

# **Pemberton Agricultural Parks Synopsis**

**Prepared for the Village of Pemberton  
By Dawn Johnson  
September 29th, 2015**



**Stewardship Pemberton Society**

## **Executive Summary**

Stewardship Pemberton Society and Village of Pemberton are working in partnership to undertake an Agricultural Assessment and Agricultural Parks Master Plan for the parcels of lands set aside for community agriculture. The four sites cover approximately 28 hectares of land not currently being farmed or that is available for more intensive agricultural production. The assessment is largely being completed by a professional agronomist, while community outreach, links to regional plans, and final project deliverables are being undertaken by Stewardship Pemberton Society with the guidance and support of the Village of Pemberton.

The intent of this report is to provide staff, Mayor and Council with an update on the project including a timeline and budget.

### **1.0 The Consultant**

Three quotes were obtained to undertake the technical components associated with the assessment. Stewardship Pemberton Society awarded the contract to Upland Consulting in July 2015. Ione Smith is the Principal and Owner of Upland Consulting, a B.C.-based firm specializing in sustainable agricultural land use solutions for resilient communities. She brings over twelve years of experience with rural communities in agricultural planning, soil and site analysis, food systems science and policy development. Ione is a Professional Agronomist with a background in Land Resource Science and Agricultural Land Use Planning.

Recent projects in our area that Upland has worked on include the SLRD Area B, District of Lillooet, and St'at'imc Agricultural Plan.

### **2.0 Agricultural Assessment**

Key elements of the Agricultural Assessment underway with the consultant include determining soil suitability, crop viability, and connecting with key partners in the community to recommend agricultural initiatives on the sites.

Key goals for the consultant portion of the project include determining current soil conditions and recommending viable crops and agricultural practices through a lens of ecological health with an emphasis on sustainable practices, while taking a collaborative approach to ensure that the expertise of local farmers and feedback from the broader community are incorporated into the site assessment.

Four key Phases of the Agricultural Assessment have been identified and include:

#### **Phase 1: Analysis of Sites and Soils**

1.1 Refine project goals, review relevant reports and maps;

- 1.2 Ground-truth sites and collect soil samples to assess site fertility and constraints;
- 1.3 Summarize the relevant capability and limitations for agriculture for each site;

## **Phase 2: Assessment of Crop Suitability and Best Management Practices for the Sites**

- 2.1 Specify the range of potential crops suited to the sites
- 2.2 Identify strategies for soil conservation, riparian area management, or other agricultural BMPs that may be appropriate for the sites;

## **Phase 3: Connections to the Broader Community**

- 3.1 Provide a an assessment of how production practices can it best fit with neighbouring operations;
- 3.2 Suggest any alternative or community-based farming approaches that may be a good fit for the sites;
- 3.3 Provide community outreach support for the public consultation component of the project.

## **Phase 4: Pemberton Agricultural Parks Master Plan - Agricultural Assessment Report**

- 4.1 Produce a Draft Report and a Final Report

The Agricultural Assessment represents a significant portion of the funding for this project, at approximately \$22,000 (Appendix A).

## **3.0 Proposed Workplan & Timeline**

It is expected that the entire timeline of the project will be approximately 12 months. The early stages of this project, including the agricultural assessment will predominantly be carried out by the consultant. The latter portions, including: community consultation; links to regional agency plans; strategic planning and identifying and applying for funding will be largely completed by Stewardship Pemberton Society in partnership and collaboration with the Village of Pemberton (Appendix B).

## **4.0 Project Budget**

This project is being funding by a matrix of funders including the Community Foundation of Whistler, B.C. Real Estate Foundation, and the Village of Pemberton with in-kind support from Stewardship Pemberton Society (Appendix C). This project is currently running on budget and on time. The Village of Pemberton is contributing \$5000 cash towards this project (confirmed), and is being asked to contribute \$2500 in-kind of staff collaboration time (not confirmed). SPS is providing \$3350 in-kind (confirmed).

## 5.0 Other Updates

### Lot 13 Pollinator Garden

Stewardship Pemberton Society along with J. Westlake from the Village of Pemberton met in mid-August with B.C. Hydro, Signal Hill Elementary and the Emily Carr Institute of Art to discuss the possibility of creating and implementing a large scale native pollinator garden on Lot 13 adjacent to Signal Hill Elementary School. While this meeting was insightful, the project protocol that has been used in other areas (Richmond and Kelowna) is on a scale that may prove difficult to implement, manage, and maintain for a small community where partnerships with universities and links to other resources may be challenging. It was identified that retaining a portion of native vegetation already serving as native pollinator habitat may be the best practice, along with creating public pathways to connect to the Creekside complex and the far side of One Mile Lake Park to improve access to Lot 13. The areas bordering the path and other strategic areas could be planted with low maintenance pollinator blends where native vegetation is not retained. Interpretive signage along the path educating on the importance of native pollinators could be created and installed. BC Hydro has expressed an interest in contributing funds towards the development of this parcel that sits directly under the power lines. The vision of this parcel of land will become more apparent following community consultation.

### Site Survey: Lot 8 and 20

At this time, it is uncertain if lots 8 and 20 have had land surveys completed to establish lot corners. Land surveys may be required for project implementation, and the cost to have this done is approximately \$5000.00 (Appendix D).

## In Conclusion

Stewardship Pemberton Society is excited and motivated to see this project through to completion as the opportunities of this project are countless. Engaging our community in this process will strengthen the fabric of who we are, provide a stronger sense of belonging, and result in more willingness to participate in projects and programs to benefit the community at large. SPS will continue to provide education and guidance on the importance of issues such as food security, sustainable food practices, food preservation, the ecological footprint of the food we eat, the importance of coexisting with wildlife and preserving ecologically sensitive areas.

SPS is, as always, grateful for the support and partnership with the Village of Pemberton.

## Appendix A. Budget Agricultural Assessment

Phase and Task	DESCRIPTION	lone Smith	Expenses	Total Labour
	Hourly Rate: \$100/hr	# hours		
<b>1</b>	<b>Analysis of Sites and Soils</b>			
1.1	Refine project goals, review relevant reports and maps	10	-	\$1,000
1.2	Ground-truth sites and collect soil samples to assess site fertility and constraints	36	\$600	\$3,600
1.3	Summarize the relevant capability and limitations for agriculture for each site	12	-	\$1,200
<b>2</b>	<b>Assessment of Crop Suitability and Best Management Practices for the Sites</b>			
2.1	Specify the range of potential crops suited to the sites	46	\$600	\$4,600
2.2	Identify strategies for soil conservation, riparian area management, or other agricultural BMPs that may be appropriate for the sites	16	-	\$1,600
<b>3</b>	<b>Connections to the Broader Community</b>			
3.1	Provide a an assessment of how production practices can it best fit with neighbouring operations	6	-	\$600
3.2	Suggest any alternative or community-based farming approaches that may be a good fit for the sites	32	-	\$3,200
3.3	Provide community outreach support for the public consultation component of the project	6	-	\$600
<b>4</b>	<b>Pemberton Agricultural Parks Master Plan - Agricultural Assessment Report</b>			
4.1	Produce a Draft Report and a Final Report and present it to the client	34	\$600	\$3,400
<b>SUBTOTAL</b>		<b>198</b>	<b>\$1,800</b>	<b>\$19,800</b>
<b>Administration and Overhead</b>		<b>4</b>		<b>\$400</b>
<b>TOTAL</b>		<b>202</b>	<b>\$1,800</b>	<b>\$22,000</b>

## Appendix B. Workplan and Timeline

Description	Months					
	July& August	Sept. &Oct.	Nov and Dec.	Jan& Feb	March& April	May& June
Refine project goals, review relevant reports and maps (Upland)						
Ground-truth sites and collect soil samples to assess site fertility and constraints (Upland)						
Summarize the relevant capability and limitations for agriculture for each site (Upland)						
Specify the range of potential crops suited to the sites (Upland)						
Identify strategies for soil conservation, riparian area management, or other agricultural BMPs that may be appropriate for the sites (Upland)						
Assessment of how production practices can it best fit with neighbouring operations (Upland)						
Identify alternative or community-based farming approaches that may be a good fit for the sites (Upland)						
Community outreach and public consultation (SPS and VOP with Upland support)						
Strategic Plan (SPS with VoP input)						

Investigate funding for implementation (SPS)							
Incorporation of findings into Master Plan (SPS and VoP)							
Incorporate regional goals into Master Plan (VoP)							
Draft Report (All)							
Review and Finalize Master Plan (All)							
Grant writing for project implementation (SPS)							
Share deliverables with local, regional, and provincial agencies (SPS)							
Report out on grants (SPS)							

## Appendix C. Project Budget

<b>Pemberton Agricultural Park Master Plan Budget Revised September, 2015</b>				
Expense	Description	Funding Matrix		
		Cash	In-kind	Total Budget
Project Coordination - SPS	100 hrs X \$50/hr	\$2,500.00	\$2,500.00	\$5,000.00
Agricultural Assessment	Upland Consulting including travel, expenses, and tax	\$23,000.00		\$23,000.00
Soil Samples	Basic agricultural soil test package for four sites	\$1,200.00		\$1,200.00
Shipping Fees	Soil samples	\$250.00		\$250.00
Community Consultation	Village of Pemberton	\$1,000.00	\$1,000.00	\$2,000.00
Community Consultation	Stewardship Pemberton Society	\$1,000.00		\$1,000.00
Strategic Plan	Stewardship Pemberton Society	\$1,200.00		\$1,200.00
Investigate funding for implementation	Stewardship Pemberton Society	\$350.00	\$850.00	\$1,200.00
Grant writing for project implementation	Stewardship Pemberton Society	\$3,250.00		\$3,250.00
Incorporation of findings into Master Plan	Stewardship Pemberton Society	\$500.00		\$500.00
Incorporation of findings into Master Plan	Village of Pemberton		\$250.00	\$250.00
Incorporate regional goals into Master Plan	Village of Pemberton		\$250.00	\$250.00
Share deliverables with local, regional, and provincial agencies	Village of Pemberton		\$250.00	\$250.00
Review and finalize Master Plan	Stewardship Pemberton Society	\$750.00		\$750.00
Review and finalize Master Plan	Village of Pemberton		\$750.00	\$750.00
		<b>\$35,000.00</b>	<b>\$5,850.00</b>	<b>\$40,850.00</b>
Funders	Status (pending or confirmed)	Cash	In-kind	Total Budget
Real Estate Foundation of BC	Confirmed (cash)	\$20000.00		
Community Foundation of Whistler	Confirmed (cash)	\$10000.00		
Village of Pemberton	Approved (cash, in-kind pending)	\$5000.00	\$2500.00	
Stewardship Pemberton Society	Confirmed (in-kind)		\$3350.00	
<b>Total Funding</b>		<b>\$35000.00</b>	<b>\$5850.00</b>	<b>\$40850.00</b>



## Appendix D. Quote for Land Survey

### DOUG BUSH SURVEY SERVICES LTD.

**DOUGLAS J. BUSH ASCT, RSIS**

Applied Science Technologist in Geomatics  
#18 – 1370 Alpha Lake Road,\* WHISTLER, B.C. \* VON 1B1  
Ph: 604-932-3314 \* Fax: 604-932-3039 \* [dougb@dbss.ca](mailto:dougb@dbss.ca)

ENGINEERING AND CONSTRUCTION LAYOUT  
MUNICIPAL AND VOLUMETRIC SURVEYS  
TOPOGRAPHIC AND SITE SURVEYS  
GPS (Global Positioning Systems)

### QUOTATION

<b>DATE : July 24, 2015</b>	<b>QUOTATION NO. : 15225-01</b>
<b>OUR FILE NO. : J15225</b>	<b>YOUR REF NO. :</b>

Page 1

**TO: Stewardship Pemberton Society**

**ATTENTION: Dawn Johnson**

**SUBJECT: Lot 8, DL 165, Lillooet District, Plan 883 Except Plans B3514 and CG601 – PID 012-180-645**

Dear Dawn,

Thank you for the opportunity to submit a quotation of five thousand three hundred and seventy five dollars (\$5,375.00) for survey services as outlined below.

Survey services to include:

**Topographic and Site Survey:**

- Establish a geodetic benchmark to the site and geo-reference the site so that google earth imagery can be overlaid.
- Search Land Title Office Records and calculations of legal plans.
- Locate existing legal evidence to relate survey to Land Title Office records.
- Delineate approximate property lines with line pickets.
- Topographic and site survey taking a few spot elevations, locating the end of pavement along Harrow Road, locating the existing driveway that passes through the property to Lot 7.
- Survey would also include the location of structures, tree line, open areas, visible services, fences and hydro lines.
- Process and plot all field data.
- Show 0.5 metre contour intervals, spot elevations, some site features, property dimensions from Land Title Office Records and legal evidence found.
- Provide AutoCad drawing in digital format and hard copy plan plotted in metric.

**Comments:**

- This proposal does not include a detailed location of the drainage area but a separate plan with google earth imagining overlaid on the site survey will be provided. We could provide the detailed location if required.
- We would not be re-establishing missing corners. That would come under the jurisdiction of a BC Land Surveyor. We would be setting line pickets and stakes for clearing and landscaping purposes.
- I could commence the survey within one to two weeks.

DOUG BUSH SURVEY SERVICES LTD.

**DOUGLAS J. BUSH ASCT, RSIS**

Applied Science Technologist in Geomatics  
#18 – 1370 Alpha Lake Road,\* WHISTLER, B.C. \* VON 1B1  
Ph: 604-932-3314 \* Fax: 604-932-3039 \* [dougb@dbss.ca](mailto:dougb@dbss.ca)

ENGINEERING AND CONSTRUCTION LAYOUT  
MUNICIPAL AND VOLUMETRIC SURVEYS  
TOPOGRAPHIC AND SITE SURVEYS  
GPS (Global Positioning Systems)

**QUOTATION**

<b>DATE : July 24, 2015</b>	<b>QUOTATION NO. : 15225-01</b>
<b>OUR FILE NO. : J15225</b>	<b>YOUR REF NO. :</b>

**Page 2**

Additional survey work requested would be invoiced at \$70.00 an hour per person for fieldwork (\$140.00 an hour for a crew of 2 people and all equipment), \$85.00 an hour per person for office technicians and \$100.00 an hour for a senior survey technologist. A 1 person crew with a robotic instrument would be invoiced at \$100.00 an hour and a 1 person crew with GPS equipment would be invoiced at \$100.00 an hour.

This quotation does not include GST or disbursements.  
If you have any questions regarding this quotation please do not hesitate to call.

Yours truly,

Douglas J. Bush ASCT, RSIS  
Applied Science Technologist (Geomatics)