



# ALC's involvement in RDN Land Use Planning Process

Agricultural Land Commission presentation to EA  
"A" OCP Review Citizen's Committee March 2009

Roger Cheetham, Regional Planner



# Outline of Presentation

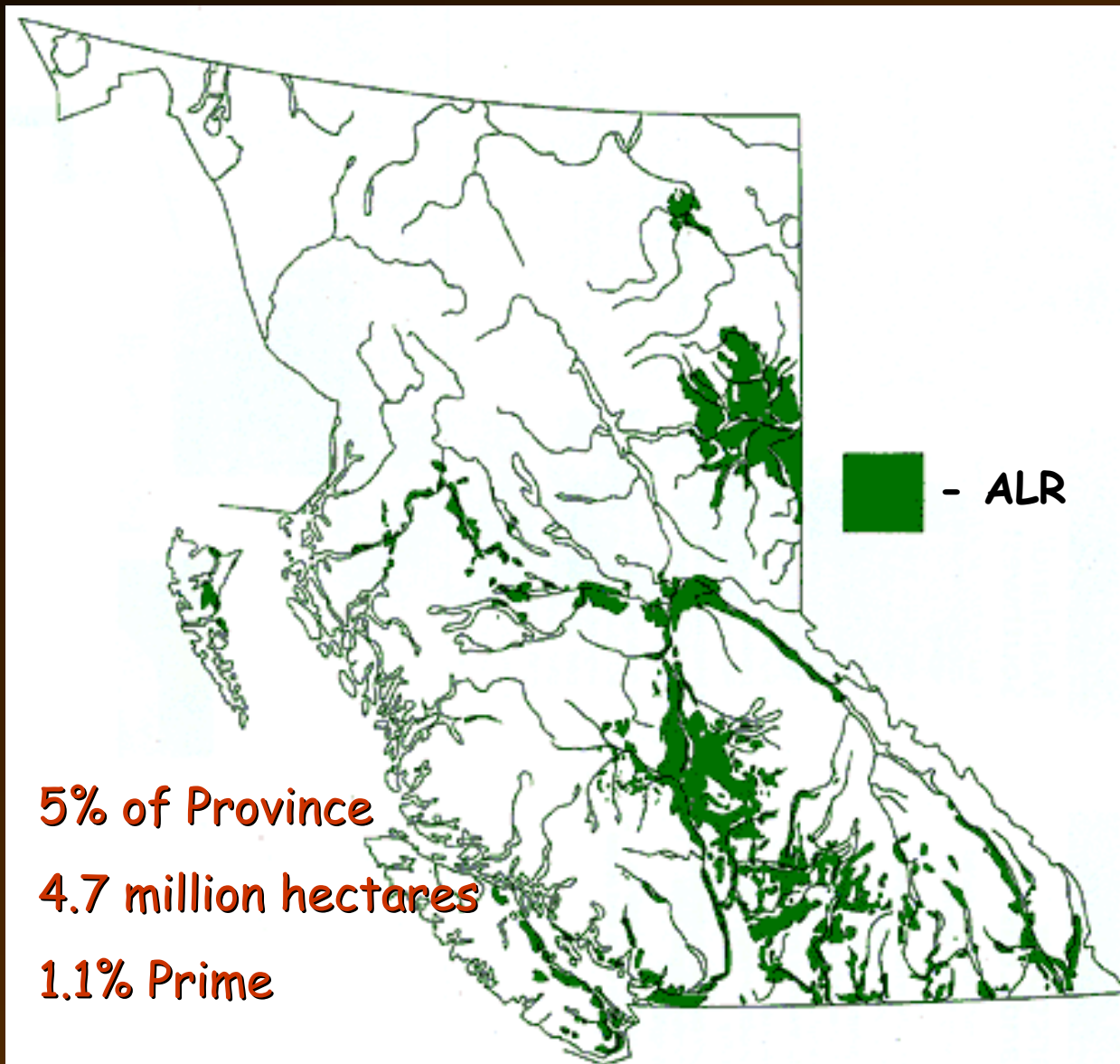
Background to ALR  
Mandate

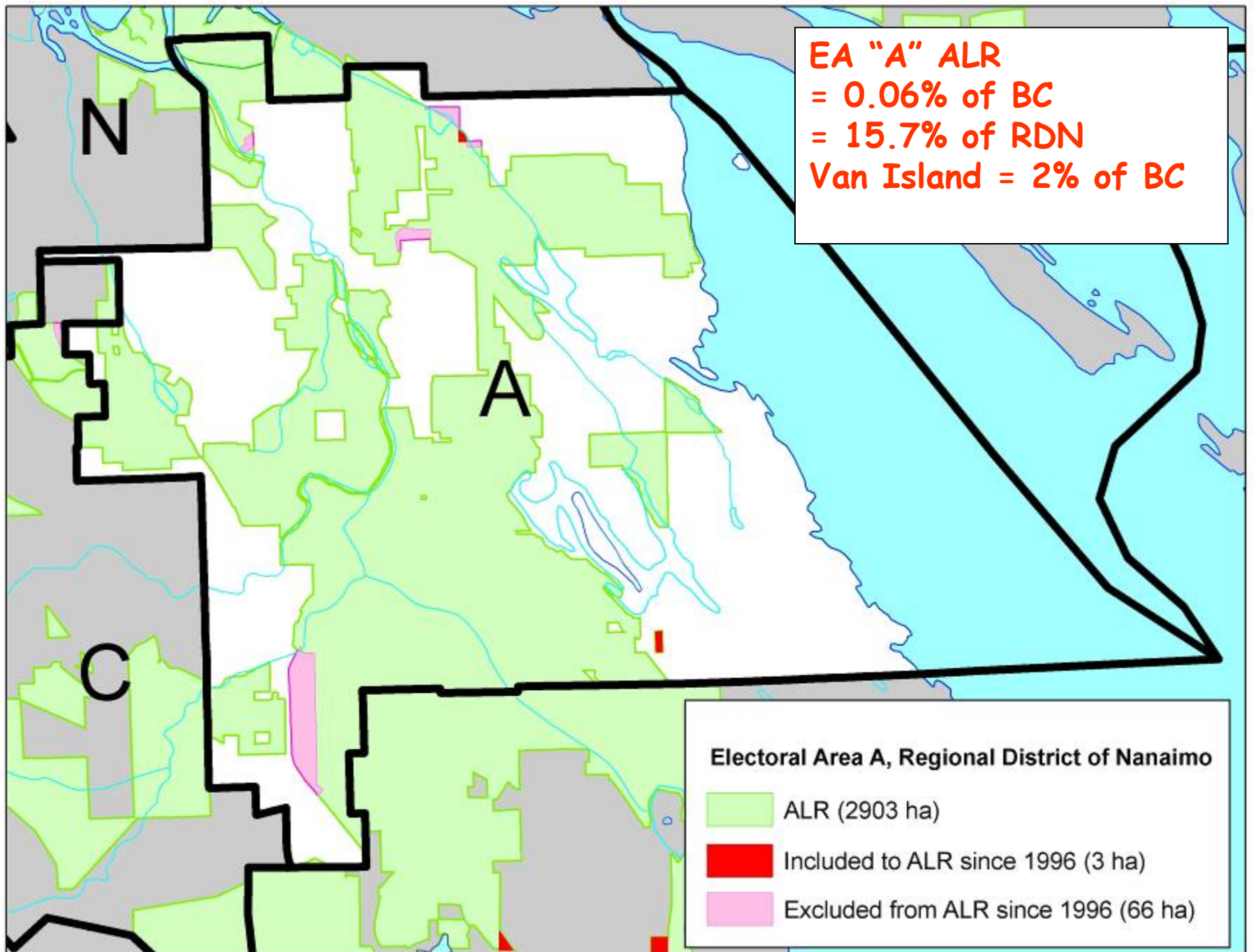
Land Use Planning

Specific Issues

Application Process

Sources of Information





# Agricultural Land Commission Act - 2002

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## Purpose of Commission:

- to preserve agricultural land
- to encourage farming on agricultural land in collaboration with other communities of interest

to encourage local governments, first nations, the government & its agents to accommodate farm use of agricultural land & uses compatible with agriculture in their plans, bylaws & policies

# Commission Functions

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## Two Major Functions:

- Application Review (Decision)
- Working with Local Government - Land Use Planning initiatives

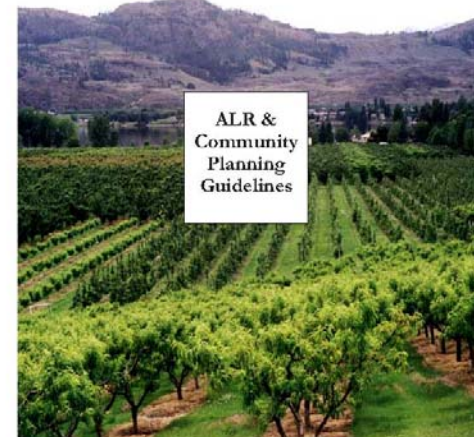
# Working with Local Governments

MANDATE - To encourage others to accommodate farm use of agricultural land & uses compatible with agriculture in their plans, bylaws & policies. Bylaw consistency required with ALC Act

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- Links with MAL - Ag Teams - Regional Planner and Regional Agrologists
- Growth Strategies
- OCPs
- Land Use Bylaws
- Ag. Planning

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# Working with Local Governments

## Consultation Process

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- Involvement of Agri team
- Initial communication to determine major ag interests - attendance at workshops as necessary
- Referral of first draft
- Formal referral after first reading- S. 46 consistency with ALC Act
- Streams 1 & 2 referral processes
- Indication from ALC reg.
- consistency with ALC Act



# Working with Local Governments

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## Growth Strategies

Member with MAL of IAC

## Main Issues

- The protection and encouragement of agriculture
- Limits on subdivision and rural residential devt.
- Urban Containment that prevents expansion into ALR
- Recognition that ALR is NOT urban reserve
- Policies ensuring density targets achieved
- Mechanisms for timely implementation of policies

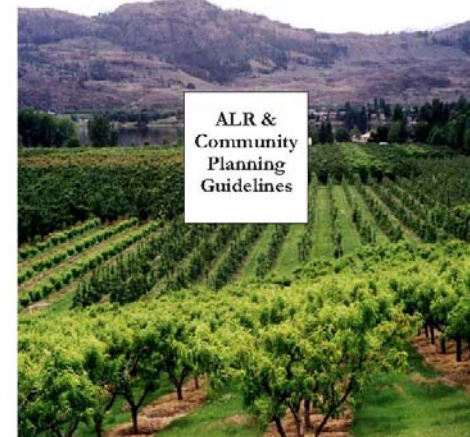
# Working with Local Governments

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## OCPs

- Ag uses as permitted in ALC Act & Regs
- Appropriate minimum lot sizes
- Compatible non-farm uses
- Environmental DPAs that recognise agriculture
- Farm DPAs that protect agriculture
- Mechanisms for Edge Planning to protect urban/ag interface
- Trails and transportation corridors
- Implementation measures

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# Working with Local Governments

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## Land Use Bylaws

Appropriate Minimum Parcel Sizes

Compliance with MAL Guide to Bylaw Development in farming Areas

Coverage that allows intensive ag uses -e.g. greenhouses

Appropriate set backs for farm buildings and urban development

Height restrictions that recognise agricultural buildings

Restrictions on location and size of residences in farm land - e.g. Delta

Control of fill

# Working with Local Governments

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## Agricultural Plan

### Advantages

- Identifies and addresses specific problems relating to ag.
- Provides implementation mechanisms for identified actions
- Can be tied to and form part of OCP
- Gathers detailed information relating to present agricultural activities and future agricultural potential
- Builds bridges
- Furthers understanding of agricultural issues

# Specific Issues - Permitted Farm Uses (Part 2.2 of Regs.)

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- Local government can regulate but not prohibit
- Farm retail sales to a threshold
- Winery & cidery subject to conditions / threshold
- Storage, packing & processing of farm products
- Temporary or seasonal agri-tourism activities
- Agro-forestry
- Equestrian facilities
- Application of soil amendments & production of compost with conditions

# Specific Issues - Permitted Non-Farm Uses (Part 2.3 of Regs.)

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Local government may prohibit these uses

- Agri-tourism accommodation to a threshold
- 1 secondary suite & 1 manufactured home
- Home occupation including B & B
- Temporary sawmill subject to conditions
- Conservation, passive recreation
- Pet kennels and breeding facilities
- Education & research (not schools)

# Specific Issues - Second Dwellings and Seasonal Workers Accommodation

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- No limit for second dwellings - Must be necessary for farm use. LG makes the determination
- ALC Regs permit one secondary suite within footprint of existing dwelling and one manufactured home not more than 9 meters in width for owner's immediate family. LG can prohibit.
- Seasonal accommodation - various LG approaches. No approval required from Commission

# Specific Issues - Agri-tourism

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- Must have farm assessment, be temporary and seasonal and must promote products grown, raised or processed on the farm.
- Can have important role to play in helping the sale of farm products.
- ALC, MAL and LGs working together to develop guidelines that will help determine the application process and the appropriate scale for such activities.



# Applications - Types

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500 - 700 applications per year for the Province

98 applications for Island panel in 2007

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|--|---|
| <ul style="list-style-type: none"><li>• Inclusion</li><li>• Exclusion</li></ul>      | <ul style="list-style-type: none"><li>• ALR Boundary Changes</li><li>• 20% of applications to ALC</li></ul> |
| <ul style="list-style-type: none"><li>• Subdivision</li><li>• Non-farm Use</li></ul> | <ul style="list-style-type: none"><li>• Land remains in ALR</li><li>• 80% of applications to ALC</li></ul>  |

# Applications - Area A - 2000-2009

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	Approved	Refused	Total
Exclusion:	3 (16%)	2 (22%)	5 (18%)
Inclusion	1 (5%)	0 (0%)	1 (4%)
Homesite Sev.	2 (10%)	1 (11%)	3 (11%)
Subdivision	4 (21%)	6 (66%)	10 (36%)
Second Dwelling	3 (16%)	0 (0%)	3 (11%)
Non-farm land use	6 (31%)	0 (0%)	6 (21%)
<b>Total</b>	<b>19 (68%)</b>	<b>9 (32%)</b>	<b>28</b>

# Applications - ALC Decision Criteria:

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The Overall Consideration - Is it good or bad for agriculture

Application made through the LG- Can decide not to pass application onto ALC. RDN has policy to refer all applications to ALC - No appeal

Referred to AAC

Information provided to ALC

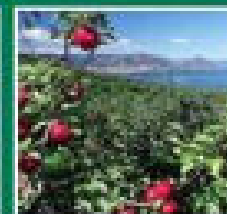
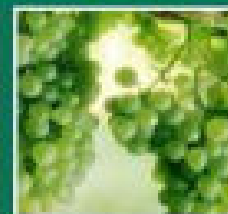
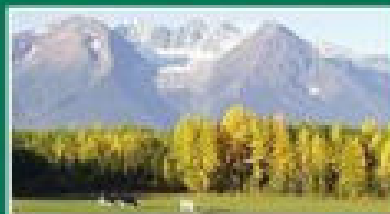
Reasons for AAC & APC recommendation (minutes of meeting)

Reasons for LG decision (minutes)



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*The Provincial Agricultural Land Commission (ALC) is an independent Crown agency. The Commission's mission is to preserve agricultural land and encourage and enable farm businesses throughout British Columbia.*

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## Compliance & Enforcement

The Agricultural Land Commission has established its first ever dedicated compliance and enforcement section. Two uniformed compliance and enforcement officers have been appointed in conjunction with the appointment of a coordinator. The ALC welcomes Ron MacLeod and Thomas Loo as field officers and introduces Gordon Bednard as acting coordinator. Together these individuals will conduct compliance, enforcement and monitoring activities to ensure land in the Agricultural Land Reserve is not used inappropriately. The ALC's compliance and enforcement section will work closely with its local government partners as well as with government ministries to ensure the preservation of ALR land.

The ALC has a legislative mandate to ensure activities occurring in the ALR are consistent with the Agricultural Land Commission Act, regulation and orders of

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