growth and development of Surrey. Mike Bose took part as a representative of the agricultural community.

1996 – Surrey's new Official Community Plan adopted, including a specific policies related to agriculture and maintaining the viability of farming in Surrey.

1996 – Grant from the Ministry of Municipal Affairs (\$20,000) to undertake preliminary work on the Plan. The Farm Community Survey and a background report prepared.

1998 – Provincial Grant received to prepare the Agricultural Plan.

February 1999 – The plan process commenced, with additional contributions from the Investment Agricultural Foundation. A steering committee was formed, comprised of members of the Agricultural Advisory Committee, along with staff and a consultant.

October 1999 – Agricultural Plan presented to Council.

Surrey's Agricultural Plan

Surrey has a total of 9,994 ha (22,965 acres) within the Agricultural Land Reserve.

This is 29% of the land area of the City.

Surrey farms produce vegetables, dairy, poultry, blueberries, flowers, and agri-tourism



Surrey's Agricultural Plan

Plan Content

Background and policies on four major issue areas:

1. Requirements for Continued Agricultural Viability
2. Encroachment on Agricultural Land Base
3. Encroachment on Agricultural Operations
4. Agricultural Implementation Strategy

Surrey's Agricultural Plan

Achievements of the Agricultural Plan and the Agricultural Advisory Committee

Achievements of the Plan and Surrey's AAC include:

- ✓ Encouragement of Agricultural Infrastructure
- ✓ Addressing Urban / Rural Conflicts
- ✓ Raising Awareness/ Public Education

Surrey's Agricultural Plan

Serpentine-Nicomekl Lowlands Flood Control Project (2003)

PLANNING

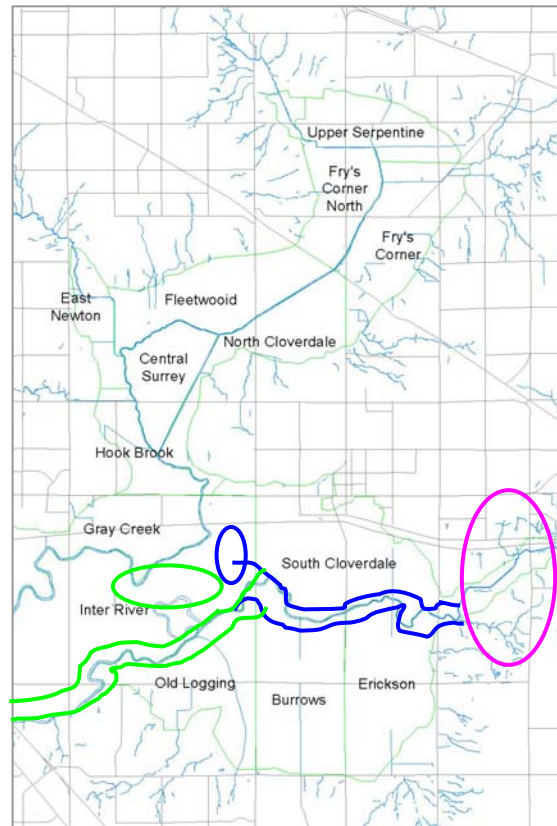
- Upper Nicomekl Flood Control Study

DESIGN

- Nicomekl River (168th Street to 184th Street)
Cloverdale Canal Dyke Upgrade
Inter-River Conveyance Works

LAND ACQUISITION

- Inter River Conveyance Works
Nicomekl River (King George Hwy to 168th Street) (open house planned)

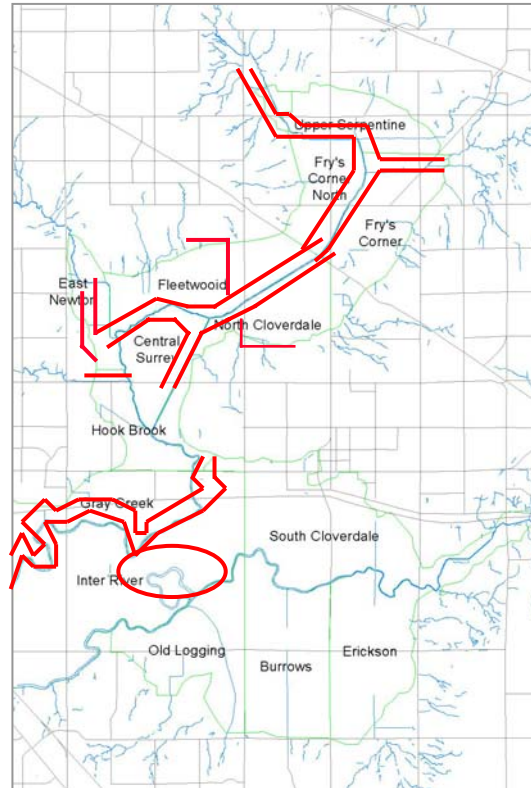


Surrey's Agricultural Plan

**Serpentine-Nicomekl
Lowlands Flood Control
Project (2003)**

CONSTRUCTION

- Upper Serpentine and Latimer Creek Dyke Tie-In (including BC Gas Wall)
- Central Serpentine and 168th Street Dyke Tie-In
- Hyland Creek Dyke Tie-In
- Lower Serpentine Dyke Upgrade
- Inter River Conveyance Works



Upper Serpentine Dyke Tie-In October 2001



Upper Serpentine Pump Station – April 2001

Surrey's Agricultural Plan

Urban / Rural Conflicts

- ✓ *Surrey's Official Community Plan (OCP) establishes a mandatory Development Permit Area around agricultural lands*
- ✓ *Residential Building Schemes registered on the title of all new single family lots smaller than one acre contain clauses to notify owners of their proximity to farm activities*

Surrey's Agricultural Plan



Buffering standards for residential lots adjacent to the Agricultural Land Reserve (Morgan Creek)

Surrey's Agricultural Plan

Awareness and Public Education

- ✓ *The Agricultural Advisory Committee and the City of Surrey work towards increased awareness of agricultural issues, through measures such as signage and the annual Farm Tour.*



Surrey's Agricultural Plan

The Agricultural Advisory Committee and the Agricultural Plan have helped foster a positive relationship between the City and the farm community. The Plan provides the policy framework for land use decisions which affect Surrey's agricultural economy

► **Economic Development:
Pitt Meadows Agri-tourism**

Dan Kosicki:

Pitt Meadows Agricultural Advisory Committee - Dan manages 'Meadows Landscape Supply' and has worked in the dairy, mushroom and greenhouse industries



Hello my name is Dan Kosicki. I am a member of the Pitt Meadows Agricultural Advisory Committee. As a 40-year resident, raised on a farm, worked at a local feedlot for ten years and represent the Chamber of Commerce on this committee.

A little info on Pitt Meadows:

Pitt Meadows is a unique community for many reasons – Our landmass is 8005 hectare 6920 ALR and 1085 non-ALR = 86% ALR. Our population is just over 15,000.

The urban mass is central and south while ALR lands are predominantly on the north side and some to the west.

show on the overhead screen

As all agriculture in the Valley, Pitt Meadows has seen its share of change and challenge. What twenty years ago was predominantly dairy, forage, etc. The predominant agricultural uses today are berry, nursery, greenhouse, and dairy.

Some facts:

Gate Receipts	2000-60,000,000
Wages paid	2001-12,850,000
	23,000 Weeks of paid labor

Our OCP and Current council support agriculture and the ALR.

We have golf courses, miles of dykes, GVRD and municipal parks, rivers etc., etc. and as the GVRD grows, people are coming more and more to Pitt Meadows for their recreation, exercise and experiencing nature amongst some of the most intensive and diverse agricultural areas in the province.

We have a very dedicated group of people whom form Tourism Maple Ridge and Pitt Meadows board. They represent hotels, restaurants, and golf courses, bed and breakfast and other hospitality business.

We also have the best cross section of farmers representing dairy, berry, nursery, sod, feedlot, greenhouse and agricultural tourism forming our Agriculture Advisory Committee group. Which leads to my reason for being here today.

Our Agriculture Advisory Committee was asked to work with Tourism Pitt Meadows to get together on common ground, work out concerns and forward to council suggestions as they finalize an Agriculture/Tourism policy. We had representation from both groups as well from the district of Pitt Meadows the director of Development Services, Jim Lowrie, and our town planner Bruce McWilliams, and Chris Zabek from the Ministry of Agriculture. Our challenge is unique for Pitt Meadows but many jurisdictions in North America are wrestling with this exact situation.

We already have an unique and successful Agriculture/Tourism operation. Many of you already know or have heard of Meadows Maze and Cranberry Meadows. It epitomizes the best and is the true essence of Agriculture/Tourism.

History:

- Existing Feedlot – almost 50 years in operation
- 3 packing plants closed in 10-15 years
- Question Feasibility of feedlot – many loses – income assurance, crow rate, etc
- Started cranberries and scaled back feedlot operation
- Started corn maze with petting zoo – 3 seasons – local employment – many students for summer employment

They only lose 15% of crop, and by late October the site looked like a regular harvested cornfield. The positives are extra receipts at farm gate, education and positive experience for public a negligible loss of farm production.

Also even more unique is Honey Land. An educational and productive honey operation. Plans are for school tours, seminars for apiarists, continuing research and some on-farm sales or products. Everyone in agriculture benefits from the bee and its pollination.

The challenge was to come up with definitions and guidelines that both the agricultural community and the tourism people could support.

Our research included a tour of Agriculture/Tourism locations in the Fraser Valley. Presentation from Ag. Aware BC Nico Human. Presentation from Direct Farm marketing and many Agriculture/Tourism reports, web sites to view etc.

We are also listening to all sides affected either positively or negatively to make a true made in Pitt Meadows Plan.

We already had a tremendously successful and well publicly received Agriculture/Tourism operation in Meadows Maze. The Ag. Community generally supported it and council endorsed it.

With people coming to Pitt Meadows for all of its natural attributes and recreational possibilities it made sense to include agriculture but even more so to protect agriculture.

Some in farming are looking for other revenue sources as their situations change while others just want to be left alone.

Some farmers feel that if it won't benefit them or even if it was neutral, they would rather keep people away. Their daily challenges are enough and further advancements of people in agricultural areas only make for more conflict.

The fact is people are coming – they will be on public roads, parking, cycling, jogging, walking etc, in farm areas. The 50 miles of dykes are public domain. Major recreational areas, Grant Narrows Regional Park, Menzies Crossing and four golf courses all are accessed through the heart of farmland. Some feel that we could relieve visitors of some money by offering an agricultural experience – either through roadside stands, tours, products etc.

Recently changes to ALR regulations open more possibilities for Agriculture / Tourism. Clearly a local governing body can't limit or prohibit it, but they can regulate it.

The definition of farm – land that is classified as a farm under the Assessment Act and a major issue to be dealt with is the ALC definition of the terms:

Temporary – In the context of this regulation, means a use or activity in a facility or area that is established and used on a limited time basis for agri-tourism activities. If a building or structure is required for this use, temporary use of the building or structure means a use for agri-tourism for less than 12 months of the year. The building or structure may be used for the other permitted uses for the remainder of the year.

Seasonal – In the context of this regulation means a use or activity in a facility or area for less than 12 months of the year.

This leaves quite a lot for interpretation. Most in agriculture view temporary and seasonal to a crop cycle. This can be regulated at the local level, and if not could conceivably be a year round operation.

As mentioned earlier, with our majority of lands being in the ALR – there are little “rural” lands – either ALR or a mix of Residential/Commercial/Industrial. Because the public view “ALR” lands as rural and that won't change, we had to clearly define what was agri-tourism and rural tourism. An example of rural tourism could be bike rentals, canoe rentals, and bird watching etc. - this entirely happening in and around ALR lands. It was felt that an applicant for tourism etc., project would either qualify under agri-tourism or rural tourism, which would follow this process:

Applicant for Agri tourism Use

1. Staff review proposals to determine level of compliance;
2. If proposal complies, proceed to permit/use application; and
3. If not, proceed with non-farm use application.

Application for Non-Farm Use of Agricultural Land

- (1) An owner who seeks permission for a non-farm use or subdivision of agricultural land must file an application in a form acceptable to the Commission in the office of the responsible government officer;
- (2) Subsection (1) does not apply to applications for transportation or utility uses.

Commission must give notice of decision

The Commission must inform the applicant, the local government and, if applicable, the appropriate Registrar of Titles and the British Columbia Assessment Authority if the Commission.

- (a) Includes or designates land;
- (b) Grants permission for a non-farm use or a subdivision; or
- (c) Excludes land or grants permission for a non-farm use or subdivision.

It is felt that an applicant that comes to the front counter at Municipal Hall should know very promptly and clearly whether or not the plan or proposal falls into the Agri. Tourism or Rural Tourism category. Just because the project falls in an ALR area does not necessarily mean that it is Agri. Tourism. With a clear line drawn it will make it easier for staff and the applicant to see what side – rural or agriculture the proposal falls on – and see from there.

We have made good progress to date which has had input from the Farmers Institute. We will be talking to our Economic Advisory Committee shortly and then going to council for their feedback and hopefully before spring we will have a policy / bylaw in place for Agr. Tourism.

Vision For AgriTourism

A self sustaining, economically viable agritourism enterprise, built on the heritage, values and uniqueness of rural life, preserving the character of the environment and awareness of agriculture's vital contribution to society.

Thanks to our Task Force and AAC members here today.

- | | |
|-----------------------|---|
| Leo Captien | - President, P.M. Farms Institute and AAC member |
| Councilor John Becker | - AAC Member |
| Chris Zabek | - AAC Member – Ministry of Agriculture |
| Greg Cross | - Director of Operations – District of Pitt Meadows and our AAC Chair |

► Initiatives: Saanichton & Water Rates

Ian Vantreight: representing the Peninsula Agriculture Commission -



Ian operates 'GA Vantreight and Sons, is president of the Island Vegetable Co-op, Chair of the Workforce Policy Board and past Chair of the Peninsula Agriculture Commission's Water Sub-Committee

Good morning and thank you for the introduction. I am here to speak to you today about water rates in the Greater Victoria area and more specifically the Saanich Peninsula, how this affects agriculture and the work of the Peninsula Agricultural Commission.

Ian indicated that his talk would be informal and welcomed questions at any time. The history of the Peninsula Agricultural Commission was outlined. He noted that it all started with the will of the local politicians. Initially two mayors that thought it would be good idea to work more closely with the farm community – align themselves with the agricultural banner if you like.

Was this an effort by the politicians to make hay for themselves? Hell yes. But from the position of the farm community this was an important opportunity and we played the cards we were dealt with the best poker face we could muster.

The Peninsula Agricultural Commission was initially formed to act as an advisory committee. This allowed the five councils on the Saanich Peninsula to bounce agricultural matters off the Commission and look at the conflicting legislation in different areas that may be inhibiting agriculture in the region. Hence the Peninsula Agricultural Commission set as it's mission "To ensure the sustainability of the Saanich Peninsula's farm community."

One way in which the politicians in the area wanted to show support for agriculture was to even out the highly varied water rates in the Peninsula.

Ian then explained how little water agriculture actually uses in the Capital Regional District (CRD) and illustrated the actual costs to the CRD population. He also reviewed the qualifications and 7 points of the RWAC ?? and went on to indicate the comparative water rates with other regions.

Ian concluded by discussing the long term objectives of the:

- Water Pricing Policy; and
- Water Supply Policy

Ian summarized that the key is to work as closely as possible to supply the correct information, data and usage needs to the bureaucrats so they in turn can give the politicians the information they need to take the actions needed to support agriculture.

And remember ... to PLAY ALL the cards that are dealt to you with the BEST POKER FACE.

► **Initiatives: FPPA Disclosure to Land Owners**

Arne Mykle: Township of Langley Agricultural Advisory Committee –



Arne is a broiler farmer and has been active in chicken industry associations for 29 years, a founding partner in Excel Feeds and currently Chair of the Langley AAC.

Arne's presentation summarized a paper presented to the Township of Langley which outlined a strategy to increase awareness of farm activities. This paper, which contains a series of recommendations associated with building awareness and disclosure statements, is attached below.

Langley Agricultural Advisory Committee

Discussion Paper

**A Strategy to Increase Awareness of Farm Activities
in the
Township of Langley**

**Presented by:
LAAC Sub Committee
John Blair
David Davies
Bruno Giacomazzi**

Mark Robbins - Ministry of Agriculture, Food and Fisheries

Introduction

In 2001 there were 1450 census farms using many of the 3,000 Agriculture Land Reserve (ALR) lots in the Township of Langley. An estimated 18,000 people live on or among these farms in the rural area and many more along the ALR boundary.

Currently there is no formal mechanism to familiarize the non-farm community living in or near the ALR with the typical sights, sounds and smells associated with farming. People moving into these areas without a clear understanding of what to expect from farming activities may become upset when faced with every day farming practices.

The Langley Agricultural Advisory Committee established a sub committee to explore ways that new and existing residents could be better informed of the normal activities of their farm neighbours. This discussion paper is a summary of their deliberations and findings and is presented to the full committee for their discussion, comment and possible action.

Background

Over the last century society has moved from a situation where over 40% of people were involved in food production to where less than 3% are involved in food production. Within the last 50 years, improved transportation and population growth have pushed developments close to the edge of farmland and brought non-farm residents into farming areas.

In 1972 the ALR was established to preserve agriculture land and encourage farming. In 1996 the Farm Practices Protection (Right to Farm) Act (FPPA) was proclaimed to provide farmers with protection from nuisance complaints if they followed "normal farm practices".

While the ALR and Farm Practices Protection Act have helped keep farmers farming, they alone cannot ensure that all people living in and around farming areas understand the day to day activities that are necessary in running a successful farm operation. As a result some new home owners find themselves living near activities they find unacceptable primarily because they were unaware of the realities of living near a farming area. The resulting disputes can be stressful and time consuming for both the farmer and the resident.

To strengthen the effect of the ALR and the FPPA there needs to be formal and informal mechanisms to ensure all residents (new and existing) in and around the ALR are aware of the different activities and impacts associated with farm operations.

Approach

The sub-committee identified 5 strategies to improving the awareness of agricultural activities and impacts associated with farming. Two, through awareness activities, and three, through expanded regulation/disclosure. Awareness involves signage and distribution of agriculture information. Regulation/disclosure involves creating legal requirements to inform land owners that their property may be affected by farming activities.

Recommendations for Consideration

I. Awareness

1. Signage

This involves placement of signs near the ALR/urban boundary informing people that an active farming area exists and they may experience some impacts from farming activities. The signs would have to meet the Township sign bylaw. MAFF can provide ideas and examples of signs used in other jurisdictions.

2. Distribution of Farm Practices Information Package

This involves encouraging agencies to distribute information on the ALR, FPPA, farm practice and contact information when residents are involved in a formal transaction such as purchasing a property, applying for a building permit, applying for a business license, etc. Distribution would be voluntary by the agency. One example would be to have a local government office distribute the information when people apply for building permits or business licenses.

It would be possible to have rural residents actually sign a declaration that they have received the information.

II. Regulation/Disclosure

3. FPPA Disclosure at Time of Property Purchase

It is currently a requirement under the ALR Act and Land Title Act to disclose to new property owners at purchase that their property is in the ALR. It is possible, through legislative change, to extend this disclosure to include the impact of the FPPA. With this every lawyer/notary would have to disclose the potential impact of farm practices to every new land owner in the ALR.

This change in legislation would require a change in the FPPA and the Land Title Act.

4. Restrictive Covenants at Time of Subdivision

Restrictive covenants, commonly used to restrict activity on land, can also be used as a mechanism for disclosure. It is possible to require new subdivisions close to the ALR to put restrictive covenants on the property disclosing that the land is near the ALR and may be exposed to the normal sights, sounds and smells associated with acceptable farm practices.

Requiring restrictive covenants on new subdivision (both in and adjacent to the ALR) can be done as a subdivision requirement by the ALC (in the ALR) and by the local government (close to the ALR).

There are examples of this in Surrey.

5. Restrictive Covenants when Rezoning

This is similar to requiring a restrictive covenant on all subdivisions, however, rezoning may happen without subdivision so this requirement would catch those situations.

Actions for Consideration by the LAA Committee

Request to Council:

1. Instruct staff to work with LAAC on establishing signs on the ALR boundary.
2. Instruct staff to distribute farm practices literature for all building permit applications and business license applications in the ALR and 300 meters inside the urban boundary.
3. That council require restrictive covenants on all new subdivisions and rezonings within 300 m of the urban boundary that alerts the land owner to the potential impact of normal farm sights, sounds or smells.
4. That when Council forward subdivision applications to the ALC they request that a condition of the subdivision be a restrictive covenant as in point 3.
5. That council formally request that the Minister of Agriculture, Food and Fisheries consider changing the FPPA to include a requirement for disclosure of the impact of the FPPA on all properties in the ALR and adjacent to the urban edge.

Request to Ministry of Agriculture, Food and Fisheries:

1. Provide information on urban/rural edge signs used in other jurisdictions
2. Provide information brochures on the potential impacts of living in the ALR or near the edge
3. Provide information on restrictive covenants used in other jurisdictions to alert land owners of the impact of living in or near farming areas.

Respectfully Submitted by:

John Blair
David Davies
Bruno Giacomazzi
Mark Robbins

➤ **Farmers’ Advocate – a possible role for BC?**

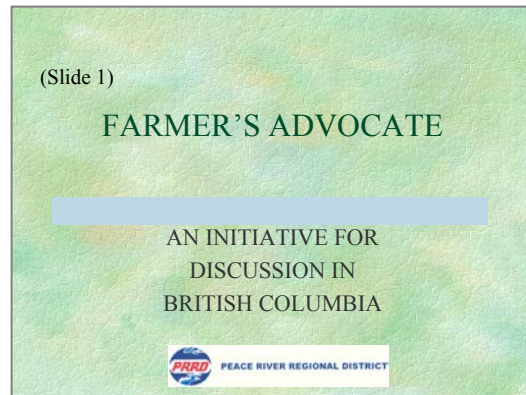
Bruce Simard: Manager of Development Services, Peace River Regional District and staff representative on the Peace River Regional District Agricultural Advisory Committee



Bruce introduced the participants to concept of a Farmer’s Advocate. Recently the Peace River Regional District AAC had a presentation from a representative of the Alberta Farmers’ Advocate. The Peace River Committee felt that some aspects of the work by the Alberta Farmers’ Advocate may be worthy of further investigation to see if they may have relevance in all or parts of British Columbia.

Bruce welcomed the opportunity to introduce the concept to other AAC members from around the province and indicated that at this stage his colleagues on the Peace River Regional District AAC wanted to see if there are others that would see value in further studying the concept to see if it may have application in B.C.

The power point presentation that Bruce provided the workshop is included below.



(Slide 2)

In consideration of the high value placed on the scarce agricultural resources of our province, it is proposed to establish an independent office that will provide an effective one window service for addressing the concerns of rural land owners.

This idea was introduced to the PRRD AAC, by our Board Chair - Karen Goodings. After a presentation from the Albert Farmers Advocate (AB FA), there was unanimous support from our AAC to ask the Regional Board to pursue the matter on a provincial level. The Board has also given its unanimous support for pursuing interest in this idea.



At this time we are referring to the Alberta Farmer’s Advocate as the general model for the concept. The AB FA has been serving the whole province since 1973. Their main functions are to assist in the resolution of disputes, and to provide timely information to the farming community on matters of concern. Other activities include attending at public information meetings; admin. Of the Farm Implement Act; admin. Of the Water Well Restoration or Replacement Act; member on the Rural Crime Watch Committee. Pamphlets have been distributed and their 2001 Annual report is being made available to each AAC.

(Slide 3)

So, why are we bringing this idea forward for your consideration?

In BC, there are already a number of agencies and organizations devoted to various aspects of agriculture. It is suggested here, that while such bodies work toward the enhancement of agriculture, they do so only within their own specific mandates. As rural land owners encounter problems, they must go through an arduous task of identifying the appropriate agent to assist them or address their concerns.



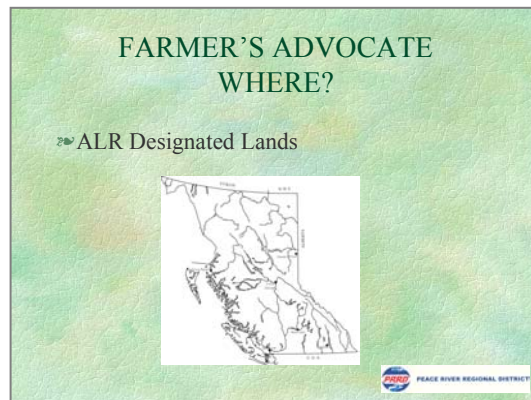
It is envisioned that the One Window approach of this proposal would help short cut across that plethora of agencies and departments, without the encumbrance of any particular mandate other than to facilitate the resolution of a problem. Having one window for assisting farmer's can also speed-up problem resolution, wherein the Farmer's Advocate could refer back to similar matters already dealt with and suggest a remedy rather than the individual farmer having to start from scratch each time. The Farmer's Advocate is intended to be complimentary to and not a replacement for existing agencies.

A provincial Farmer's Advocate would also provide an excellent, single referral agent for MLAs and local governments. With a basic mandate for assisting with problem resolution, there can be confidence that once a constituent is referred, that all effort will be given to assistance with their problem without being bounced from agency to agency. The AB FA Annual report provides some examples of issues they have dealt with.

Often concerns arise due to miscommunication or a misunderstanding, of rights, responsibilities and obligations. With an emphasis on dispute resolution a Farmer's Advocate could assist with reducing conflict and potential litigation. This would ultimately lead to reduced costs and enhanced relationships between the agricultural sector, industry, government and other non-agricultural interests.

(Slide 4)

Through the *Agricultural Land Commission Act* and the *Farm Practices Protection Act* the location and extent of recognized farm land has already been established.



It is suggested that the Agricultural Land Reserve be the starting point for discussions about where a Farmer's Advocate office would apply. There are defined boundaries and specific legislation.

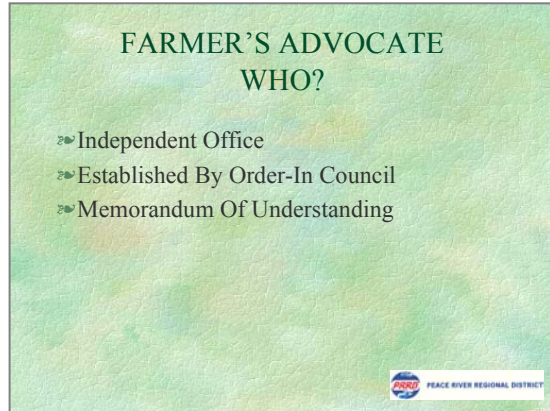
In BC, only 1.8% (1996) of our population live on farms compared to 82% living in urban areas. The remaining 16.2% of the population are non-farm rural residents. Our farm population is an obvious minority, yet considering the importance we place on protecting our productive food lands, any effort for assisting our farmers it not misplaced.

This is not to say that the discussion need be limited to ALR lands as the only area eligible for the services of a Farmer’s Advocate Office. It is fully recognized that there may be bona-fide farming operations not included in the ALR, just as there may be lands included in the ALR which may have uncertain or very limited agricultural potential.

(Slide 5)

It is proposed that an independent provincial office be established by an Order-In-Council of the government. This would not require any new legislation.

The office would work under the terms of a Memorandum of Understanding that would guide and direct the essential nature of its operation. (A copy of the MOU from Alberta is available for review)



This office might be a little like the Ombudsman, at least in terms of investigation and problem resolution, but without the need for new legislation or enforcement authority. The key function would be to assist with the resolution of conflicts, whether the concerns are brought forward by agricultural or non-agricultural interests. The value is in contributing an outside perspective to a problem, which is not party to the interests of either side of a dispute.

The parties on either side of a dispute would always have the option to take their dispute to higher levels. The Farmer’s Advocate should not be the final arbiter or judge if such measures are necessary.

(Slide 6)

How do we suggest proceeding from here?

This provincial forum of AACs has been the first chance to introduce this idea, yet much more work needs to be done to pursue the concept to a successful end.

It is suggested that a network of interested communities and AACs be established to further investigate and develop the concept into a more detailed package.



At the outset, a working group could include AACs and local governments. As the concept is more fully developed there will also be a need to broaden consultation and promotion to agricultural stakeholders, industry, and the provincial government.

An initial first step could include detailed research and a preliminary feasibility study. The plan would be to take a phased approach, to first, more fully articulate the role of such an office, as well as evaluate the grass roots interest in the idea and the receptivity of industry and the provincial government.

(Slide 7)

Subject to a positive indication from the feasibility study, decisions could then be entertained to lobby for a full provincial office, or a number of pilot projects. Pilot projects in different sub-regions of the province may garner more support in the short term, as a means to prove out the utility of the concept.

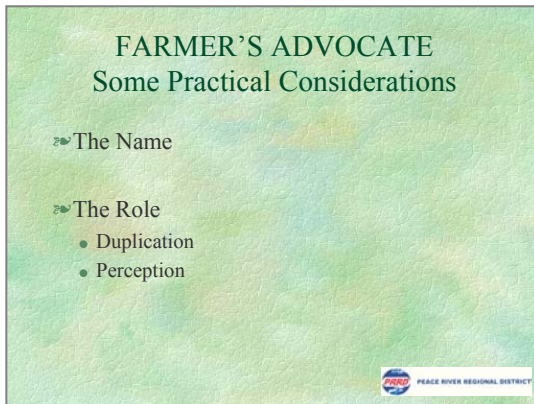
Upon documenting and evaluating the pilot projects, a further decision can be made to lobby for a permanent Farmer’s Advocate Office.



(Slide 8)

So what’s in a name? As everyone here knows, an inappropriate name can lead to unintended expectations or perceived biases. Farmer’s Advocate is the name we are using right now for convenience and easy reference to the AB model. It may not necessarily be appropriate for the BC context. Therefore, careful selection of the name needs to be a consideration.

We believe there is a practical and value added role for such an office. It is not intended to duplicate services provided by other agencies, yet there may be an opportunity to aggregate certain responsibilities from other agencies into the Farmer’s Advocate office, such as: a source of dispute resolution services for agencies such as the OGC or the PALC; administration of the Farm Practices Protection Board; promotion of the Strengthening Farming program.



Careful consideration must be given to the roles assigned to this office in juxtaposition to the mandated authority and responsibility of other offices. In no way should this office be seen as an arbiter or judge of disputes. The foremost role should be limited to the facilitation of problem resolution. If working properly, this office would provide an alternative, less costly avenue towards problem resolution. The authority of mandated organizations must continue to be respected, as must the opportunity for disputes to be taken forward for final judgment in the courts, or to other bodies with authority to hear and impose orders.

(Slide 9)

BC is a very diverse province both geographically and economically. The utility and need for a Farmer’s Advocate Office will be different for different regions of the province, as will the issues.

The challenge will be to articulate the different needs and assess the potential enhancements a Farmer’s Advocate Office could bring.

We recognize that issues will be different around the province and believe further, that a Farmer’s Advocate office can still provide good value



through the common purpose of successful problem resolution. Smoother, friendlier relationships based on mutual resolution of differences, can result in nothing but better value through cost savings and the avoidance of antagonistic, legalistic proceedings.

Where to find funding for a Farmer’s Advocate Office?

It is believed that some responsibilities and the attendant funding, could be reallocated from existing agencies such as: the OGC or the PALC; MAFF; administration of the Farm Practices Protection Board; and promotion of the Strengthening Farming program. Should the scope considered, include all rural residents (not just farmers), then there may also be an argument to seek funding from MCAWS. This would obviously require careful additional research.

(Slide 10)

Where To Next? What Actions Can We Take?

We would invite volunteers, representing their communities, to put their names forward to participate on a provincial working group? Initially the PRRD can help coordinate this group. Most communications can be achieved through e-mails, fax and phone.

Place your name and contact info on the flip chart located?? You can also talk to me and the other delegates, Karen Goodings and Brenda Birley from the PRRD AAC.

If you think this idea has sufficient merit, please take it back to your communities and discuss it with your other AAC members and your Councils and Boards.

We would even suggest being so bold as to ask for financial assistance for a feasibility study. With enough interest, maybe we could each contribute \$1,500 to \$2,000 and then proceed to develop a professional and persuasive proposal.

FARMER'S ADVOCATE
Where to Next?

- Establish Working Group
- Seek Support From Sponsoring Local Governments
- Conduct Feasibility Research
- Liase With:
 - Agricultural Stakeholders - Industry
 - Local Gov't - Prov. Gov't

 PEACE RIVER REGIONAL DISTRICT

FARMER'S ADVOCATE
INITIATIVE

Contact

 PEACE RIVER REGIONAL DISTRICT

Karen Goodings, Board Chair
1-800-670-7773 or prrd@pris.bc.ca

Brenda Birley
PRRD Agricultural Advisory Committee
Phone: 250-787-0635

Bruce Simard, Manager of Development Services
1-800-670-7773 or bsimard@pris.bc.ca

(Slide 11)

GROUP DISCUSSIONS – CHALLENGES & OPPORTUNITIES

The bulk of the afternoon session was devoted to breaking into nine discussion groups to consider four areas of interest:

1. Start-up Challenges
2. The Role of an AAC
3. AAC Communications
4. AAC Needs

Following an exchange of ideas, points of view and experiences, each group reported back to the full workshop. The key points reported back to the workshop are summarized below.



1. Start-up Challenges

There are a number of new AAC that have recently been appointed and new ones being considered. Two discussion groups focused on this topic area which drew upon the experience of longer standing committee members to outline some of the start up challenges that have been experienced.

For the creation of an Agricultural Advisory Committee there is a need for a catalyst or a “champion”.

- Sometimes the recognition of a need for an AAC may be an outgrowth of a particular planning initiative or issue.

Examples:

- Abbotsford - second dwellings
- Surrey - perceived as eliminating agriculture
- Sometimes an elected official will recognize the need to gain more input on farm and ranching matters and advocate the formation of an AAC.

Timing is important

- There is a need to have interested and committed people on council and in the farming community

There is a need proper mix of people sitting on the AAC:

- A good cross sectional group of farmers
- A council / regional board liaison
- Technical support from local government staff, the Ministry of Agriculture and the Agricultural Land Commission
- Consider people with other expertise - business, environment, etc.

- A council or regional board may be assisted in appointing members to the AAC by gaining the assistance of industry, through advertisement in local paper, through a local Farmers Institute or other sources.

Need clear terms of reference and accountability

- The terms of reference should be revisited periodically since there will be an evolution of responsibilities over time

There is a need for basic resources to operate:

- meeting facilities
- administrative assistance with:
 - notice of meetings;
 - booking meeting rooms;
 - developing agendas and assembling relevant material;
 - keeping minutes or notes of the meeting;
 - assembling decisions of the AAC for the council or board.

Develop a relationship with council was considered very important and included:

- identifying and prioritizing issues on a regular basis such as:
 - an annual work plan; and
 - a report to council at year end
- avoid being confrontational;
- always try and offer solutions; and
- establish a sound track record of positive advice before getting into controversial issues if at all possible

Small communities may consider being part of a regional AAC, including first nations.

2. The Role of an Agricultural Advisory Committee

Determining the role, or scope of an AAC's work is an important consideration that was considered by three of the discussion groups. The role of each AAC is determined by the council or regional board and will normally be outlined by the terms of reference. The overall advice of the workshop participants was to provide for a combination of a reactive and proactive role for an AAC.

A fundamental role of an AAC is to try and achieve linkage between decision makers and the agricultural community

The role of an AAC should be designed to fit the community needs at the time

It is important to ensure clarity of role between AAC and Council/ Regional Board (in terms of reference)

Advisory role (*reactive*) on matters such as:

- land use issues;
- zoning bylaw and official community plan amendments involving farmland;
- ALR applications;
- urban development on the ALR edge;
- drainage and diking; and
- Development Cost Charges

Advocacy role (*proactive*) by:

- undertaking agricultural awareness efforts with elected officials and others in the community;
- identifying issues and challenges to the agricultural industry and offering solutions;
- assist in the development of land use policies affecting agriculture;
- taking a lead role in growth and development of the agri-food sector (example Chilliwack);
- annually identify priority areas; and
- ensure that acting in a proactive capacity is within the terms of reference.

Supportive/Advisory/Steering Committee role in planning exercises:

- Official Community Plans;
- Agriculture Area Plans (example: Surrey’s Agricultural Plan)
- Special studies (example: GVRD’s report “Managing Outdoor Recreation in Greater Vancouver’s Farming Areas”; and
- bylaw review and development.

Encouragement/Sponsorship of agricultural awareness is a fundamental role:

- expose decision makers to agriculture issues;
- farm bus tours; and
- encourage initiatives that improve broad community agricultural awareness.

Advise on Water Management/Fisheries issues:

- work with other agencies

Review role with council/regional board on a regular basis:

- role may evolve as committee, community and council / regional board evolve

3) Agricultural Advisory Committee Communications

Two discussion groups tackled the question of how best to ensure effective means of communicating AAC advice to their respective regional boards or councils.

Main reason AAC's exists is to communicate advice:

- Farmers ↔ AAC ↔ Council / Regional Board
- Communication should be *from* farmers and *to* farmers (two-way)

Supportive role of local government staff and technical representatives is important.

Communications to public:

- agriculture aware initiatives - put a face on farming
- encourage use of covenants that require lawyers/others to provide agriculture info
- don't over estimate the farm knowledge of the non-farm community

Communication with other AAC's:

- present to the UBCM – a delegation of AAC members from throughout the province could report common areas of challenges and achievements to UBCM.

Communication with Council / Regional Board and staff:

- get to know your mayor and councilors / chair and regional board members - talk on a one to one basis;
- communicate benefits/success back to council / regional board;
- provide annual report to council
- take the mayor / board chair out for lunch

Communication back to AAC on issues it has advised on.

(Examples: Agricultural Land Commission decisions and bylaw amendments considered by the AAC)

AAC should be part of OCP - basis for communication

4) Agricultural Advisory Committee Needs

Two discussion groups focused on the basic needs that an AAC requires to function well and provide advice and support to their council / regional board

Resources /time:

- administrative support by the local government (minutes/agenda);
- local government staff providing background on matters under consideration (example: proposed bylaw amendments); and
- sufficient time for informed consideration needs to be provided.

Clear mandate (commitment from council / regional board):

- as expressed in the Terms of Reference;
- having a council or board member on the committee is a clear signal of commitment;
- if possible a supportive statement in the OCP; and
- provide enough scope to be proactive.

Good relationship with Council – this often takes time to evolve and effort should be placed on maintaining a good working relationship.

Technical Support from the Ministry of Agriculture, Food and Fisheries and Agricultural Land Commission is important.

Need board or council member on the AAC

Only appointed members of the AAC, including all farmer members, should vote on matters under consideration.

Coordination between Agricultural Advisory Committees:

A need was expressed that means should be found to allow communications between AAC's in order to share ideas, approaches and information:

- this may involve a possible role for BCAC??
- providing an "AAC Link" on the MAFF website could provide an effective way to allow AACs to share information, update AACs on on-going projects and provide a link to the minutes of AAC if posted on local government web sites.



FEEDBACK

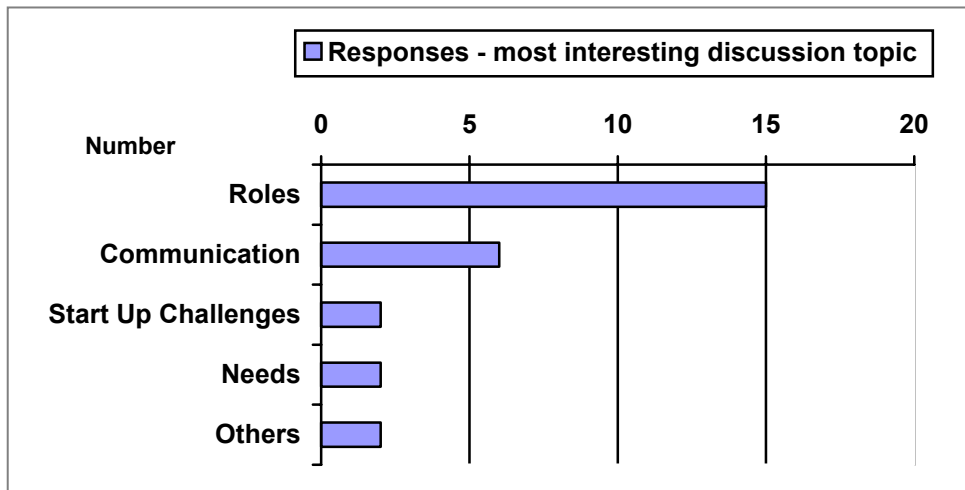
Within each workshop package was a “feedback” form, allowing each participant to comment on the workshop. A total of 57 persons (48%) provided feedback. The results were as follows.

1. Which presentation(s) did you find most useful?

Response: There was a positive response to each presentation with an indication that the presentation concerning the City of Surrey’s Agricultural Plan being of particular interest to many participants.

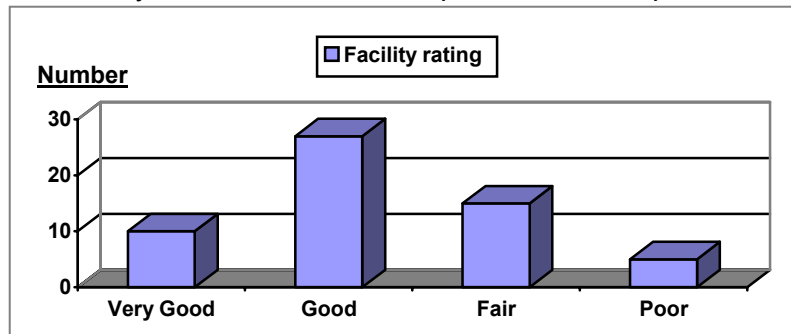
2. Did you find the afternoon discussion sessions to be helpful? If so, which discussion topics were of the most interest to you?

Response: Only two respondents indicated that they did not get value out of the discussion session. Most persons did not answer with a straight yes or no but rather provided an indication of their favourite topic. Respondents indicated that the discussions concerning the Role of AACs and Communications were the most interesting.

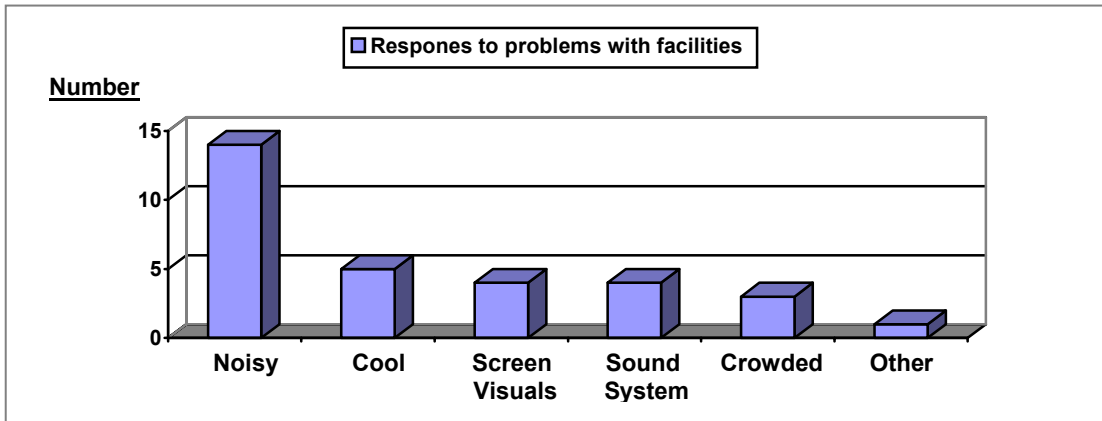


3. How would you rate the facilities?

Response: As shown on the attached chart, most respondents found the facilities to be ‘very good’ or ‘good’. But several persons did find some degree of problem with the facilities which may have been related, in part, to where a person chose to sit.



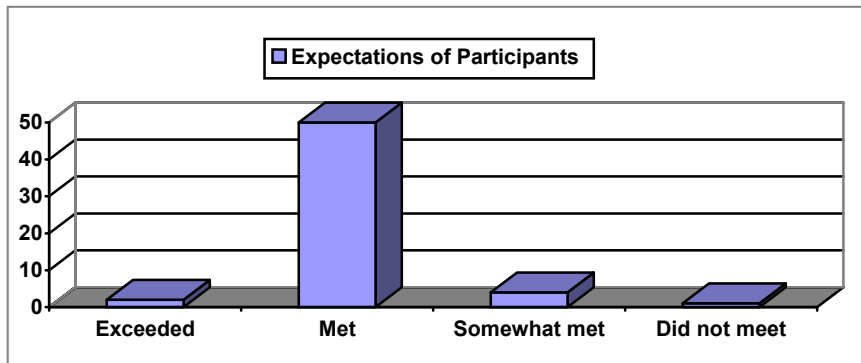
Specific comments on the facilities can be grouped as follows:



The respondents did indicate that they liked having the workshop in conjunction with the Pacific Agriculture Show.

4, Did the workshop meet your expectations?

Response: The considerable majority of respondents indicated that the workshop met their expectations and some indicated that it exceeded their expectations. Only a single respondent indicated that the workshop did not meet their expectations. The comments focused on the benefits of sharing information with other AAC members.



5. Future Workshops and Provide an “AAC Links” feature on the Ministry web site?

Response: All respondents filling out a feedback form agreed that a future workshop would be of value. More specifically some persons indicated their preference for a future workshop as follows:

- More than once a year 2
- Once a year 5
- Less than once a year 5

Other comments:

- Provide an AAC Web link 9
- Have a provincial AAC 3

SUMMARY POINTS:

Agricultural Advisory Committee Workshop, February 20, 2003

1. The first workshop to bring together Agricultural Advisory Committees (AACs) from around the province was held February 20, 2003 in conjunction with the Pacific Agriculture Show in Abbotsford.
2. 18 of the current 19 AACs were represented at the workshop. Salt Spring Island was the only AAC that was unable to participate in the event.
3. 119 people participated in the workshop with 61 farmers having the largest representation followed by 40 staff (local government, Agricultural Land Commission and Ministry of Agriculture, Food and Fisheries) that by and large support AAC's, and 10 elected officials.
The balance of the participants was made up of interested individuals from local governments considering forming an AAC.
4. The morning session highlighted AAC Achievements. Following introductions Councillor Marvin Hunt of Surrey drew upon his experience sitting on the Surrey AAC to highlight the benefits of an AAC. This was followed with presentations on a variety of topics from Chilliwack, Surrey, Pitt Meadows, the Saanich Peninsula, Langley and the Peace River presenting information on work undertaken by their AACs'. All presentations were well received.
5. Group discussion sessions in the afternoon focused on four topic areas: Start up Challenges, the Role of an AAC, Communications, and the Needs of an AAC. Some of the highlights that came out of the discussion include:
 - In order for an AAC to get started on the right foot and function successfully, clear terms of reference and accountability are needed. There may be a need to revisit the terms of reference as there will normally be an evolution of responsibilities over time.
 - An AAC can function both as an advisor (land use matters, bylaw amendments, ALR applications, etc.) and to some extent an advocate for agriculture (agricultural awareness with elected officials and others, play a positive role in industry growth and development, etc.) as long as it is outlined in the terms of reference. AAC's should identify issues and prioritize them on a regular basis in order to stay on track and measure progress (i.e. an annual work plan) with a report to council at year end. It is important for the AAC be non-political and accountable.
 - Successful communication will involve developing a relationship with council/board members; get to know your mayor and councilors / chairs and regional board members, talk to them on a one to one basis; communicate benefits/success back to council or the regional board.
 - AACs need resources to operate and local government administrative support as well as sufficient time for informed consideration; technical support from MAFF and ALC is important.
6. Based on the feedback, the workshop met most respondents' expectations. It even exceeded some:

7. One step MAFF will take in 2003 is to consider the development of a location on its website that AACs can access so that they can stay connected with one another.
 8. There was a strong response for another workshop to be held, perhaps every other year.
 9. The 'Summary of Proceedings' will be sent out to all participants with additional copies sent to each AAC in sufficient numbers to provide those members of the Committee that were unable to attend the workshop.
 10. The 'Summary of Proceedings' will be placed on the MAFF web site and copies will be available as a resource for those local governments considering the appointment of an AAC.
-