



VISION FOR YUKON AGRICULTURE:

2006 YUKON AGRICULTURE POLICY





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Please note: the Canada-Yukon Agricultural Policy Framework Agreement was in effect at the time of publication. It expires in 2008, at which time it may be replaced by a similar Federal-Provincial-Territorial Agreement.



TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	The Yukon Agriculture Industry	1
1.2	The Agriculture Branch: Department of Energy, Mines and Resources.....	2
1.3	The Previous Yukon Agriculture Policy	2
1.4	The Federal-Provincial-Territorial Agricultural Policy Framework. .	3
1.5	Updating the Yukon Agriculture Policy.....	3
2.0	POLICY OVERVIEW	4
2.1	Summary of Key Policy Statements.....	4
2.2	Policy Targets	9
3.0	AGRICULTURAL LAND DEVELOPMENT.....	11
3.1	Planning for Agricultural Development	11
3.2	Spot Land Applications	13
3.3	Environmental Review of the Land Development Process	14
3.4	Agricultural Land Dispositions.....	14
3.5	Agricultural Land Application Process.....	17
3.6	Land Pricing	21
3.7	Inspection and Enforcement	23
4.0	AGRICULTURAL LAND MANAGEMENT	24
4.1	Improved Land Utilization	24
4.2	Encouraging Best Farm Management Practices	25
4.3	Regulating Land Uses	26
4.4	Subdivision of Agricultural Parcels.....	27
5.0	THE ENVIRONMENT.....	29
6.0	STRENGTHENING THE AGRICULTURAL ECONOMY	30
6.1	Business Risk Management.....	30
6.2	Infrastructure Development.....	31
6.3	Reducing Operating Costs	31
6.4	Marketing	32
6.5	Extension.....	33
6.6	Training and Human Resource Development.....	34
6.7	Economic Diversification	35
6.8	Value Added Production	35
7.0	ORGANIC FARMING.....	36
8.0	SCIENCE AND INNOVATION	37
9.0	FOOD SAFETY AND FOOD QUALITY	38
10.0	WORKING WITH OUR PARTNERS	39
10.1	Yukon Government.....	39
10.2	Government of Canada.....	40
10.3	Yukon First Nations.....	40
10.4	Municipalities and Local Advisory Councils.....	41
10.5	Mandated Boards and Councils.....	41
10.6	The Yukon Agriculture Industry	41
10.7	Public Involvement	42
11.0	POLICY IMPLEMENTATION, MONITORING AND REVIEW	43





1.0 INTRODUCTION

This document describes the Yukon government's policies and procedures for agriculture in the Territory.

The goal of this policy is to encourage the growth of a Yukon agricultural industry that:

- produces high quality products for local consumption;
- is economically viable;
- operates in an environmentally sustainable manner; and
- contributes to community well being.

The vision for Yukon agriculture is an industry that significantly increases its production of healthy locally grown food for local consumption. To support this, Yukon government will give priority to improving utilization of agricultural lands, expanding the agricultural land base in a carefully planned manner, and developing program and infrastructure support that facilitates the growth of an economically viable and environmentally sustainable industry.

This policy is intended to reflect the social, economic and environmental values of Yukon people. It is also designed to address the current needs of the local agriculture industry. It also meets the commitments Yukon has made at the national level to improving the quality, environmental sustainability and economic viability of the industry.

1.1 THE YUKON AGRICULTURE INDUSTRY

The Yukon agriculture industry has been an important part of Yukon life since the Gold Rush. In those days, being able to obtain locally grown food was often the difference between eating and going hungry. Since that time, improvements in transportation have resulted in much of our food being imported from the south. Yukon farms, however, still play an important role by providing fresh, healthy products for local consumption.

In the 2001 Canada census, there were over 170 farms recorded in the territory. Total farm investment including land, buildings, equipment and livestock, was reported at \$50.2 million. Industry production totalled \$4.2 million. Most Yukon farms are in the Whitehorse area. The main products include forage crops, bedding plants, sod, vegetables, chickens, eggs, meat and game farm animal products. Most production is for the local market. There is limited hay, sod and nursery product export to Alaska.

There are many challenges facing the Yukon industry. The local industry is still relatively small, growing conditions are difficult, operating costs are high and local markets are limited. There is also a lack of infrastructure, and access to capital can be difficult.



Despite these challenges, there are successful farms in almost every Yukon community. They produce high quality products for local consumption and provide income for the farmers. Recent studies have identified opportunities for further growth in the industry. These include the areas of market gardening, organic gardening, forage production, feed crops, beef production, value-added food processing, agri-tourism, native grass seed production and country food production and processing.

1.2 THE AGRICULTURE BRANCH: DEPARTMENT OF ENERGY, MINES AND RESOURCES

In 1986, the Yukon government created an Agriculture Branch to assist with the development of the industry. The Branch provides extension services to the industry, carries out research, develops policies and regulations, administers the agricultural land disposition process, delivers industry funding and training programs, and is responsible for industry inspection and enforcement.

1.3 THE PREVIOUS YUKON AGRICULTURE POLICY

The Yukon government adopted its first agriculture policy in 1982. A successor policy, called *Agriculture for the 90s*, was adopted in 1991. The 1991 policy established a Yukon government process for acquiring and developing new agricultural land, and established government programming in the areas of farm management, extension services, marketing, conservation, research, and public health.

The 1991 policy also contained a requirement for a policy evaluation. This was carried out in 1999. The evaluation concluded that the policy should be updated to meet the changing needs of industry. A number of other studies on Yukon agriculture also made the conclusion that the 1991 policy needed to be updated. These studies identified the need for policy revisions in the areas of land disposition, land utilization, business risk management, food safety and quality, the environment, infrastructure, and marketing.



1.4 THE FEDERAL-PROVINCIAL-TERRITORIAL AGRICULTURAL POLICY FRAMEWORK

In 2003, the Yukon signed the five year Federal-Provincial-Territorial Framework Agreement on Agricultural and Agri-Food Policy for the 21st century, more commonly known as the Agricultural Policy Framework or APF.

The APF sets a national framework for the advancement and improvement of agriculture in Canada. It outlines policy priorities, goals and programming in the areas of business risk management, environment, renewal, food quality and safety, and science and innovation.

Every province and territory in Canada is participating in the APF process. The agreement provides for five years of federal and territorial funding to cover the costs of implementing the agreement in the Yukon.

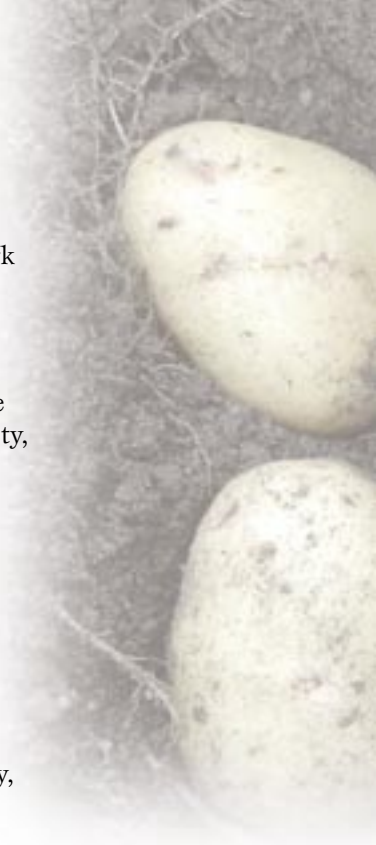
1.5 UPDATING THE YUKON AGRICULTURE POLICY

The process to revise and update the Yukon Agriculture Policy began in 2003.

During the summer of 2003, a first round of consultation was held with industry, Yukon First Nations, and Boards and Councils to identify key policy issues and concerns. In the summer and fall of 2004, a discussion paper describing policy issues and options was released, and broad public consultation was held to seek feedback on these issues and options.

During this time, the Agriculture Branch also carried out several studies on key policy issues and worked closely with the agriculture industry and other stakeholders to identify how the 1991 policy needed to be updated.

The 2006 Yukon Agriculture Policy is a product of this consultation and work. It is designed to meet the current needs and interests of the Yukon agriculture industry and the public. It is also designed to reflect the broader policy commitments we have already made through the APF to encourage development of an industry which is economically viable, environmentally sustainable, and produces high quality and safe food products.



2.0 POLICY OVERVIEW

The following statements are an overview of the Yukon Agriculture Policy. For a full description of the policy and its implementation procedures, please refer to the body of this document.

Overall policy goal:

The goal of the Yukon Agriculture Policy is to encourage the growth of a Yukon agricultural industry that produces high quality products for local consumption in a manner which is environmentally sustainable, economically viable, and contributes to community well being.

2.1 SUMMARY OF KEY POLICY STATEMENTS

2.1.1 Agriculture Land Development

- Yukon government will continue to make new land available for agriculture development.
- Land development procedures will respect industry's need for new land and public interests regarding environmental sustainability, economic viability and land use compatibility.
- New land for agriculture will be made available through the following two methods:
 - Yukon government planned agricultural subdivisions.
 - Agricultural spot land applications.

Planning for Agricultural Development

- In areas of anticipated demand for agricultural land, Yukon government will give priority to planning for new agricultural development in advance of spot land applications and agricultural subdivision development.
- In areas where there is a sufficient demand for planned agricultural lots, Yukon government will plan and develop agricultural subdivisions.
- In areas where there is a sufficient demand for agricultural lots outside of planned subdivisions, Yukon government may identify designated areas as suitable for agricultural spot land applications.

Spot Land Applications

- The Yukon government's spot land application process will continue to be available for applicants who wish to establish commercially viable soil-based farm operations.
- The spot land application process will consider both the agriculture industry's need for land as well as environmental and other land use and resource interests.

Environmental Review of the Land Development Process

- The agricultural land development process will be subject to all applicable environmental legislation and *Yukon Environmental and Socio-economic Assessment Act (YESAA)* requirements.

Agricultural Land Dispositions

- Agricultural land dispositions will be made available in a fair and equitable manner for the benefit of Yukon people.
- Agricultural land will be released through Fee Simple Tenure under a seven-year Agreement for Sale.
- The provisions of the *Yukon Lands Act* and Regulations, and Agriculture Branch procedures for the sale of land will apply to all agricultural land dispositions.
- Agriculture land dispositions must be located on land that has the agronomic capability to support agriculture and meets the arability requirements defined in the Land Regulations under the *Lands Act*.
- Agriculture land dispositions must be of an appropriate size to accommodate the intended use.

Agricultural Land Application Process

- All new agricultural land will be disposed of through the Yukon government's agricultural land application process, which is administered by the Agriculture Branch, Department of Energy, Mines and Resources.
- This process includes:
 - Submission of a land application.
 - Preliminary review of the land application
 - Submission and review of the Farm Development Plan.
 - Environmental and socio-economic assessment of the application.
 - Yukon government decision on the application.
 - Preparation of a Farm Development Agreement and an Agreement for Sale.

Land Pricing

- Agricultural land will be priced in a manner that represents the fair market value of the land and recovers Yukon government development costs.
- There will be an appeal process for determined land sale prices.



- Assistance in land sale prices will be given to encourage commercial agriculture development.

Inspection and Enforcement

- Agricultural parcels under Agreement for Sale will be inspected and monitored to ensure compliance with the Farm Development Agreement.

2.1.2 Agricultural Land Management

Improved Land Utilization

- Applicants for new agricultural land must make a commitment to the proper utilization of their parcel.
- Yukon government will support programs to encourage the owners of idle agricultural lands to bring their parcels back into production.

Encouraging Best Farm Management Practices

- Yukon government will encourage the development of best management practices for agricultural land.

Regulating Land Uses

- Accessory activities for the purpose of diversifying farm income will be allowed on agricultural parcels, subject to the following conditions:
 - The accessory activities must be consistent with the existing legislation and regulations that apply to the parcel.
 - The accessory activities must be consistent with any existing land use plans or agricultural development guidelines that apply to the parcel.
 - Agriculture must remain as the primary use of the parcel.
 - The accessory uses must not negatively impact the agricultural use of the parcel.
 - The accessory uses must not result in unreasonable negative social, economic or environmental impacts to the surrounding area or adjacent parcels.
 - The activities associated with the accessory use should take place on the agriculture parcel. Accessory uses that may result in increased activities off the parcel, such as guest ranches or wilderness tourism, should be considered as discretionary only, subject to public consultation.
 - Accessory uses that may have the potential to affect the neighbours, such as large scale dog kennels, should be considered as discretionary only, subject to public consultation as per the requirements of the applicable Area Development Regulations.

Subdivision of Agricultural Parcels

- The subdivision of agricultural parcels will continue to be regulated through the *Subdivision Act*, the Subdivision Regulations and the Agricultural Development Area Regulations.

- The *Subdivision Act*, the Subdivision Regulations and the Agricultural Development Area Regulations will be amended in order to implement the following provisions to allow for the tightly controlled subdivision of agricultural parcels to address the following two situations:
 - Permitting one time subdivision to allow a farmer who is living on their farm, but no longer interested in farming, to subdivide their parcel so he and/or she can stay living there, and pass the rest of the parcel on to someone else who will farm it.
 - Permitting subdivision to allow for the creation of a public surveyed road right-of-way or public utility lot through an existing parcel.

2.1.3 The Environment

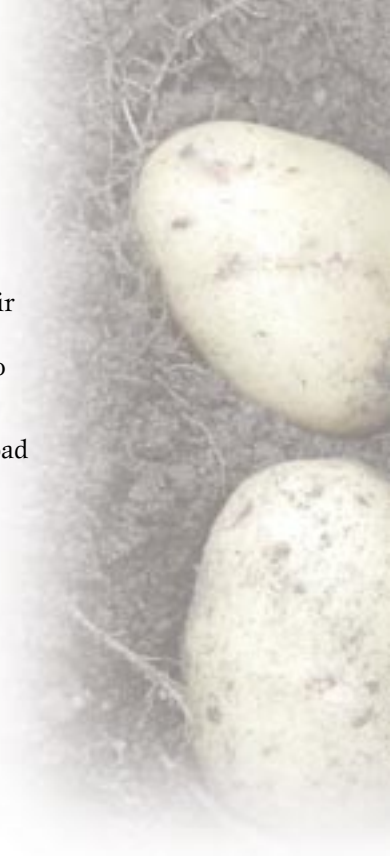
- Yukon government policies and programs for agriculture will be designed to facilitate an industry that is compatible with the environment and environmentally sustainable on a long term basis.

2.1.4 Strengthening the Agricultural Economy

- Yukon government supports the growth of an agriculture industry that is commercially viable, economically sustainable and provides net economic benefits to the Yukon.
- Applicants for new agricultural land must demonstrate a commitment to establishing a commercially viable operation.

Business Risk Management

- The national Canadian Agriculture Income Stabilization (CAIS) program is available to Yukon farmers.



Infrastructure Development

- Yukon government will support the development of required infrastructure to facilitate the growth of the agriculture industry.

Reducing Operating Costs

- Yukon government will support programs to help reduce industry costs.

Marketing

- Yukon government will support improved marketing for the agricultural industry.

Extension

- The Yukon government's role in providing extension services for the industry will be expanded.

Training and Human Resource Development

- Yukon government will support enhanced skill development in the industry.

Economic Diversification

- Yukon government supports economic diversification in the agriculture industry.

Value Added Production

- Yukon government supports increased value-added processing in the agriculture industry.

Organic Farming

- Yukon government will promote and encourage the increased growth of organic farming in the Yukon.

Science and Innovation

- Yukon government supports research, development, science and innovation for the industry.

Food Safety and Food Quality

- Yukon government will support the development of standards and procedures for the agriculture industry that facilitate the production of safe and high quality foods.



Working with our Partners

- The Yukon government will work cooperatively with other governments, members of the agriculture industry, related boards, councils, organizations and the public to implement this policy.
- The Agriculture Branch of the Department of Energy, Mines and Resources will continue to be the primary Yukon government contact for matters relating to agriculture development in the Yukon.
- The Yukon government will continue to work in close cooperation with Canada to deliver industry development programs and the Agricultural Policy Framework (APF) agreement.
- Yukon government will work with Yukon First Nations on agricultural matters, in a manner consistent with the applicable provisions of the First Nation Final Agreements and Self Government Agreements.
- Yukon government will work with municipalities and local advisory councils on agricultural matters.
- Yukon government will work with mandated board and councils on agricultural matters.
- Yukon government will work closely with members of the agriculture industry and industry organizations to seek input on agricultural matters and cooperate on the delivery of industry related programs.
- An industry advisory committee will be established to provide Yukon government with ongoing advice on agricultural matters.
- Yukon government will provide opportunities for public consultation and input in agriculture planning, development and policy initiatives.

Policy Implementation, Monitoring and Review

- The Agriculture Branch will take the lead on coordinating the implementation of the *2006 Yukon Agriculture Policy*.
- The Branch will work closely with other Yukon government departments when following through on policy recommendations that affect other departments.
- The *2006 Yukon Agriculture Policy* will be evaluated no later than in its 10th year of implementation.

2.2 POLICY TARGETS

- A. Yukon government will make best efforts to reach the following government related targets by the year 2016:
1. The establishment of an information gathering system to monitor industry development and performance in the Yukon.
 2. To ensure there is no significant loss of key wildlife habitat due to new agricultural development.



3. To complete agriculture development guidelines for all areas in the Yukon that have a high demand for new agriculture land.
 4. To make 25 % of new farm land available through planned development areas.
 5. To provide and facilitate environmental scans and plans for industry as a whole.
 6. To put food safety programs and legislation in place that will ensure Yukon agricultural food products are safe and of high quality.
- B. Yukon government will make best efforts to assist industry to achieve the following industry related targets by the year 2016:
1. A 200 % increase in the production and sales of Yukon-grown agricultural products.
 2. A 50 % increase in improved land utilization on existing agricultural parcels.
 3. The completion of priority infrastructure projects for the industry. Infrastructure projects should be financially self supporting by the 5th year of operation.
 4. All Yukon farms with minimum gross farm sales of \$10,000 to have completed environmental farm plans.
 5. The agriculture industry will make a net positive contribution to Yukon economy. (Total industry income is greater than total industry expenses).



3.0 AGRICULTURAL LAND DEVELOPMENT

Currently, the local agriculture industry supplies only a small percentage of the total food consumed in the Yukon. There is considerable opportunity for growth in the industry to supply and meet more of our food needs. To be able to meet these needs, there must be a sufficient land base upon which to grow agricultural products. The ability to access new land for agriculture, and the commitment to properly utilize this land for agriculture, is essential to the growth and development of the industry.

Policy:

- A. Yukon government will continue to make new land available for agriculture development.
- B. Land development procedures will respect industry's need for new land and public interests regarding environmental sustainability, economic viability and land use compatibility.
- C. New land for agriculture will be made available through the following two methods:
 1. Yukon government planned agricultural subdivisions.
 2. Agricultural spot land applications.

3.1 PLANNING FOR AGRICULTURAL DEVELOPMENT


Policy:

- A. In areas of anticipated demand for agricultural land, Yukon government will give priority to planning for new agricultural development in advance of spot land applications and agricultural subdivision development.

Policy Implementation:

- B. In areas where there is an anticipated demand for agricultural land, Yukon government will develop recommended guidelines for agricultural development in the area. These guidelines will be developed through a planning process that considers all land use interests and involves meaningful consultation with the public, local First Nations, Renewable Resource Councils, communities, industry members, the Government of Canada, and applicable planning authorities.
- C. The guidelines may make recommendations regarding:
 1. Goals and targets for agricultural development in the area.
 2. Designated areas that are suitable for agricultural spot applications.
 3. Locations that are suitable for planned agricultural subdivisions.
 4. Locations that are not suitable for agricultural development because of terrain constraints or other land use interests.



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- d. In areas where there are established regional land use plans or local area plans, the guidelines will be consistent with these plans.
 - e. The completed guidelines document will be made available to the public.

3.1.1 Planned Agricultural Subdivisions

Policy:

- A. *In areas where there is a sufficient demand for planned agricultural lots, Yukon government will plan and develop agricultural subdivisions.*

Policy Implementation:

- B. The planning and development of agricultural subdivisions will be done in consultation with local First Nations, Renewable Resource Councils, communities, industry and planning authorities.
- C. Subdivisions will consist of two or more lots and the lots will generally range in size from six to 65 hectares.
- D. Planned agricultural subdivision lots will be made available to qualified applicants through the agricultural land application and disposition process.
- E. Applicants for planned agricultural subdivision lots must demonstrate a commitment to developing a commercially viable farm operation.
- F. Planned agricultural subdivision lots may be suitable for either soil-based or non soil-based operations.

3.1.2 Designated Areas Suitable for Agricultural Spot Land Applications

Policy:

- A. *In areas where there is a sufficient demand for agricultural lots outside of planned subdivisions, Yukon government may identify designated areas as suitable for agricultural spot land applications.*

Policy Implementation:

- B. The planning of designated areas will be done in consultation with local First Nations, Renewable Resource Councils, communities, industry and planning authorities.
- C. Spot land applicants that are interested in applying for new agricultural land will be encouraged to locate in these designated areas.
- D. This designation signifies only that the area is suitable from a terrain and land use perspective. It does not guarantee that all spot applications for the area will be approved.
- E. All spot land applications in these designated areas will be reviewed through the normal spot land application process and will be assessed with the same criteria that are used for spot land applications in unplanned and undesignated areas.

3.2 SPOT LAND APPLICATIONS

Policy:

- A. *The Yukon government's spot land application process will continue to be available for applicants who wish to establish commercially viable soil-based farm operations.*
- B. *The spot land application process will consider both the agriculture industry's need for land as well as environmental and other land use and resource interests.*

Policy Implementation:

- C. The agricultural spot land application process is intended for commercially viable soil-based farm development only. Applicants interested in minor agricultural pursuits or non-commercial operations should apply to other land programs, such as the Yukon government's rural residential land program. Applicants interested in non soil-based agriculture should apply through the planned agricultural subdivision process.
- D. In areas where established land use plans or guidelines as referred to in Section 3.1.1 exist, the disposition of agricultural spot land applications will be consistent with the established land use plans and guidelines. Applications will not be accepted where approved plans or guidelines do not support agricultural development.
- E. There may be areas requiring protection for other resource or land use values that are designated and closed to agricultural land disposition. This may include environmental, cultural, wildlife or habitat values. A designated area may be identified by Yukon government during an application review.
- F. Access and utility easements will be required on agricultural lands and adjacent lands:
 - 1. Agricultural parcels must have provision for reasonable access.
 - 2. Road construction will be the sole responsibility of the agreement holder. Access constructed by the Yukon government will be fully cost recoverable from the agreement holder.
 - 3. Utility easements will be assured and planned in all agricultural dispositions as required.
 - 4. Provisions must be made for road and trail access to adjacent parcels and hinterland areas. This includes, but is not necessarily limited to the following:
 - i. Existing trails and trail access will be protected wherever feasible where spot land applications overlap with existing trails.
 - ii. If fencing across public trails is required, construction of gates suitable for the existing public use will be the responsibility of the applicant.
 - iii. If a trail relocation is deemed necessary the new trail will be constructed to a similar or better standard and the cost will be covered by the applicant.



3.3 ENVIRONMENTAL REVIEW OF THE LAND DEVELOPMENT PROCESS

Policy:

- A. *The land development process will be subject to all applicable environmental legislation.*

Policy Implementation:

- B. All farm developments and operations must conform to any requirements of the *Environment Act* and regulations and the *Waters Act* and regulations.
- C. The *Yukon Environmental and Socio-economic Assessment Act (YESAA)* process will apply to all agricultural land applications.
1. Applications will be reviewed by the appropriate Designated Office (in most cases) or the Executive Committee to identify the full range of relevant environmental and socio-economic impacts and make recommendations on whether or not the project should proceed and how to mitigate any adverse impacts.
 2. As required by *YESAA*, the assessor will be responsible for seeking input from Yukon government and First Nations on project proposals, as well as providing opportunities for public input.
 3. Yukon government will make a written decision to accept, reject or vary the Designated Office's recommendation.

3.4 AGRICULTURAL LAND DISPOSITIONS

3.4.1 Eligibility

Policy:

- A. *Agricultural land dispositions will be made available in a fair and equitable manner for the benefit of Yukon people.*

Policy Implementation:

- B. You are eligible for an agricultural land disposition, if:
1. you are a Canadian citizen or a permanent resident of Canada; and
 2. have resided in the Yukon for one continuous year prior to application; and have maintained residency in the Yukon for one year prior to entering into an Agreement for Sale on agricultural land; and
 3. are 19 years of age or older; and
 4. have not sold a titled parcel of agricultural land or assigned an agricultural Agreement for Sale for at least one year; or
 5. you hold company incorporated under the laws of the Yukon or Canada where the majority of shares are held by Yukon residents qualifying under requirements (1) to (4) above, and which will utilize the agricultural land for the exclusive benefit of the shareholders; or,

6. you represent a non-profit society registered in the Yukon, whose members and officers meet the requirements under (1) to (4) above.
- C. Other related provisions include:
1. Yukon residency must be maintained throughout the term of the Agreement for Sale.
 2. An individual may not hold more than one Agreement for Sale at any time.

3.4.2 Type of Land Disposition and Provisions

Policy:

- A. *Agricultural land will be released through Fee Simple Tenure under a seven-year Agreement for Sale.*
- B. *The provisions of the Yukon Lands Act and Regulations, and Agriculture Branch procedures for the sale of land will apply to all agricultural land dispositions.*

3.4.3 Agronomic Capability

Policy:

- A. *Land dispositions must be located on land that has the agronomic capability to support agriculture and meets the arability requirements defined in the Land Regulations under the Lands Act.*

Policy Implementation:

- B. Agriculture will normally be conducted on lands that have 80 % agronomic capability, Class 5 or better.
- C. Yukon government may consider applications on lands that do not meet Class 5 agronomic capability provided that:
 1. The applicant can demonstrate that they have Yukon-specific experience with the required management practice on similar lands.
 2. The applicant can demonstrate the commercial viability of the extra development costs associated with these practices.
 3. The applicant is not a new entrant into Yukon agriculture.



- D. Non-soil-based agricultural enterprises in planned agricultural subdivisions will be considered on land with soil agronomic classification of Class 6 or 7.
- E. Agronomic limitations such as topography, climate, and soils may result in a decision against agricultural land use.
- F. Agronomic capability will be assessed using national standards and detailed soil maps and/or field surveys.

3.4.4 Size of Land Dispositions

Policy:

- A. *Land dispositions must be of an appropriate size to accommodate the intended use.*

Policy Implementation:

- B. Land parcels will be from six to 65 hectares in size. The area of tenure will only be authorized in an amount reasonably required to implement the Farm Development Plan/Agreement.
- C. One additional parcel of land not exceeding the size of the first parcel, may also be applied for under separate application, at the same time as the initial parcel is applied for, and will be reviewed under the following conditions:
 1. The second parcel must be essential to the development of an economic farm unit. If accepted, the second application will protect the land from other agricultural land applications. The Yukon government reserves the right to terminate the application at any time after consulting the applicant.
 2. All of the terms of the Agreement for Sale for the first parcel must have been met to the satisfaction of officials of the Agriculture Branch before the second parcel is activated for review.
 3. If adjacent, the second parcel may be consolidated with the first at the time of issuing the Agreement for Sale for the second parcel, however this is not mandatory.
- D. An application for an additional parcel of land may also be accepted to expand an existing farming operation. Applicants must show the economic need for the additional parcel through a Farm Development Plan, which would become part of the Farm Development Agreement. The expanded farm land base, including the original parcel, will be designated for agricultural land use.



3.5 AGRICULTURAL LAND APPLICATION PROCESS

Policy:

- A. *All new agricultural land will be disposed of through the Yukon government's agricultural land application process, which is administered by the Agriculture Branch, Department of Energy, Mines and Resources.*
- B. *This process includes:*
 - 1. *Submission of a land application.*
 - 2. *Preliminary review of the land application.*
 - 3. *Submission and review of the Farm Development Plan.*
 - 4. *Environmental and socio-economic assessment of the application.*
 - 5. *Yukon government decision on the application.*
 - 6. *Preparation of a Farm Development Agreement and an Agreement for Sale.*

Policy Implementation:

- C. The agricultural land application process is identified in Sections 3.5.1 to 3.5.6.
- D. Throughout the process, the applicant should be prepared to be available for consultation when the application is being reviewed by the various agencies involved, and be prepared to update the application with new or additional information as it is developed or requested.

3.5.1 Submission of a Land Application

- A. Applicants must submit a completed agricultural land application form to the Yukon Agriculture Branch.
- B. Applicants are encouraged to contact the Yukon Agriculture Branch prior to submitting an application to discuss their ideas and proposals for agricultural development.

3.5.2 Preliminary Review of the Land Application

- A. Applications received by the Agriculture Branch, are reviewed for completeness.
- B. The Agriculture Branch undertakes a preliminary review to check for land conflicts and land availability.
- C. If the application is complete and no land use or land availability conflicts are found, the Branch will send an acknowledgement letter to the applicant within five business days of completing the review, and request the applicant to submit a Farm Development Plan within 60 calendar days.





3.5.3 Submission and Review of the Farm Development Plan

- A. A Farm Development Plan will be prepared by the applicant and submitted to the Agriculture Branch.
- B. The Farm Development Plan will include the following:
 1. A business plan that describes the proposed operation and demonstrates the feasibility of and commitment to developing a commercially viable operation.
 2. A plan that identifies potential environmental concerns with the proposed operation and the methods that will be used to address these concerns. This may include commitments to soil conservation, water management, shelterbelts, buffers and habitat retention.
 3. Clear information that address the following questions:
 - i. What agricultural products will the operation be producing?
 - ii. Are the Yukon climate and soil conditions suitable for growing these types of products?
 - iii. Where is the market for these products, and how large is the market?
 - iv. What type and size of land base does the proposed operation require?
 - v. Does the proposed site have the required soils and growing conditions?
 - vi. What are the projected water requirements for the operation?
 - vii. Does the proposed site have the required access to water?
 - viii. Would a water license be required?
 - ix. Are there any known land use, water use, wildlife or environmental issues with the proposed operation? How can these issues be addressed?
 - x. What on site developments and infrastructure will the operation require to produce, process and store the product? Will the applicant be able to obtain or gain access to this infrastructure?
 - xi. Will the operation be able to meet the required product and food safety standards?
 - xii. How will the operator market and sell the product?
 - xiii. What are the projected costs and revenues for the proposed operation?
 - xiv. Will the operation be commercially viable?
 - xv. Does the applicant have the ability to develop the operation within the time frame of an Agreement for Sale?
- D. The Agriculture Branch will review the submitted Farm Development Plan for completeness and accuracy.

- E. If required, the Agriculture Branch will conduct an assessment of agricultural capability of the land.
- F. The completed application (i.e., land application, Farm Development Plan and agriculture capability report) is submitted to the appropriate Designated Office for consideration.

3.5.4 Environmental and Socio Economic Assessment of the Application

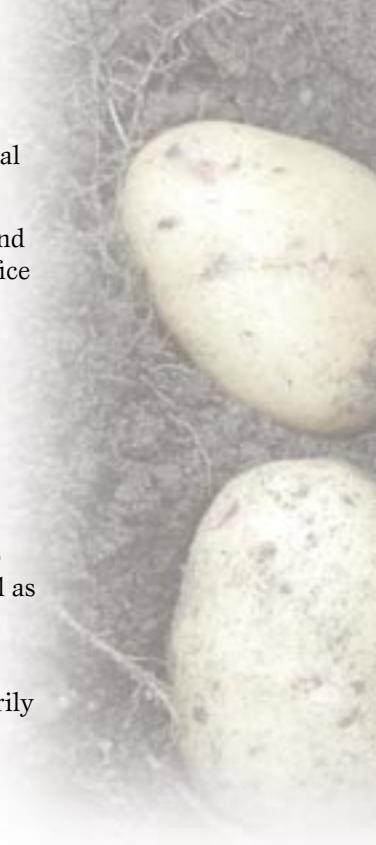
- A. The Designated Office will conduct an environmental and socio-economic assessment of all agricultural land applications that meet the requirements established by the *Yukon Environmental and Socio-Economic Assessment Act (YESAA)*. The assessment process includes requirements for the assessor to seek input from governments and First Nations on project proposals, as well as provide opportunities for public input.
- B. The Designated Office may establish its own information requirements regarding the applications to be assessed. This may include, but not necessarily be limited to, the information included in the land application, the Farm Development Plan and the agriculture capability assessment.
- C. After the Designated Office has completed its environmental and socio-economic assessment, it will make a recommendation to Yukon government on whether or not the application has significant environmental or socio-economic impacts after proposed mitigation.

3.5.5 Yukon Government Decision on the Application

- A. Upon receipt of a recommendation from the Designated Office, the Yukon government will make a decision regarding the recommendation. Yukon government may accept, vary or reject the recommendation of the Designated Office. Reasons will be provided for variances or rejections.
- B. Yukon government may require other conditions to ensure land disposition conforms to government legislation, policies and practice, e.g. subdivision approval, rezoning.

3.5.6 Preparation of a Farm Development Agreement and an Agreement for Sale

- A. If the application is approved, Yukon government will draft a Farm Development Agreement and an Agreement for Sale, which will be based on the Farm Development Plan, the environmental assessment and the government decision.
- B. A Farm Development Agreement is part of the Agreement for Sale. It specifies the farm related developments that must be done before the land can go to title. The terms of a Farm Development Agreement will be designed to address the specific site conditions of the land being applied for and the specific requirements of the agricultural enterprise being planned.



C. The Farm Development Agreement will include the following:

1. A commitment to carry out specific approved developments for the proposed farm and all the development and production work that will be done to make the farm operational.
 - i. For soil-based operations, this will include, but not necessarily be limited to a requirement that at least two thirds of 80 % of the land parcel be cleared, developed and in production with a crop suitable for human or animal consumption, prior to going to title.
 - ii. For non soil-based operations the clearing requirement may be waived. Clearing on non soil-based parcels will not be credited as a development cost unless the land cleared is put into production.
 - iii. For qualified game farm applicants, the clearing requirement may be adjusted to reflect the specific site conditions of the parcel and the operational needs of the operation. In order to qualify, game farm applicants must already be licensed to operate a game farm or have a letter of commitment to license from the issuing authority. To be licensed, an applicant must have an estate in land, which can be fee simple title or a registered land lease.
2. A detailed description of all the conditions that must be met before title is granted or equity is earned in the property.
3. A list of the development work which the Yukon government agrees may be used to offset the cost of the land. (see Section 3.6.3) This will include a statement of the value at which each part of the development will be assessed for purposes of offsetting the cost of the land.
4. The identification of penalties that will apply in cases where applicants do not meet all the conditions of their Farm Development Agreement. Penalties may include the loss of the Agreement for Sale, penalty fees, and/or the reduction and rezoning of the property eligible for sale.

D. Agricultural agreements for sale may be assigned to another eligible individual with consent of the minister responsible. A new Farm Development Agreement may be required as a condition of an assignment.



3.6 LAND PRICING

3.6.1 Determination of Sale Price

Policy:

- A. *Agricultural land will be priced in a manner that represents the fair value of the land and recovers Yukon government development costs.*

Policy Implementation:

- B. Land sale price will be determined in the following manner:
1. The land sale price will be the greater of the market value of the undeveloped land, or the development costs of the land borne by the Yukon government.
 2. The market value of the undeveloped land will normally be determined by appraisals carried out by the Property Assessment Section of the Department of Community Services. On occasion, the services of an independent licensed appraiser may be used. The appraisals or assessments will take into account the class of land use, and the effect of any restrictive caveats or zoning on the value of the land. The market value of finished land held in inventory will be updated from time to time to reflect current market conditions.
 3. Development costs incurred by the Yukon government will be fully cost recoverable. Normal application review and field work costs will be borne by Yukon government. If the application review requires specialized studies or field work over and above what is normally done for spot applications, this will be deemed a development cost and will be payable by the applicant.
 4. The cost of survey, if covered by the applicant, will be deducted from the appraised market value to arrive at an adjusted land sale price for spot land applications.

3.6.2 Appeals of Land Prices:

Policy:

- A. *There will be an appeal process for determined land sale prices.*

Policy Implementation:

- B. Appeals will be handled in the following manner:
1. Where there is a dispute over the price of a specific parcel of land, which was not developed and offered for sale to the public by the Yukon government, the purchaser may arrange for an independent appraisal at his or her expense.
 2. The independent appraisal shall be conducted by a certified appraiser acceptable to both parties.
 3. The lowest appraisal shall be used.



3.6.3 Farm Development Assistance

Policy:

- A. *Assistance in land sale prices will be given to encourage commercial agriculture development.*

Policy Implementation:

- B. Part of the sale price of land may be forgiven.
1. The Farm Development Agreement will list the approved development work which the Yukon government agrees may be used to offset the cost of the land. The Farm Development Agreement will also state the value at which each part of the development will be assessed for the purposes of offsetting the cost of the land. When determining the value of development work, the value of any unpaid labour will be given due account. Generally, the work will be valued at the prevailing cost of contracting out for similar work.
 2. The terms of the Farm Development Agreement will be varied according to the nature of the agricultural enterprise planned, and any special site specific conditions. Any capital improvements deemed necessary to the successful operation of the farm enterprise, including the following items, may be included as approved development work in a Farm Development Agreement:
 - i. Fencing: valued at the actual cost, or an imputed value based on the prevailing price of a third-party contract for the fencing.
 - ii. Clearing, including consideration of the need for shelterbelts: valued at a pre-determined amount for each hectare of clearing required with a greater allowance for a clearing method which allows salvage of merchantable timber and fuel wood.
 - iii. Farm building: valued at actual cost, contract cost, or replacement value.
 - iv. Draining and irrigations systems and infrastructure.
 - v. Shelter belts.
 - vi. Farmyard sites.
 - vii. 20 % of the value of the farm house, up to a limit of \$20,000.
 - viii. Other capital expenditures not including farm implements and equipment.
 3. For all applications, the following formula applies:
 - i. For every one dollar of approved development work done, one dollar of the difference between the adjusted land sale price (appraised market value minus survey cost) and the Yukon government's development cost, may be forgiven.
 - ii. None of the Yukon government's development costs may be forgiven.

4. If the development work is not done within the time allowed in the Agreement for Sale, none of the remaining cost of the sale will be forgiven and penalties may be imposed.

3.7 INSPECTION AND ENFORCEMENT

Policy:

- A. *Agricultural parcels under Agreement for Sale will be inspected and monitored to ensure compliance with the Farm Development Agreement.*

Policy Implementation:

- B. Regular inspections of agricultural parcels will be conducted to evaluate progress toward successful completion of the agricultural Agreement for Sale, including the Farm Development Agreement, and to facilitate provision of agricultural extension services.
- C. Lengthening of the term of an Agreement for Sale will only be considered in extraordinary circumstances.
- D. All requests for lengthening the term of the Agreement for Sale shall be made in writing by the Agreement for Sale holder and will be assessed on a case by case basis by the Agriculture Branch.
- E. Remedies under the *Lands Act* may be taken against agreement holders who do not fulfill the terms of their Agreements for Sale.



4.0 AGRICULTURAL LAND MANAGEMENT

Encouraging effective and sustainable land management is a key priority of this policy.

4.1 IMPROVED LAND UTILIZATION

In order to have a strong agriculture industry, it is important that the owners of agriculture parcels utilize their land effectively for agricultural purposes.

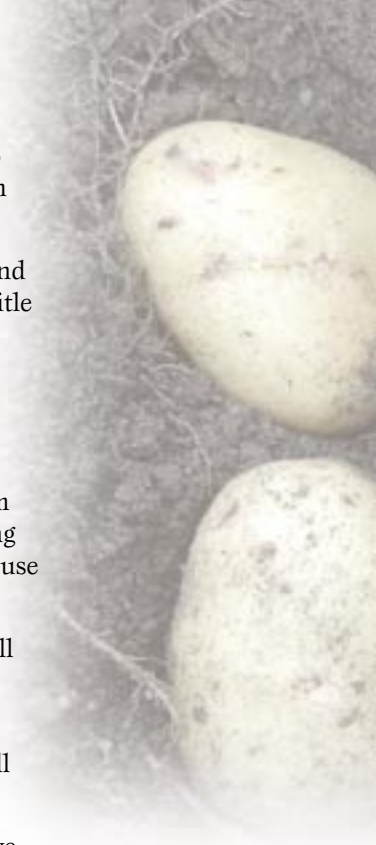
Policy:

- A. *Applicants for new agricultural land must make a commitment to the proper utilization of their parcel.*
- B. *Yukon government will give priority to supporting programs that encourage the owners of idle agricultural lands to bring their parcels back into production.*

Policy Implementation:

- C. Applicants for new agricultural parcels must demonstrate a commitment to establishing a commercially viable farm operation.



- 
- A photograph of two light-colored potatoes with some dark spots, resting in a nest of dry, fibrous material. The potatoes are positioned vertically, with one above the other.
- D. The amount of land being applied for in new applications must be related to operational requirements. Applications with land requests that are clearly in excess of operational needs will not be approved.
 - E. All Farm Development Agreements must include commitments to proper land development and utilization. These commitments must be achieved before title is granted.
 - F. No applications for additional parcels will be supported unless the parcel already under title has agriculture as its primary use and is being properly utilized and in crop and/or livestock production.
 - G. The limited land suitable for agriculture in the Yukon may be protected from uses that are incompatible with the development of a vital and self-sustaining agriculture industry. Agricultural land suitability will be considered in land use planning decisions.
 - H. Every effort shall be made to ensure that areas designated for agriculture will be used primarily for that purpose only, in accordance with legislation and regulations.
 - I. Land parcels that are zoned as agriculture will remain as agriculture and will not have their zoning changed to other designations.
 - J. The Yukon government will focus on positive incentives rather than punitive measures to encourage farmers to return titled idle land into production. This will include the provision of information, education, extension and economic incentive programs.
 - K. Yukon government will work with industry members to facilitate land sales, leases and/or shared use arrangements on underutilized lands to bring them back into production.

4.2 ENCOURAGING BEST FARM MANAGEMENT PRACTICES

Policy:

- A. *Yukon government will encourage the development of best management practices for agricultural land.*

Policy Implementation:

- B. Best management practices will be encouraged through:
 1. Research on best management practices.
 2. On farm extension visits.
 3. Making more information available on best management practices.
 4. Designing and delivering training programs.
 5. Designing and delivering incentive programs.

4.3 REGULATING LAND USES

Many farmers rely on the ability to undertake accessory activities on their parcels in order to diversify their income. This diversification is important to maintaining economic viability.

In Yukon, the types of activities that are permitted on agricultural parcels vary considerably, depending on where the farm is located. For farms in municipal areas, zoning by-laws pursuant to the *Municipal Act* define which activities are permitted. For farms in areas where a local area plan has been adopted, the area development regulations made pursuant to the *Area Development Act* regulate which uses are allowed. If the farm is in an area where a local area plan has not been adopted, the Agricultural Development Area Regulations made pursuant to the *Area Development Act* outline what uses are acceptable.

Policy:

- A. *Accessory activities for the purpose of diversifying farm income will be allowed on agricultural parcels, subject to the following conditions:*
 1. *The accessory activities must be consistent with the existing legislation and regulations that apply to the parcel.*
 2. *The accessory activities must be consistent with any existing land use plans or agricultural development guidelines that apply to the parcel (see Section 3.1).*
 3. *Agriculture must remain as the primary use of the parcel.*
 4. *The accessory uses must not negatively impact the agricultural use of the parcel.*
 5. *The accessory uses must not result in unreasonable negative social, economic or environmental impacts to the surrounding area or adjacent parcels.*
 6. *The activities associated with the accessory use should take place on the agriculture parcel. Accessory uses that may result in increased activities off the parcel, such as guest ranches or wilderness tourism, should be considered as discretionary only, subject to public consultation.*
 7. *Accessory uses that may have the potential to affect the neighbours, such as large scale dog kennels, should be considered as discretionary only, subject to public consultation as per the requirements of the applicable Area Development Regulations.*

Policy Implementation:

- B. For agricultural parcels located in areas covered by a municipal zoning bylaw, a local area plan, or an Area Development Regulation, all provisions for identifying acceptable accessory uses within municipal zoning by-laws and local area plan regulations will remain in effect. Communities engaged in the planning and regulatory process are encouraged to thoroughly consider an expanded range of accessory uses on agricultural parcels and the implications of those activities.
- C. For agricultural parcels covered by the Agricultural Development Area Regulations, Yukon government will amend the Regulations in order to implement the provisions in the policy that allow for a greater range of accessory uses, consistent with the above guidelines. These could include: home based businesses; farm related sales outlets; agricultural tourism; bed and breakfast operations; equestrian centers; guest ranches and family day homes.
- D. Until the amendments are approved and adopted, the existing provisions of the Agricultural Development Area Regulations will remain in effect.

4.4 SUBDIVISION OF AGRICULTURAL PARCELS

As of the date of this document's publication, the subdivision of a single agricultural lot into two or more separate lots is prohibited under the *Subdivision Act*, the *Subdivision Regulations* and the *Agricultural Development Area Regulations*. These statutes are administered by the Department of Community Services.

Policy:

- A. *The subdivision of agricultural parcels will continue to be regulated through the Subdivision Act, the Subdivision Regulations and the Agricultural Development Area Regulations.*
- B. *The Subdivision Act, the Subdivision Regulations and the Agricultural Development Area Regulations will be amended in order to implement the following provisions to allow for the tightly controlled subdivision of agricultural parcels to address the following two situations:*
 - 1. *Permitting one time subdivision to allow a farmer who is living on their farm, but no longer interested in farming, to subdivide their parcel so he and/or she can stay living there, and pass the rest of the parcel on to someone else who will farm it.*
 - 2. *Permitting subdivision to allow for the creation of a public surveyed road right-of-way or public utility lot through an existing parcel.*





Policy Implementation:

- C. Yukon government will make the necessary legislative and regulatory amendments to allow for the subdivision of agricultural land under the following limited circumstances:
1. Subdivision will be allowed one time only per parcel following its original disposition.
 2. To be eligible, the parcel must have been owned by the registered owner for a minimum of 10 consecutive years, and it must contain the registered owner's principle residence.
 3. Subdivision will be allowed into two parcels only. One parcel will be the home site parcel, which will be the minimum size allowable for agricultural lots in the area. This will take into account existing planning and zoning restrictions that apply to the lot. The second parcel will consist of the remainder of the original parcel.
 4. The resulting reconfiguration of the parcels must not impair requirements for access or the ongoing agricultural use of the parcels.
 5. Both parcels will remain zoned agricultural.
 6. Neither parcel will be allowed to be subdivided again.
 7. Subdivision will be subject to all applicable local area plans and zoning regulations. Subdivision will not be allowed in areas where local plans and regulations prohibit subdivision.
- D. Yukon government will make the necessary legislative and regulatory amendments to allow for the subdivision of agricultural land for the purpose of creating a surveyed road right of way or public utility lot that is for public use. This type of subdivision will be subject to the following conditions:
1. The subdivision is determined to be in the public interest.
 2. The new subdivided portion of the lot will be transferred to the Yukon government.
 3. The parcel owner agrees to have the land subdivided for this purpose.
- E. Until the necessary legislative amendments are approved and adopted, the current prohibitions for subdivision will remain in effect.

5.0 THE ENVIRONMENT

Yukon people value a healthy environment. A key goal of this policy is to encourage the development of an environmentally compatible and sustainable agriculture industry.

Policy:

- A. *Yukon government policies and programs for agriculture will be designed to facilitate an industry that is compatible with the environment and environmentally sustainable on a long term basis.*

Policy Implementation:

- B. Section 3.3 describes the environmental policies and procedures that apply to the development of new agricultural parcels.
- C. The following policies apply to addressing environmental concerns on existing farms:
1. Yukon government will carry out periodic environmental scans of the agriculture industry as a whole to identify emerging environmental issues that need to be addressed. This will include monitoring water, soil and air quality and identifying the impacts of the industry on habitat and wildlife.
 2. Industry will be encouraged to develop and implement Environmental Farm Plans that address environmental issues and concerns on an individual farm basis.
 3. Yukon government will work to increase awareness of environmental issues among industry members.
 4. Yukon government will encourage and promote best environmental farming practices in the following areas:
 - i. Wildlife friendly farming practices, such as maintaining or improving habitat along farm edges, leaving wildlife corridors and maintaining riparian buffers.
 - ii. Prevention and control of disease transmission between domestic animals and wildlife.
 - iii. Safe use of agrichemicals such as fertilizers, herbicides and pesticides.
 - iv. The protection of surface and ground water and drinking water sources.
 - v. Soil conservation.
 - vi. Farm waste disposal.
- D. Yukon government will continue to deliver environmental programs to the Yukon agriculture industry through the federal — territorial APF as per the terms of the agreement.



6.0 STRENGTHENING THE AGRICULTURAL ECONOMY

In order to provide economic benefits to the territory, the agriculture industry must be economically strong and sustainable.

Policy:

- A. Yukon government supports the growth of an agriculture industry that is economically viable, economically sustainable and provides net economic benefits to the Yukon.

6.1 BUSINESS RISK MANAGEMENT

Policy:

- A. The national Canadian Agriculture Income Stabilization (CAIS) program is available to Yukon farmers.

Policy Implementation:

- B. CAIS is designed to reduce the financial risks associated with market price fluctuations and production failures and is available to all farmers that meet its eligibility criteria.
- C. The CAIS program is administered by Agriculture and Agri-Food Canada as per the terms of the APF agreement.



6.2 INFRASTRUCTURE DEVELOPMENT

The Yukon agriculture industry is still in its early development stages. Existing infrastructure for the industry is very limited, which limits its production capacity and economic viability.

Policy:

- A. *Yukon government will support the development of required infrastructure to facilitate the growth of the agriculture industry.*

Policy Implementation:

- B. Yukon government will determine a coordinated and strategic approach to infrastructure development. This will involve consultation with industry and may involve conducting research and undertaking feasibility studies.
- C. Priorities for infrastructure development will be determined in consultation with industry.
- D. Yukon government may provide financial assistance for identified infrastructure projects.
- E. Infrastructure projects that seek financial support from Yukon government should reflect the following principles:
 - 1. They should reflect the shared priorities developed by Yukon government and industry.
 - 2. They should be supported by a broad range of industry members.
 - 3. They should benefit a broad range of industry members.
 - 4. They must be accessible to all members of the industry.
 - 5. They should facilitate industry development in one or more of the following areas: crop and animal production; product processing; product storage and distribution; and marketing.
 - 6. They should be designed to be administratively and financially self supporting after their initial construction and establishment phase.

6.3 REDUCING OPERATING COSTS

Yukon farmers have high operating costs. This is because the industry is small scale, distances to suppliers and markets are great, and we have harsh northern growing conditions. The high costs of operating limit the industry's economic viability.

Policy:

- A. *Yukon government will support programs to help reduce industry costs.*

Policy Implementation:

- B. Yukon government will continue to provide business advisory services oriented to helping farmers reduce costs.



- C. Yukon government will support industry programs designed to reduce costs, such as:
 - 1. Transportation assistance programs.
 - 2. Agricultural product testing and diagnostic laboratory services.
 - 3. Agriculture product inspection services.
 - 4. Co-operatives to facilitate bulk purchase, transportation and storage of supplies.
 - 5. The continuation of a fuel tax exemption for farm vehicles.

6.4 MARKETING

Establishing local markets and being able to sell into those markets is essential to establishing a successful agricultural industry in the Yukon.

Policy:

- A. *Yukon government will support improved marketing for the agricultural industry.*

Policy Implementation:

- B. Yukon government will work in cooperation with industry to set marketing priorities and strategies.
- C. Specific marketing support may include, but not necessarily be limited to:
 - 1. Increasing industry awareness of marketing techniques.
 - 2. Facilitating direct selling support.
 - 3. Exploring and coordinating cooperative sales opportunities.
 - 4. Promoting uniform grading and pricing practices.



5. Promoting a positive image of Yukon grown products.
 6. Building awareness of local producers and services.
 7. Exploring ways of increasing demand for local products and services.
 8. Improving the supply chain of local products to retail outlets.
 9. Improving communications and cooperation between producers and retailers.
- D. Yukon government will continue to support a local purchasing policy in relation to procuring local agricultural products for government contracts.

6.5 EXTENSION

Extension services are a primary function of the Agriculture Branch.

Policy:

- A. *The Yukon government's role in providing extension services for the industry will be expanded.*

Policy Implementation:

- B. The Yukon government's current role in extension will continue in the areas of farm visits, office interviews, seminars, research and making information available.
- C. Yukon government will expand its extension role to include advising and delivering on the various industry support programs related to the APF. These programs will provide support to eligible industry members in the following areas:
1. Increasing farm profitability and increasing income choices.
 2. Increasing the ability of farms to meet market and consumer demands for food safety and food quality.
 3. Increasing industry's ability to undertake environmentally responsible production.
 4. Improving the ability of producers to capture opportunities from science and innovation.



6.6 TRAINING AND HUMAN RESOURCE DEVELOPMENT

To operate a successful farm, the operator must have the right skills and knowledge. The Agriculture Branch already delivers a variety of training programs for the industry. The APF also supports training and human resource development.

Policy:

A. Yukon government will support enhanced skill development in the industry.

Policy Implementation:

- B. Yukon government will work with industry, First Nations and communities to identify training priorities for agriculture in the Yukon.
- C. Yukon government will continue to deliver current training initiatives.
- D. Yukon government will develop and deliver new training and human resource initiatives as referenced under the APF. These may include:
 - 1. Building skills and knowledge for new entrants to the agriculture industry.
 - 2. Enhancing skill development for existing farmers.
 - 3. Enhancing public awareness and knowledge in agriculture.



6.7 ECONOMIC DIVERSIFICATION

Most Yukon farms need diversification to stay economically viable. This can include diversified farm operations where different parts of the farm complement each other, and taking on non-farm work to diversify the source of income. Economic diversification on farms is supported by the APF.

Policy:

- A. *Yukon government supports economic diversification in the agriculture industry.*

Policy Implementation:

- B. Yukon government will help farmers develop diversified and integrated farm development plans, through extension and business planning services.
- C. Yukon government will develop and deliver APF related programs that can assist farmers with on farm diversification.
- D. Yukon government will initiate a regulatory amendment process to address the issue of accessory uses on agricultural parcels to allow for a greater diversity of non farm activities (see Section 4.3).

6.8 VALUE ADDED PRODUCTION

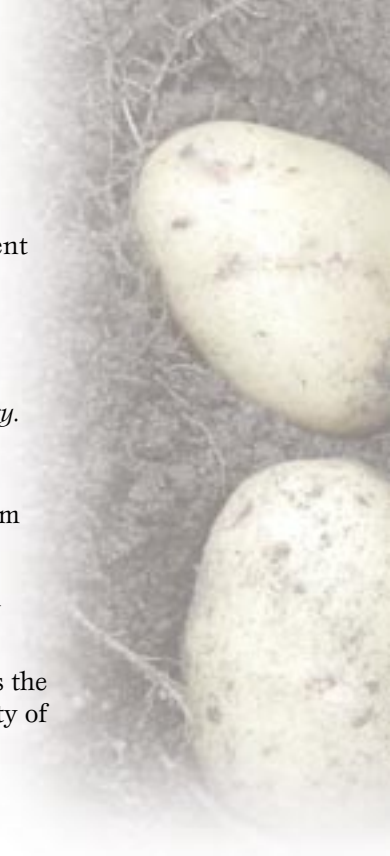
Value added processing means taking an unfinished product and processing it into a more finished product. This can enhance economic opportunities. Increasing value-added production in the agriculture industry is supported by the APF.

Policy:

- A. *Yukon government supports increased value-added processing in the agriculture industry.*

Policy Implementation:

- B. Opportunities for value-added production will be identified in consultation with industry.
- C. Yukon government will make information on value-added production available to producers.
- D. Yukon government will develop and deliver APF related programs to encourage value-added processing in the agriculture industry.



7.0 ORGANIC FARMING

Organic farming is a small but rapidly growing sector of the agricultural industry. Organic products meet a market demand for high quality, environmentally responsible and chemical free products. Local organic operators provide both economic and environmental benefits to the Yukon.

Policy:

- A. *Yukon government will promote and encourage the increased growth of organic farming in the Yukon.*

Policy Implementation:

- B. Support for organic farming will include:
1. Yukon government's extension services will provide technical expertise, advice and support for organic farming methods.
 2. Yukon government will develop and deliver training in organic farming methods.
 3. Yukon government will facilitate information sharing in organic farming methods.
 4. Yukon government will provide assistance in organic certification and marketing.
 5. Yukon government may provide financial support to help the development of organic farming operations, subject to available budgets, priorities and programs.



8.0 SCIENCE AND INNOVATION

Keeping in touch with current information, technology and best practices is key to developing a vibrant industry. Yukon has had ongoing involvement in research and development for the industry. Commitments to science and innovation are also a key part of the APF.

Policy:

- A. *Yukon government supports research, development, science and innovation for the industry.*

Policy Implementation:

- B. Priorities for science and innovation initiatives will be determined in consultation with agriculture industry members.
- C. Yukon government will support continued research and development in northern crop development and best management practices.
- D. Yukon government will sponsor science and innovation projects as appropriate with industry, academic and research institutions.
- E. Yukon government will continue to maintain contacts and information sharing networks with agricultural organizations and institutions in Canada and other circumpolar regions.



9.0 FOOD SAFETY AND FOOD QUALITY

High standards of food safety and food quality help protect human health, increase consumer confidence, and improve market access. Food safety and food health is also a priority of the APF. The APF contains policy commitments in the areas of on-farm and post-farm food safety, food quality and traceability.

Policy:

- A. Yukon government supports the development of standards and procedures for the agriculture industry that facilitate the production of safe and high quality foods.

Policy Implementation:

- B. To achieve a high level of food quality and safety within the agriculture sector in the Yukon, the Yukon government will support:
1. Reviewing the existing food safety and food quality regime in the Yukon, and developing regulations, policies and programs to address deficiencies in this regime. This will be done in consultation with industry and relevant government departments.
 2. Identifying and implementing food safety and food quality standards and programs including Hazard Analysis of Critical Control Points (HACCP) and traceability systems in the field to fork continuum.
 3. Working with industry and other governments to develop needed infrastructure and services for the inspection, monitoring, surveillance and product testing of agricultural food products.
 4. Assisting the agriculture sector in the development of data management standards for traceability systems.



10.0 WORKING WITH OUR PARTNERS

A number of different organizations, governments and agencies are involved in Yukon agriculture. To facilitate a coordinated approach to industry development, it is important that these individuals, organizations and governments work together.

Policy:

- A. *The Yukon government will work cooperatively with other governments, members of the agriculture industry, related boards, councils, organizations and the public to implement this policy.*

10.1 YUKON GOVERNMENT

Policy:

- A. *The Agriculture Branch of the Department of Energy, Mines and Resources will continue to be the primary Yukon government contact for matters relating to agriculture development in the Yukon.*

Policy Implementation:

- B. The Agriculture Branch is responsible for:

1. Extension.
2. Research.
3. Training and workshops.
4. Undertaking industry related studies.
5. Delivery of industry programs such as the APF and others.
6. Review, monitoring and enforcement of regulations.
7. Administering the agricultural land development and disposition process.
8. Administering the grazing lease disposition process.
9. Working with industry, the public and other governments on agriculture matters.



10.2 GOVERNMENT OF CANADA

The Government of Canada, through the Department of Agriculture and Agri-Food Canada plays an important national role in agriculture. Canada supports industry development programs for the sector and is the major partner in the APF.

Policy:

- A. *The Yukon government will continue to work in close cooperation with Canada to deliver industry development programs and the APF agreement.*

10.3 YUKON FIRST NATIONS

Some Yukon First Nations have shown a key interest in agriculture development. Through First Nation Final Agreements, First Nations also have mandated responsibilities in land and resource planning in the Yukon.

Policy:

- A. *Yukon government will work with Yukon First Nations on agricultural matters, in a manner consistent with the applicable provisions of the First Nation Final Agreements and Self Government Agreements.*



Policy Implementation:

- B. Yukon government will seek input from Yukon First Nations in land and resource planning processes related to agricultural land development, and in agricultural land application reviews.
- C. Yukon government will work with Yukon First Nation governments and organizations to identify priorities for and deliver programs related to agricultural development for Yukon First Nation people. This may involve initiatives such as training, workshops, and demonstration and development projects.

10.4 MUNICIPALITIES AND LOCAL ADVISORY COUNCILS

Municipalities and local advisory councils have an important role to play in planning for their communities.

Policy:

- A. *Yukon government will work with municipalities and local advisory councils on agricultural matters.*

Policy Implementation:

- B. Yukon government will seek input from local municipal government and local advisory councils in application reviews and planning processes related to agricultural land development.

10.5 MANDATED BOARDS AND COUNCILS

Through the Final Agreements, several Boards and Councils in the Yukon have been established with mandates to provide governments with advice and direction on a variety of land use and resource management issues.

Policy:

- A. *Yukon government will work with mandated boards and councils on agricultural matters.*

Policy Implementation:

- B. The Yukon government will work with mandated boards and councils as appropriate when dealing with matters pertaining to their mandates. This includes matters such as agricultural land development, land use planning and renewable resources management.

10.6 THE YUKON AGRICULTURE INDUSTRY

There are a number of agriculture industry related organizations in the Yukon. These organizations are active in promoting the interests of their members. They are also involved in delivering a variety of programs and initiatives to the industry.

Policy:

- A. *Yukon government will work closely with members of the agriculture industry and industry organizations to seek input on agricultural matters and cooperate on the delivery of industry related programs.*





Policy Implementation:

- B. Yukon government will continue to work and consult with individual farmers and agricultural organizations to seek input on agriculture related initiatives.
- C. Yukon government will continue to cooperate with industry organizations in the delivery of industry development programs.
- D. Yukon government will establish an Agriculture Industry Advisory Committee (AIAC) to provide advice on agriculture development and management in the territory.
 - 1. The mandate of AIAC will be to make recommendations to the Minister of Energy, Mines and Resources and the Agriculture Branch on agriculture policy, industry development, program implementation and any other agricultural matter it has considered.
 - 2. The membership of AIAC will include broad representation from the industry, including but not necessarily limited to representation from each of the main registered Yukon agricultural industry organizations as well as representation from the industry at large.
 - 3. The primary Yukon government contact for the AIAC will be the Agriculture Branch.

10.7 PUBLIC INVOLVEMENT

It is important that Yukon people have the opportunity to provide their input and feedback on agriculture development in the territory and be involved in planning related initiatives that may affect them.

Policy:

- A. *Yukon government will provide opportunities for public consultation and input in agriculture planning, development and policy initiatives.*

Policy Implementation:

- B. The Yukon public will have opportunities for public input and consultation in:
 - 1. Yukon government led agriculture planning initiatives, including the development of agricultural development guidelines and planned agricultural subdivisions.
 - 2. The review of all agriculture land applications, as determined through the *Yukon Environmental and Socio-economic Assessment Act* process.
 - 3. Initiatives related to regulatory changes that may affect the agriculture industry.
 - 4. Any future processes to revise, change or update the agriculture policy.

11.0 POLICY IMPLEMENTATION, MONITORING AND REVIEW

Policies:

- A. *The Agriculture Branch will take the lead on coordinating the implementation of the Yukon Agriculture Policy.*
- B. *The Branch will work closely with other government departments when following through on policy recommendations that affect other departments.*
- C. *The 2006 Yukon Agriculture Policy will be evaluated no later than in its 10th year of implementation.*

Policy Implementation:

- D. The Agriculture Branch will take the lead on implementing the Yukon Agriculture Policy within its area of mandate.
- E. The Branch will work closely with other government departments when following through on initiatives to amend legislation or regulations that are under the mandate of other departments.
- F. Government will work with the Agriculture Industry Advisory Committee to set up a system for monitoring the implementation and success of the policy in relation to identified goals and targets. This will include establishing a set of agriculture industry indicators that can be monitored and measured through the life of the Policy.
- G. The 2006 Yukon Agriculture Policy will be evaluated no later than in its 10th year of implementation. This evaluation will allow for input from the agriculture industry, Yukon First Nations, mandated boards and councils, related interest groups and the public.



H. The review will include, but not necessarily be limited to, consideration of the following questions:

1. How successful has the Policy been in regards to achieving its overall goal of encouraging the growth of an industry that produces high quality products for local consumption; is environmentally sustainable; is economically viable; and contributes to community well being?
2. How successful has the Policy been in regards to achieving it's various policy commitments and targets?
3. What are the key reasons for the success, or failure, of the Policy in achieving these goals, commitments and targets?
4. Does the agricultural land application and development process adequately address the interests of the agricultural industry and the Yukon public?
5. Has the Policy been effective in facilitating good working relationships with our partners?
6. Are land use regulations for agricultural land, including accessory use and subdivision controls, effective?
7. Is there sufficient privately held agricultural land to support a self sufficient Yukon agricultural industry?
8. Is the land pricing method appropriate and effective?
9. Is there a need to introduce additional measures to protect arable land?



A photograph of a vast field of green plants, possibly a crop field, under a hazy, yellowish sky. The plants are arranged in rows and are illuminated by bright, diffused light, creating a soft, ethereal atmosphere. The sky is a uniform, pale yellow-green color, suggesting a misty or overcast day. The overall scene is peaceful and natural.

Yukon

Energy, Mines and Resources