

BC's Agricultural Land Commission

Agricultural Land Commission



- ALC is an Independent administrative tribunal
- Carries out mandate set out in ALC Act
- Interprets & applies the legislation written by gov't



Sec. 6 Purpose of the ALC Act

- Preserve agricultural land
- Encourage farming on agricultural land in collaboration with other communities of interest
- Encourage local governments, First Nations, the government & its agents to enable & accommodate farm use of agricultural land & uses compatible with agriculture in their plans, bylaws & policies

The ALR – It's A Finite Resource in BC

What's Out?

95%

What's In?

5%

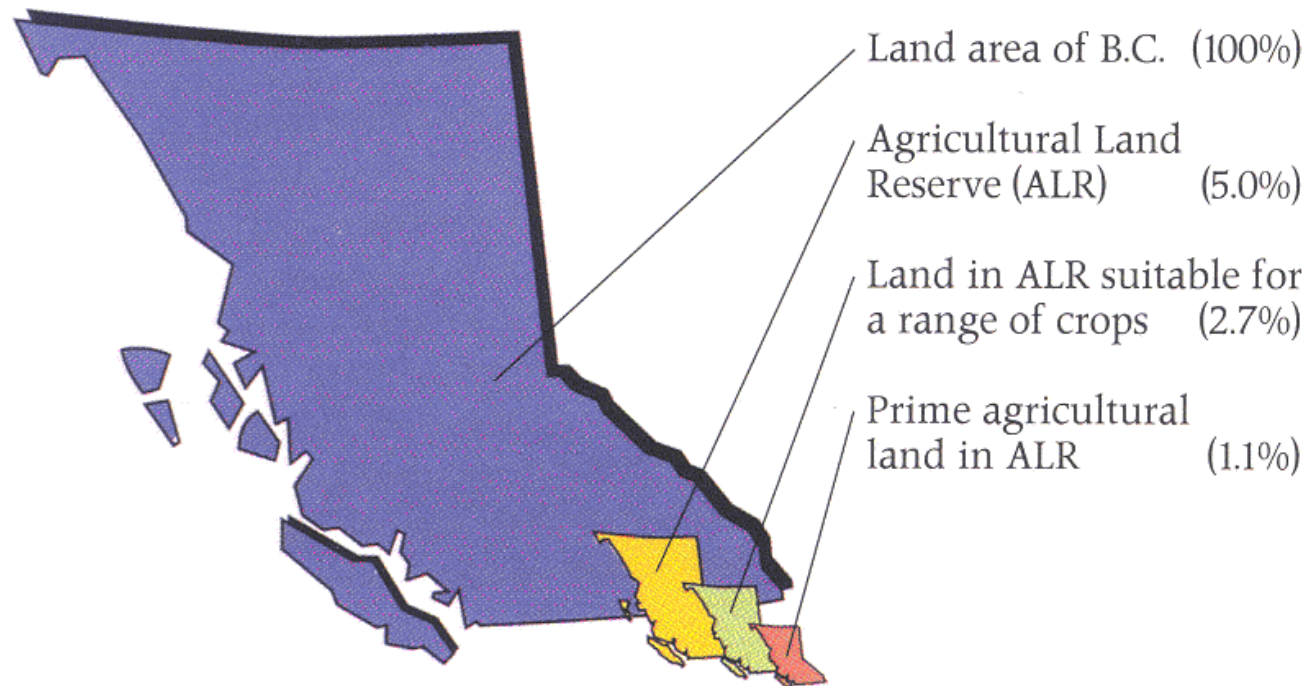
Total Area

ALR +/- 4.6 million ha

BC +/- 94.0 million ha



The ALR in BC



ALR Area by Region

Region	ALR Area (hectares)	Percent ALR Area
Okanagan	224,977	5%
Island	116,207	2%
South Coast	148,207	3%
Interior	1,528,968	33%
Kootenay	392,557	8%
North	2,210,783	49%
Total	4,621,699	100%

Bill 24 – ALC Act Changes



- September 5, 2014 - Came into force
- Split ALR into two zones (Zone 1 and Zone 2)
- Legislated 6 independent panels
- Role of the Chair defined
- Section 4.3 new considerations in Zone 2 (economic, cultural and social values)

Zone 1 and Zone 2

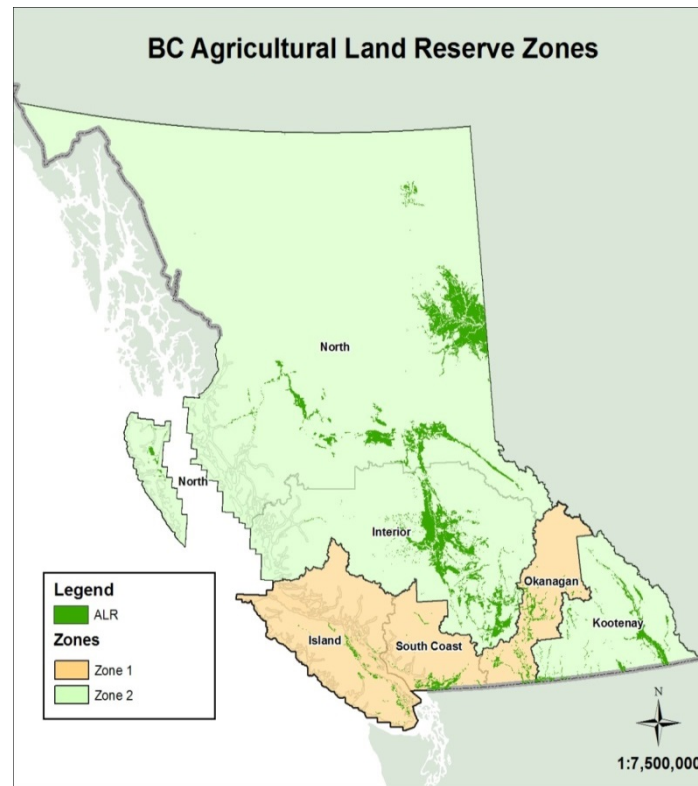


Zone 1:

South Coast, Island &
Okanagan Panels

Zone 2:

Kootenays, Interior &
North Panels



Section 4.3 of the ALC Act

When exercising a power under this Act in relation to land located in Zone 2, the commission must consider all of the following, in descending order of priority:

- (a) the purposes set out in Section 6;
- (b) economic, cultural and social values;
- (c) regional and community planning objectives;
- (d) other prescribed considerations.

Chair

North Panel

Interior Panel

Kootenay Panel

Okanagan Panel

South Coast Panel

Island Panel

Governance Model

Full Commission = 19 members

6 Regional Panels = 1 Vice Chair +
2 Commissioners

Executive Committee = Chair + 6 Vice-Chairs

Chair

Executive Committee



- Chair and six Vice Chairs
- Responsible for:
 - deciding applications referred by the Chair
 - deciding applications referred by a regional panel
 - making reconsideration determinations
 - exercising any other functions delegated by the Commission (i.e. annual reporting)

The Full Commission

- Develop policies governing the Commission, pass resolutions and bylaws re: conduct of its affairs
- Recommend legislative or regulatory changes to Gov't
- Determine ALR boundary
- Ensure local government land use planning is compatible with agricultural use of ALR
- Develop policy that encourages agriculture

Chair Oversight – Application Process

Refers all
applications

- Region Panel
- Executive Committee (EC)

Reviews all panel
decisions
(within 60 days)

- Re-affirms decision
- Directs EC to reconsider



Chair Oversight

- Authority to refer a particular application to the Executive Committee within 60 days of a decision for reconsideration:
 - If believes may not fulfill the purpose of Section 6;
 - Does not adequately take into consideration the considerations set out in Section 4.3.

ALR Regulation Changes

- Government amended the regulations in 2015.
- Amendments include:
 - Medical marihuana production permitted
 - Farm retail & processing permitted by a Co-operative Association
 - Breweries, distilleries and meaderies permitted provided the 50% farm product input
 - Able to lease a portion of a farm for farm purposes

Local Government Partners



- Local governments, regional and municipal, are partners in agricultural land preservation
- First step in application process
- Adopt supportive land use plans, policy, and bylaws
- Work together to achieve compliance

75% of the ALR is under local government jurisdiction

2016/2017 Budget Lift



- \$1.1M (33%) base-budget increase to better support:
 - regional panel decision making process
 - planning work with local governments
 - compliance and enforcement



Fee Changes – effective April 1



- **Application Fees:**
 - Zone 1 - \$1,500 (LG portion \$300)
 - Zone 2 - \$900 (LG portion \$300)
- **New Service fees** for approved applications:
 - Document review fees: \$150 per document
 - Site Inspection fees: \$350 per inspection
 - Monitoring fees: \$500 - \$2,000 annually

ALC Performance Targets



- Making decisions within 60 business days
- Refund of ALC fee portion after 90 business days
- Developing comprehensive compliance and enforcement approach
- Increasing engagement with local & regional governments & annual survey
- Annual client survey

Thank you

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