

# AGRICULTURAL LAND COMMISSION



Jennifer Dyson, Chair  
Kim Grout, CEO

# ALC

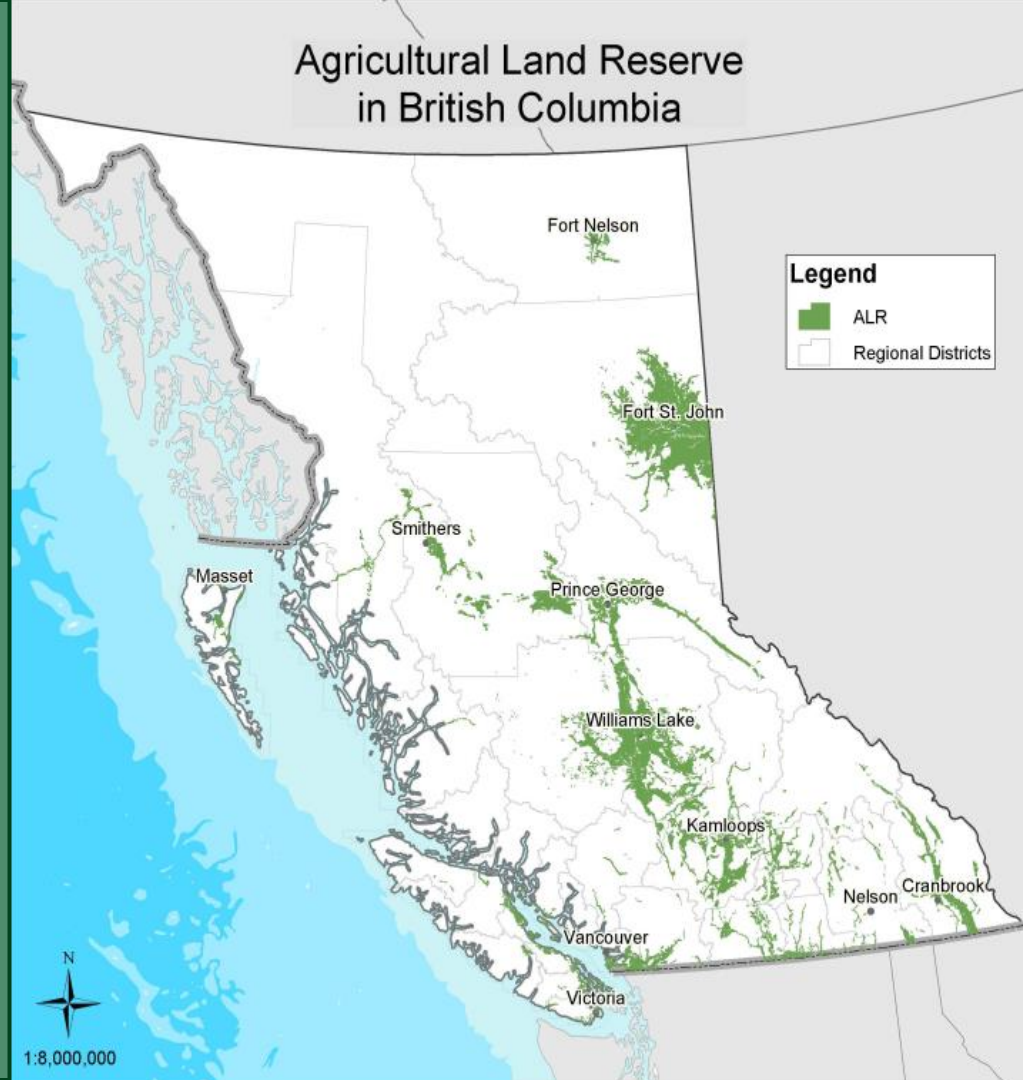
## AGRICULTURAL LAND COMMISSION

- ALC is an independent administrative tribunal
- Carries out mandate set out in ALC Act
- Interprets & applies government legislation



**ALR is a finite  
resource.**

**5% of the  
Province..  
OR is it?**



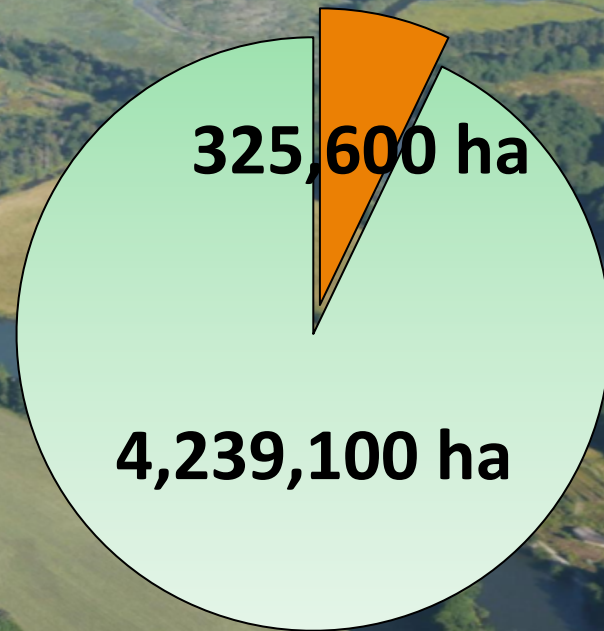


How much ALR land is available if you don't count the roads, rivers, lakes, and lands under other jurisdictions?





**Our early calculations show that about 7% of the ALR is not available for agriculture.**



**This does not calculate that 50% of the ALR that is in Crown ALR and a determination of availability.**

# The ALC's Purpose

## Section 6 ALC Act

- a) Preserve agricultural land
- b) Encourage farming on agricultural land in collaboration with other communities of interest
- c) 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



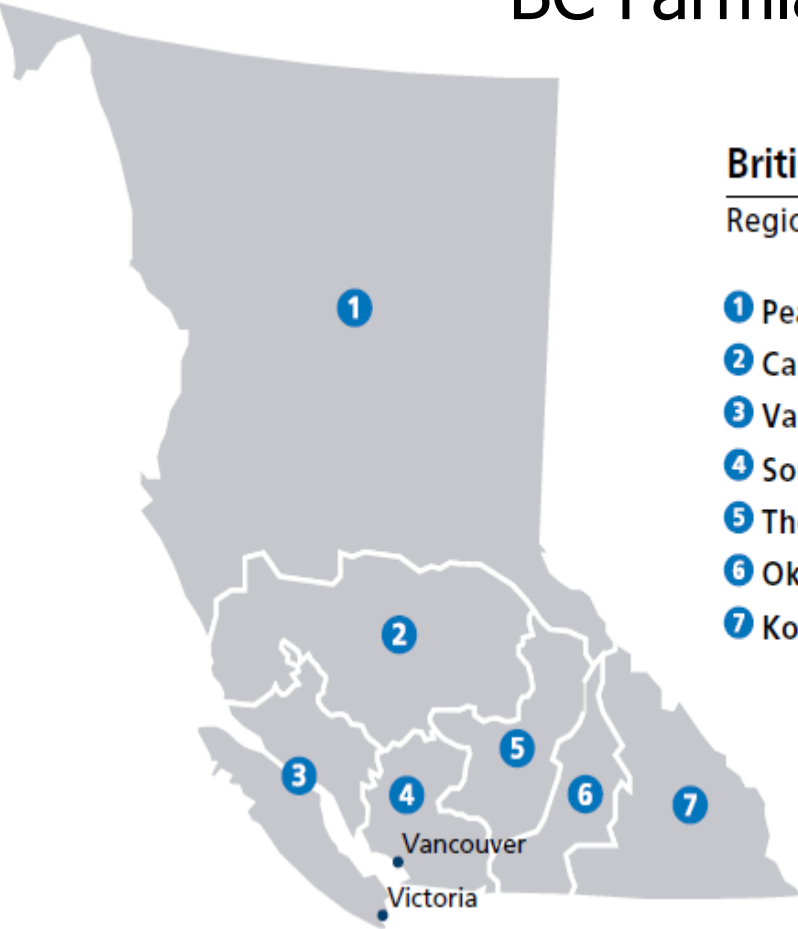
# Population & Agriculture

These 2 areas contain:

- 2.7 % of BC's land area
- 81% of BC's population
- 83% of BC's annual farm gate receipts



# BC Farmland is EXPENSIVE!



## British Columbia farmland regions

Region	% change	Value \$/acre*	Value range**
① Peace Region-Northern B.C.	0.2%	\$1,543	\$600 – \$1,900
② Cariboo-Chilcotin	0.5%	\$2,447	\$1,100 – \$2,700
③ Vancouver Island	23.6%	\$41,784	\$11,900 – \$100,000
④ South Coast	13.9%	\$89,314	\$43,000 – \$162,700
⑤ Thompson-Nicola	2.7%	\$10,309	\$3,100 – \$11,800
⑥ Okanagan	5.7%	\$91,978	\$8,800 – \$166,900
⑦ Kootenay	4.5%	\$45,073	\$2,500 – \$50,000

\*FCC reference value \$/acre.

\*\*The value range represents 90% of the sales in each area and excludes the top and bottom 5%.



# Home on the Range:

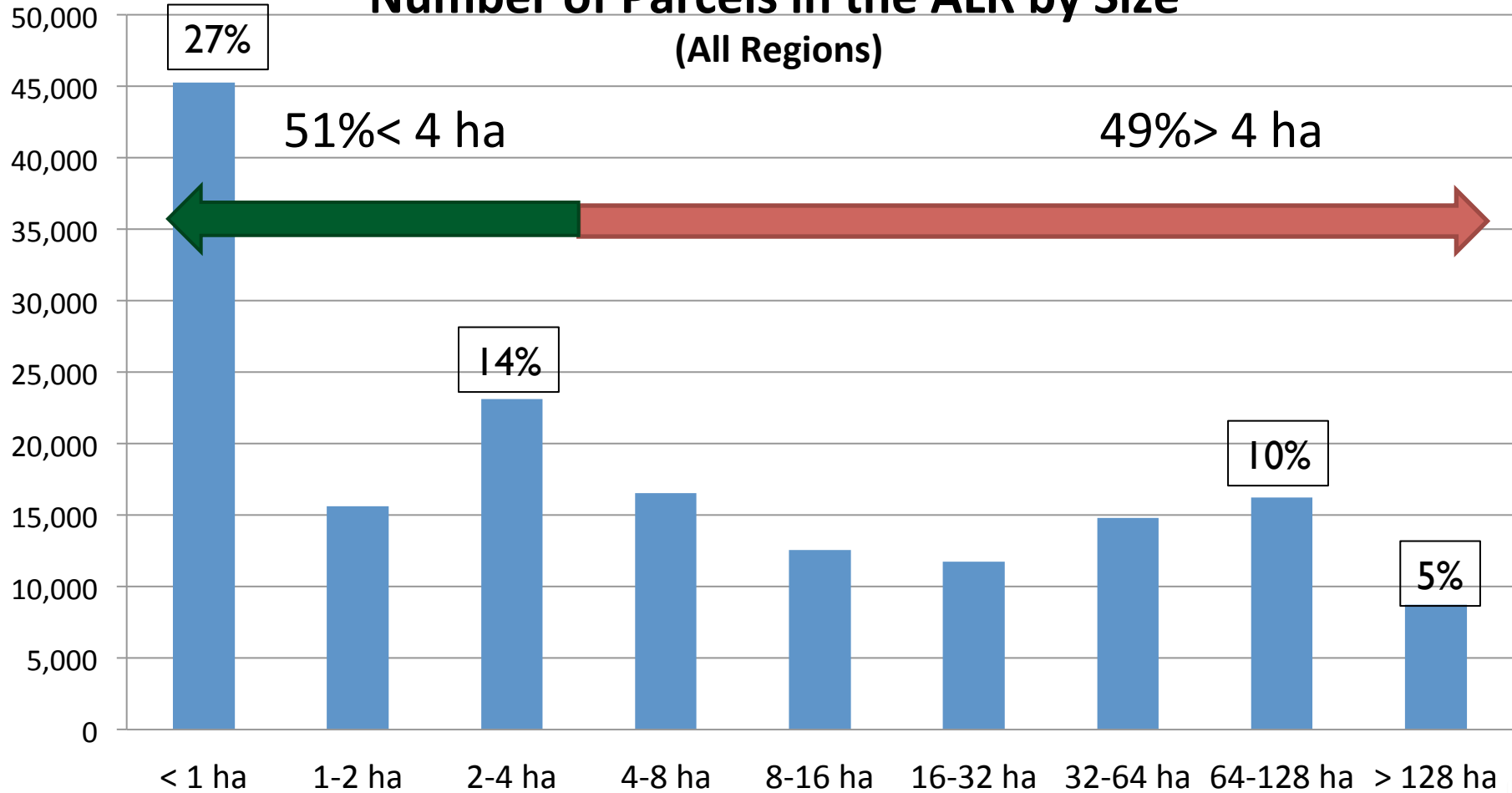
2016



## Cost pressures and the price of farmland in Metro Vancouver

- Farmland prices in Metro Vancouver range from \$150,000 to \$350,000 for parcels < 5 acres, and from \$50,000 to \$80,000 per acre for parcels > 40 acres.
- The financial viability of many farm businesses in B.C. becomes questionable when land prices reach \$80,000 per acre, according to Farm Credit Canada.
- The price of small agricultural parcels is influenced by the proximity to urban centres, the cost of residential land and property tax advantages

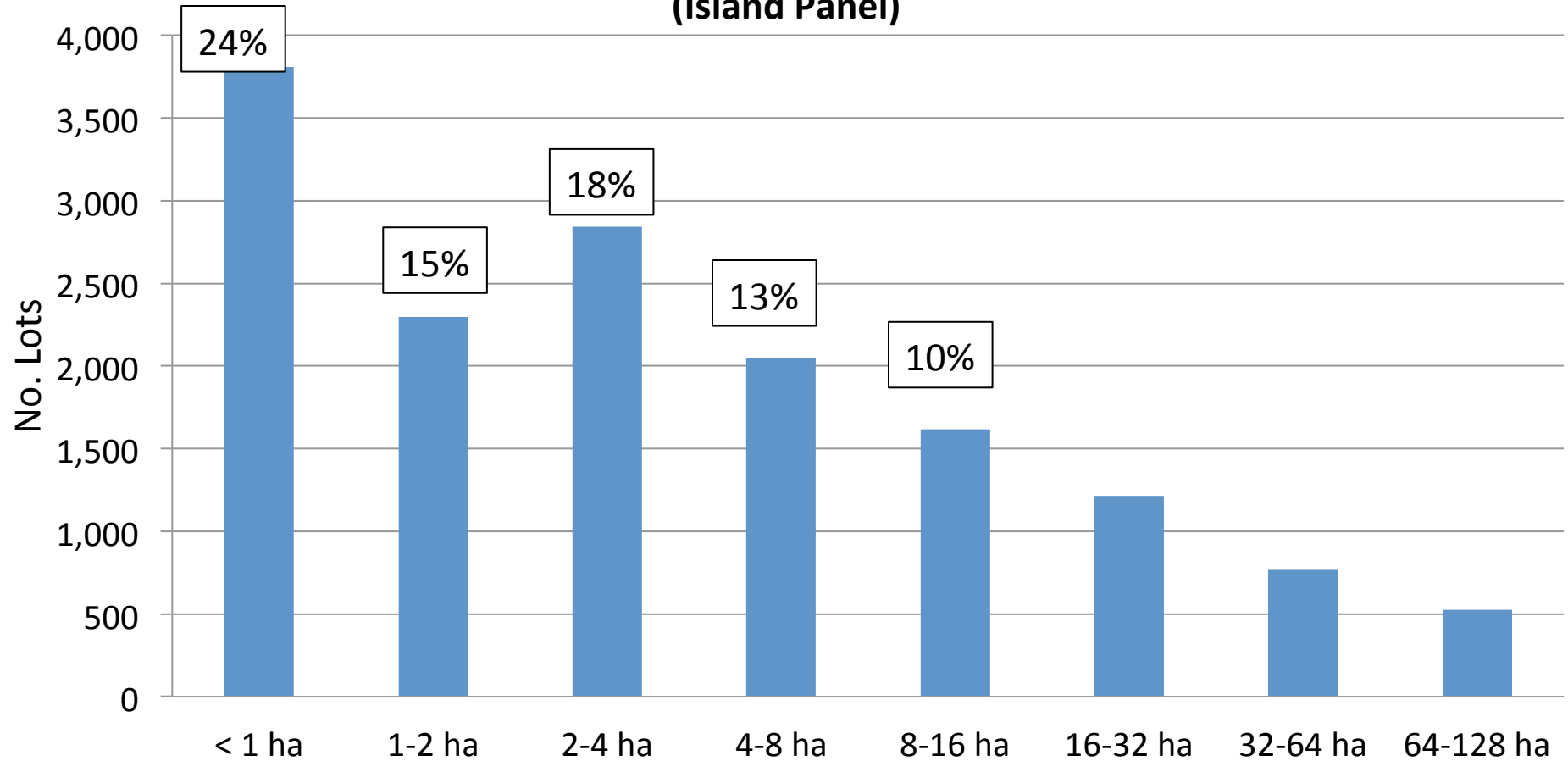
# Number of Parcels in the ALR by Size (All Regions)





# Number of Parcels in the ALR by Size

## (Island Panel)



# ALC Governance Structure

Chair



16 Commissioners

North Panel

Vice Chair + 3 Commissioners

Interior Panel

Vice Chair + 1 Commissioner

Kootenay Panel

Vice Chair + 2 Commissioners

Okanagan Panel

Vice Chair + 1 Commissioner

South Coast Panel

Vice Chair + 2 Commissioners

Island Panel

Vice Chair + 1 Commissioner



# Local Government Role is Essential

- Partners in agricultural land preservation and planning for agriculture
- First step in application process
- Regulate land use and issue permits for lands in the ALR consistent with the ALC Act & Regs
- Work together to achieve compliance

**75% of the  
ALR is under  
local  
government  
jurisdiction**



# Local Government Act & the ALC Act/Reg

## Collaborative Governance

- We have concurrent jurisdiction – must comply with both;

S. 46(3) of ALCA

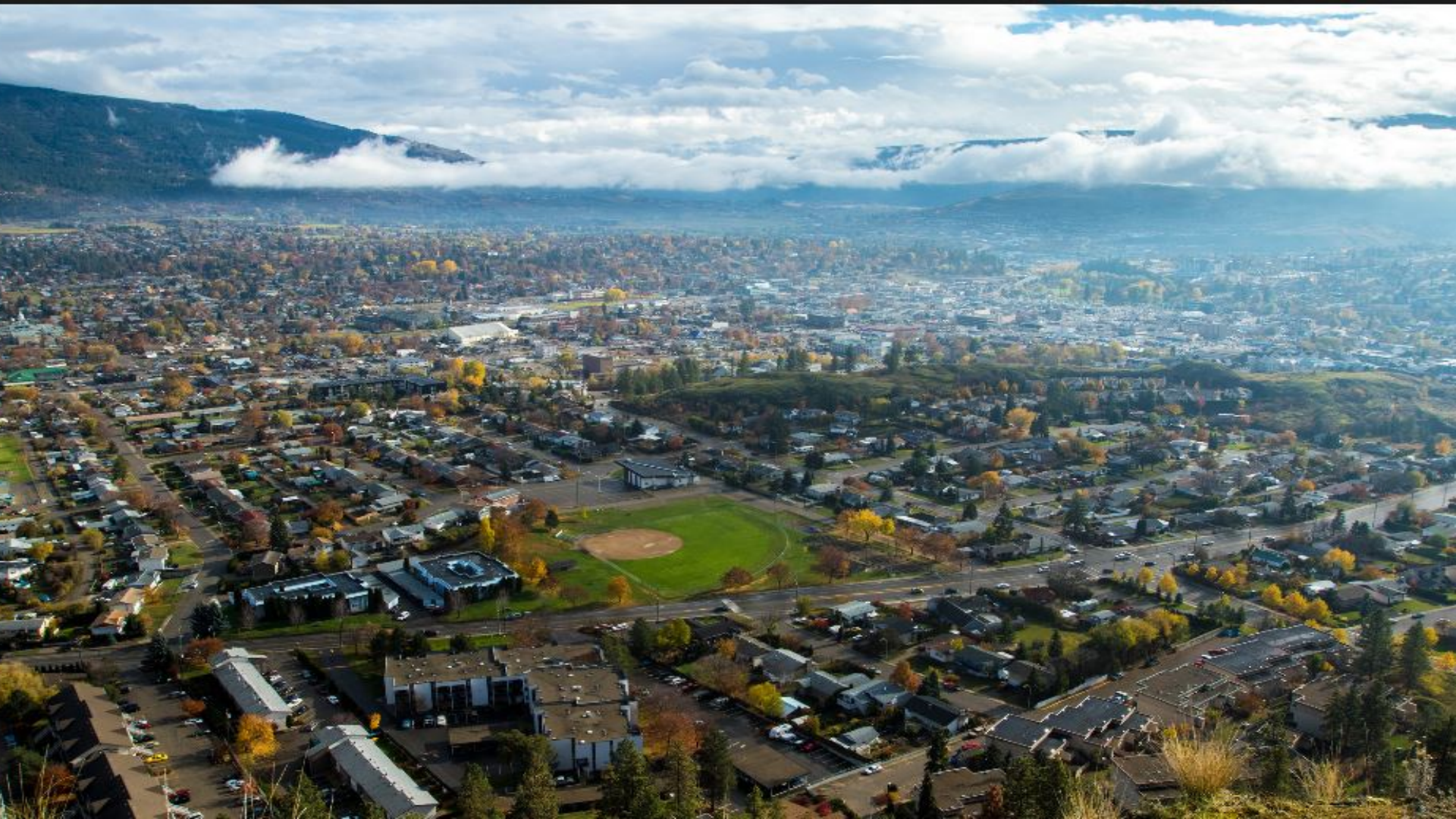
*“nothing in this Act affects or impairs the validity of local government bylaw relating to the use of agricultural land in the ALR.”*

Provided local government bylaws are consistent

# A Shift from Defence to Offense

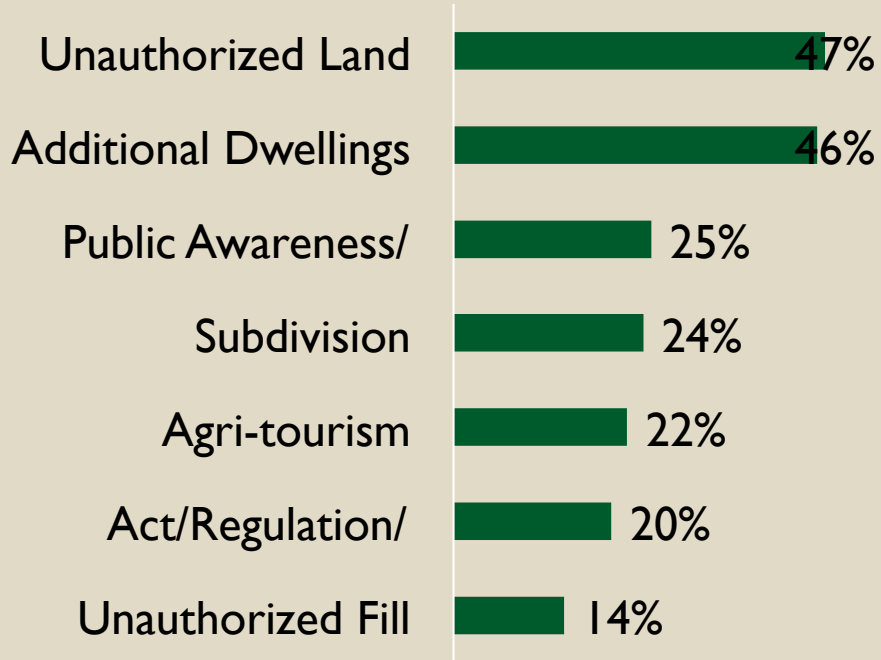
- Protection is not enough
- Need to shift public perspective on growth and value of agricultural lands
- Better decision-making – urban containment and densification
- Build capacity within local governments and their communities in order to encourage farming



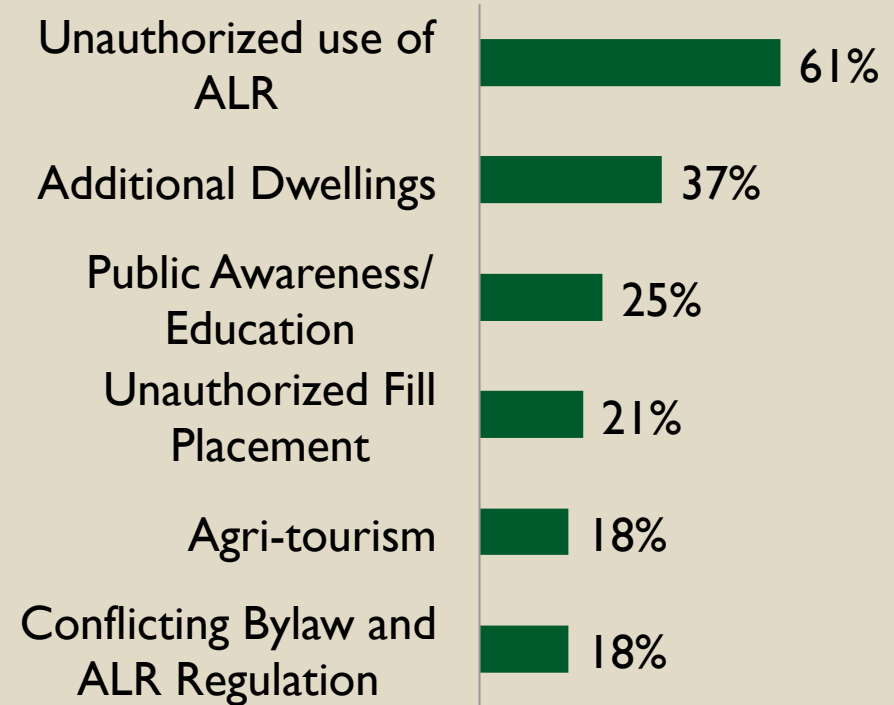




## Top Land Use Planning Challenges



## Top Bylaw Enforcement & Compliance Challenges











# ALC/ALR Revitalization

## Minister's Independent Committee

### Objectives

- Preserve the productive capacity of the ALR
- Encourage farming for uses related to agriculture and food production
- Strengthen governance to ensure decisions are preserving agricultural land

### Urgent Needs

- Province wide shift to Agriculture first focus
- Curb speculation in the ALR





# Bill 52 Changes

- Single ALR
- Limits placed on principal house size
- All additional dwellings must be approved by the ALC

**\*\*NEW APPLICATION TYPE\*\***



Non-adhering residential use



# Bill 52 Changes

- Only in very limited circumstances, (set out in the ALR Use Regulation) placement or removal can be undertaken without ALC approval
- **Prohibited fill material** has been defined – demolition rubble & crushed concrete, asphalt, glass, treated wood, plastic & unchipped lumber
- New Notice of Intent process to help streamline

# Bill 15 – Proposed Act Amendments

## 2<sup>nd</sup> Reading

- Administrative Regions
- Flexible panel options
- Chair appoints Vice Chair(s)
- Removes authority of ALC to enter delegation agreements with Local Governments
- Exclusion applications only to be initiated by Local Governments or First Nations
- Imposes 90 day limit for requesting reconsiderations

# Bill 15 – Proposed Act Amendments

## 2<sup>nd</sup> Reading

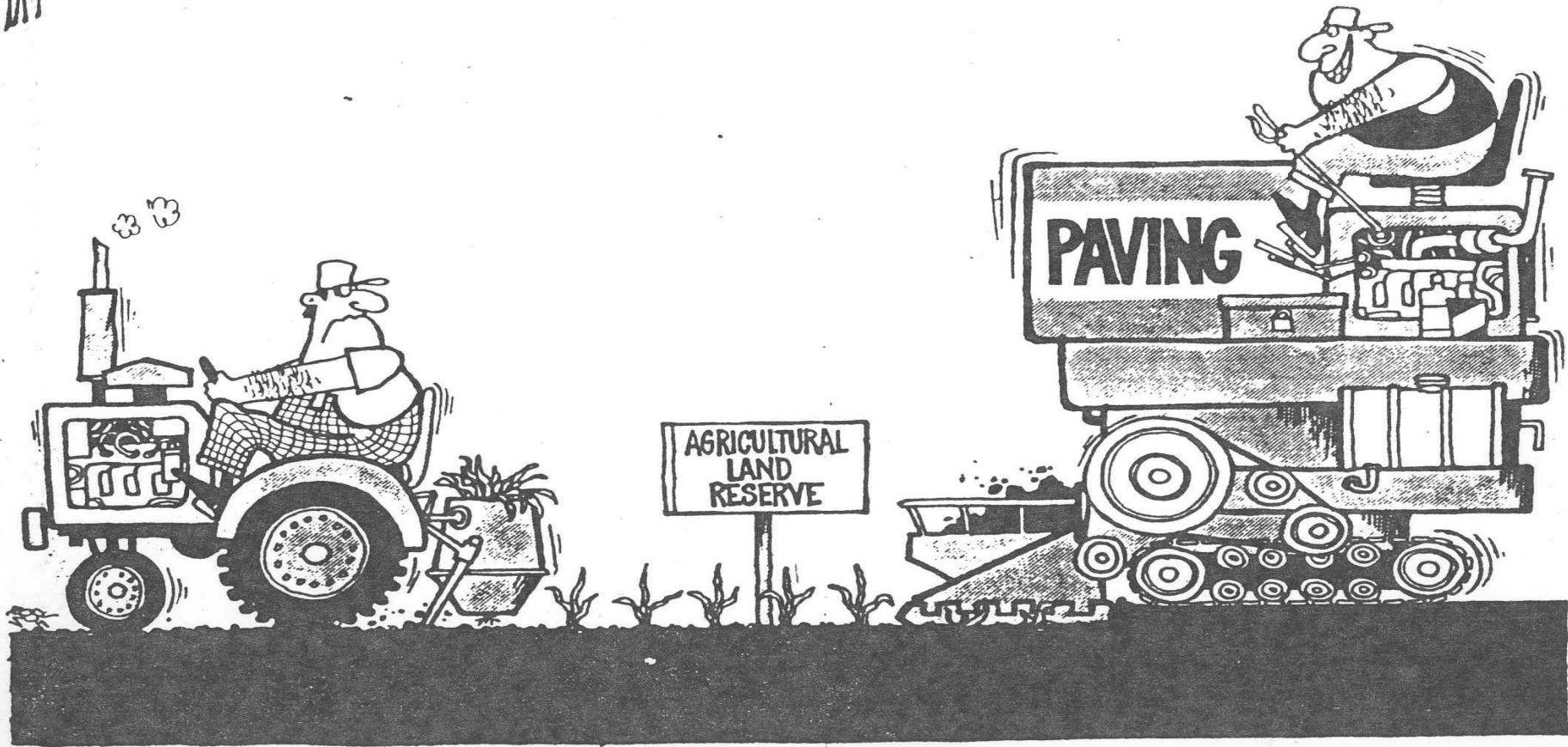
Section 6(2) –The Commission, to fulfill its purposes under Section 6(1), **must give priority to protecting and enhancing** all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base in the agricultural land reserve;
- (b) the use of agricultural land reserve for farm use.



285  
RESIDE Victoria Times (1978)

Circa 1978



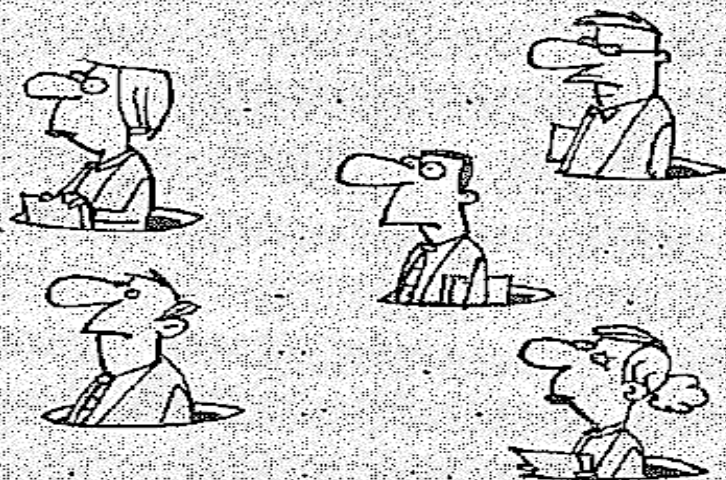
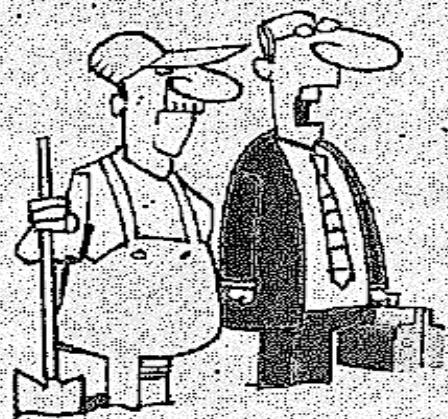


Vancouver Sun January 2018

DELTA

POTATO  
FARM

I'M AFRAID  
THAT YOU HAVE  
DEVELOPERS,  
MR. HADFIELD!





# Questions?





Thank You