



Agricultural Development Committee
Tuesday, September 17, 2024

Via Zoom
9:30 am

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/17-9-2024/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_17GEv4rCRE64DLcimDUWMQ#/registration

	PAGE #
1. <u>CALL TO ORDER</u>	
Recognition of Territories.	
Notice to attendees and delegates that this meeting is being recorded and livestreamed to YouTube on the Regional District Website.	
Introductions - Committee Members and Staff present via Zoom.	
2. <u>APPROVAL OF AGENDA</u> <i>(motion to approve, including late items requires 2/3 majority vote)</i>	
3. <u>DECLARATIONS</u> <i>(conflict of interest)</i>	
4. <u>MINUTES</u>	
a. Agricultural Development Committee Meeting held June 18, 2024	3-9
<i>THAT the minutes of the Agricultural Development Committee meeting held on June 18, 2024 be adopted.</i>	
b. Agricultural Development Committee Meeting held August 20, 2024	10-14
<i>THAT the minutes of the Agricultural Development Committee meeting held on August 20, 2024 be adopted.</i>	
5. <u>CORRESPONDENCE FOR INFORMATION</u>	

- | | | |
|----|---|--------------|
| a. | BC Agri-Business Planning Program
Growing your Farm or Food Processing Business | 15 |
| b. | BC Provincial Agricultural Land Commission
Annual Report 2023-2024 | 16-92 |

THAT the Agricultural Development Committee receive items a-b for information.

6. REQUEST FOR DECISIONS

7. REPORTS

- a. Alberni-Clayoquot Regional District – A. Needham
- b. City of Port Alberni – P. Deakin
- c. School District # 70 – H. Zanette
- d. Ministry of Agriculture & Food – T. O’Dell
- e. Alberni Farmers’ Institute – L. Aylard
- f. Alberni District Fall Fair – A. Siddall
- g. Alberni Valley Food Security Society – A. Lewis
- h. Eat West Coast – E. Goldt
- i. Nuu-chah-nulth Tribal Council – J. Cody
- j. Spirit Square Farmers Market – C. Boudreau
- k. Port Alberni Port Authority, Dock + Food Processing Hub – C. Addy
- l. 4-H – P. Radcliffe
- m. Marine Stakeholders
- n. Primary Agricultural Producers

THAT the Agricultural Development Committee accept these reports a-n for information.

8. LATE BUSINESS

9. QUESTION PERIOD

Questions/Comments from the public:

- Participating in the Zoom meeting
- Emailed to the ACRD at responses@acrd.bc.ca

10. ADJOURN

Next Meeting: Tuesday, October 15, 2024 at 9:30am via Zoom



Alberni-Clayoquot Regional District

MINUTES OF THE AGRICULTURAL DEVELOPMENT COMMITTEE MEETING HELD ON TUESDAY, JUNE 18, 2024, 9:30 AM

Via Zoom

MEMBERS

PRESENT:

Heather Shobe, Chairperson, Eden Tree Farm
Ann Siddall, Alberni District Fall Fair Association
Fred Boyko, Director, Electoral Area "B" (Beaufort)
Helen Zanette, SD70 Trustee
Anna Lewis, Alberni Valley Food Security Society
Lisa Aylard, Alberni Farmers' Institute, Stonehaven Farm
Patty Radcliffe, 4H

REGRETS:

Tanya Shannon, Shannon Farms
Pat Deakin, City of Port Alberni
Kaley Ruel, Island Health
Cecilia Addy, Port Alberni Port Authority
Jen Cody, Nuu-chah-nulth Tribal Council
Thom O'Dell, Ministry of Agriculture & Food
Erika Goldt, Coastal Food Roundtable, Eat West Coast
Bob Collins, Arrowvale Farm
Victoria Lake, Effingham Oyster
Alex Taylor, Shelter Farm
Claire Boudreau, Spirit Square Farmers Market

STAFF PRESENT:

Amy Needham, Sustainability Planner
Kristin Kerr-Donohue, Administrative Assistant

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:

<https://www.acrd.bc.ca/events/18-6-2024/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 9:34 am.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions - Committee Members and Staff via Zoom.

2. APPROVAL OF AGENDA

MOVED: A. Lewis
SECONDED: H. Zanette

THAT the agenda be approved with the addition of item 7(a) request to send condolences from the Agricultural Development Committee to Bill Thomson on the recent loss of his wife, Dezi Thomson.

CARRIED

3. DECLARATIONS

4. MINUTES

a. Agricultural Development Committee Minutes – May 14, 2024

MOVED: A. Siddall
SECONDED: H. Zanette

THAT the minutes of the Agricultural Development Committee meeting held on May 14, 2024 be adopted.

CARRIED

5. CORRESPONDENCE

a. AGRISERVICE BC June 2024 Bulletin

b. LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION 2024 Resolutions Disposition, Pitt Meadows proposed tax changes on pages: R46-Unfarmed Land Tax R47-School Tax Exemption R54-Minimum Income Requirements for Farm Classification

Committee discussion on the Pitt Meadows proposed tax change resolutions, how the farm-tax breakdown works, what qualifies on Agricultural Land Reserve (ALR) land as farm-use, and the idea of having separated ALR Zones to be able to have separate policies based on the needs of the individual zones.

The committee does not support the resolutions as they are currently written and put forward a motion based on the following reasons:

- Unfarmed Land Tax and the removal of the School Tax Exemption would force property owners to farm all their ALR land. In the Alberni Valley this would require forested land to be logged to create arable land, having negative environmental and public impacts.

- Increase to the Minimum Income Requirements for Farm Classification on properties between two and ten acres would have a significant negative impact in a sector where the farming income is already at a narrow margin and fewer people are farming each year.
- Tax increases/changes aimed at Lower Mainland ALR property speculation issues should not negatively affect the rest of the producers on ALR lands in BC. Blanket restrictions and taxes on farmland will not encourage people to farm, it will make economically viable farming even harder to attain.

P. Radcliffe joined the meeting at 9:45 am.

MOVED: L. Aylard

SECONDED: F. Boyko

THAT the Agricultural Development Committee recommend that the ACRD Board of Directors not support the resolutions, R46-Unfarmed Land Tax, R47-School Tax Exemption, and R54-Minimum Income Requirements for Farm Classification, proposed by Pitt Meadows, at the 2024 Union of BC Municipalities Convention.

CARRIED

MOVED: A. Lewis

SECONDED: H. Zanette

THAT the Agricultural Development Committee receive items a-b for information.

CARRIED

6. REPORTS

- a. Alberni-Clayoquot Regional District – A. Needham
 - Greenhouse Grower Course – Amy met with North Island College (NIC) to discuss a fall grant application and course intake. NIC is responsible for developing the curriculum and confirming the teacher. Amy will be assisting with making the connections for where the program could be held. Also discussing options with NIC for evening/weekend course offerings open to the public, and an Indigenous-focused course.
 - The Request for Proposal for the Food Security Emergency Planning Project was awarded to Upland Agricultural Consulting. They have extensive background in agricultural and livestock emergency planning and have both an agricultural emergency expert on their team, as well as accessing local knowledge through Anna Lewis. The ACRD is planning to meet with them to launch the project soon and will be in touch with committees and agricultural groups as the schedule unfolds to begin engagement. Amy is planning to engage in person with the agricultural committees if possible. This will not be tied to any committee meetings; Amy will reach out individually to set up engagement. Amy recognized

that summer is an especially busy time for producers and that engagement might be better scheduled for the Fall or later.

- Amy has applied for the additional 25% of the Agricultural Water Infrastructure funding through the Watershed Security Fund. Should be informed by September 2024 if the application was approved. If not, then the stacking grant money will come from the Local Government Climate Action Program funds, which are distributed to local governments to help fund climate mitigation and adaptation projects such as this one.
- The Request for Proposals for the Agricultural Water Infrastructure project is out and closes on July 5, 2024.
- There will be an opportunity for discussion on the zoning bylaw agricultural resolution from the last ADC meeting at the June 19 Electoral Area Directors meeting.
- There was a request from the ADC last meeting to contact the BC Centre for Agritech Innovation to ask if they could attend the Fall Fair. Amy met with them on May 31 and has a follow-up meeting booked on June 26 with their team plus the City of Port Alberni and North Island College to discuss options for engagement. If they end up being unavailable for the Fall Fair there may be the option to invite them as a delegation to a future ADC meeting to showcase their projects and initiatives.

Comment from the Chair – there is one farmer in the valley who is very interested in developing Agritech to support harvesting on small blueberry farms, current technology is only available for large scale farms. Please share the information on this as it comes up.

- Previous discussion with the ADC has identified a desire for at least one in-person meeting per year. Committee members selected to have an in-person meeting in November instead.

b. ACRD System Change Project – H. Shobe

- Last meeting was held on June 12. View the [Final Presentation here](#). Discussion focused on networks and the importance of being strategic when developing to reduce redundancy and competition for resources, supporting high-level tables where members have explicit permission to make decisions for those they represent which is important for policy making, and that networks have a very clear mandate and stick to it.
- There is a lot of excitement that the Ministry of Social Development and Poverty Reduction now has a mandate to support food security and will give the opportunity to engage more with producers and will potentially give producers more voice and avenues to get support for what they need.
- Support engagement with producers by having meetings on the farms as this is the best way to educate.
- Regarding Farmers' Institutes, aiming to develop leadership and organizational capacity from within the farming community is important

to support the organizations themselves instead of having others speak for them.

- c. School District # 70 – H. Zanette
- Last Public SD70 Directors meeting before summer will be held June 25th at Wickaninnish School in Tofino
 - Annual budget was passed at their last meeting.
 - Staff Wellness Committee being set up, idea is to brand it and get staff engaged.
 - New Board and Committee meeting schedule has been committed to for 2025
 - Have adopted the Acceptable Use of Cell Phones, Smart Watches, and Electronic Device Use in Schools Policy, this is a Provincial requirement, the procedure will be posted on the SD70 website soon.
 - Tree Protection Policy is being drafted.
 - Kirsten Nesbitt is new Healthy Schools Manager.

Request from the Chairperson that we invite the SD70 Healthy Schools Manager to an ADC meeting. A. Needham is in contact with her through the Farm to School BC group and will invite her to an ADC meeting when she has settled into her new position.

- d. Alberni Farmers' Institute – L. Aylard
- Participated in the Homestead Market held by Beaver Creek Community Club on June 15, was well attended and many tables from the Alberni Valley and surrounding areas.
 - Represented the BC Cattlemen's Association at an event at Save-On-Foods supporting BC raised beef. Public engagement was great and had many interesting conversations regarding how and where to purchase meats directly from farmers.
- e. Alberni District Fall Fair – A. Siddall
- Currently do not have a convener for Agriculture Education, so that job is falling on Ann's shoulders.
 - Would be very interested to have the Agritech component at the Fall Fair, requested suggestions from the committee.
- Committee suggestions of potential tables for the Agriculture Building:
- New Fiber Guild to participate in the Agriculture Building, could have the whole production from sheep to the multiple products that can come from fleece harvest.
 - Wayne Smith, from Vancouver Island Grain and Milling, with his table-top combine display.
 - Matilda Atleo's traditional foods display would also be an interesting add to the Ag Building.
 - Nitanis Desjarlais also has an interesting Indigenous Food Gathering presentation/display.
 - Farmers' Institute will discuss their involvement in the 2024 Fall Fair Agriculture Building at their next meeting.
- f. Alberni Valley Food Security Society – A. Lewis

- Helped to get Haahuupayak School garden irrigation up and running.
- Helping Joanne get the Hupacasath garden set back up.

L. Aylard left the meeting at 10:46 am

- Summer student has been hired for 2024. Will be updating the [Community Food Offering Guide](#). They will be starting inventory of the meat from the meat cutter's course to be able to distribute to the SD70 Backpack program.
 - Final Grow Local Workshop will be on July 7th, focused on winter gardens.
 - [2024 Grower's Guide](#) is out, has been distributed, and is available digitally as well.
 - Starting to think about Family Farm Day and if anyone in the committee has any ideas of new farms or urban sites that would be interested, please reach out to Anna directly. Potential to have one of the school gardens participate.
- g. 4-H – P. Radcliffe
- Registration is now closed, kids are working hard on their projects now.
 - Provided a petting farm last weekend for the Pediatric Stroke Association Fundraiser and Walk. Part of the 4-H program involves community service and giving back to the community.
 - The Cloverbuds have gone out to the Cox Lake Blueberry Farm and learned from the beekeepers about the importance of pollination.

L. Aylard rejoined the meeting at 10:54 am

- 4-H Club will attend the Coombs Fair in August and the Fall Fair in September
- h. Primary Agricultural Producers
- A. Needham for T. Shannon
 - Shannon Farm - the weather has cooperated this spring for a great silage harvest and grass growth for feed, much better than last year.
 - The Cabin - the Gather & Graze event is well underway with planning, Saturday, July 27 is sold out, and spots are filling up for Friday, July 26. [Menu and poster available here](#). Contact Tanya at thecabin@shannonfarms.ca for more information.
 - L. Aylard – Stonehaven Farm
 - Grass and silage harvest has been very productive this year, not able to do hay yet, but a lot being able to be put away for winter feed.
 - Support for local beef and lamb has been very good, selling out very quickly, with little to no advertising.
- i. Directors Update - F. Boyko

- Advised the committee that a Log Train Trail meeting is being held on Tuesday June 18th at McLeans Mill.
 - Committee discussed that many agricultural producers have property that is adjacent to the trail and utilize the trail to access their water sources and neighbouring properties. Would appreciate better access point signage as are starting to have people parking on private property, potentially blocking equipment from being accessed. Signage regarding respectful use of the trail would also be appreciated, starting to see more garbage. Important that agricultural producers, especially those located on the trail, are included in these decisions.

MOVED: A. Lewis
SECONDED: A. Siddall

THAT the verbal reports a-i be received.

CARRIED

7. LATE BUSINESS

- a. Request from Pat Deakin to consider sending condolences to Bill Thomson on the recent death of his wife.**

MOVED: L. Aylard
SECONDED: A. Siddall

THAT the Agriculture Development Committee send their condolences, in the form of a gift and/or card, to Bill Thomson on the recent loss of his wife.

CARRIED

8. QUESTION PERIOD

Questions/Comments from the public. The Administrative Assistant advised there were no questions or comments respecting an agenda topic from public:

- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

9. ADJOURN

The meeting adjourned at 11:08 am.

Certified Correct:

Heather Shobe,
Chairperson

Kristin Kerr-Donohue,
Administrative Assistant



Alberni-Clayoquot Regional District

MINUTES OF THE AGRICULTURAL DEVELOPMENT COMMITTEE MEETING HELD ON TUESDAY, AUGUST 20, 2024, 9:30 AM

Via Zoom

MEMBERS

Fred Boyko, Director, Electoral Area "B" (Beaufort)

PRESENT:

Pat Deakin, City of Port Alberni

Thom O'Dell, Ministry of Agriculture & Food

Erika Goldt, Coastal Food Roundtable, Eat West Coast

Anna Lewis, Alberni Valley Food Security Society

Tanya Shannon, Shannon Farms

Lisa Aylard, Alberni Farmers' Institute, Stonehaven Farm

REGRETS:

Heather Shobe, Chairperson, Eden Tree Farm

Ann Siddall, Alberni District Fall Fair Association

Helen Zanette, SD70 Trustee

Patty Radcliffe, 4H

Kaley Ruel, Island Health

Cecilia Addy, Port Alberni Port Authority

Jen Cody, Nuu-chah-nulth Tribal Council

Bob Collins, Arrowvale Farm

Victoria Lake, Effingham Oyster

Alex Taylor, Shelter Farm

Claire Boudreau, Spirit Square Farmers Market, Shelter Farm

STAFF PRESENT:

Amy Needham, Sustainability Planner

Kristin Kerr-Donohue, Administrative Assistant

Note: Quorum was not achieved for this committee meeting; therefore meeting was held for information purposes.

The meeting can be viewed on the Alberni-Clayoquot Regional District website at:

<https://www.acrd.bc.ca/events/20-8-2024/>

1. CALL TO ORDER

The Chairperson called the meeting to order at 9:31 am.

The Chairperson recognized this meeting is being held throughout the Nuu-chah-nulth territories.

The Chairperson reported this meeting is being recorded and livestreamed to YouTube on the Regional District website.

Introductions - Committee Members and Staff via Zoom.

2. **APPROVAL OF AGENDA**

3. **DECLARATIONS**

4. **MINUTES**

5. **PETITIONS, DELEGATIONS & PRESENTATIONS**

- a. **Ione Smith, Project Manager, Upland Agricultural Consulting introducing the ACRD Food Security Emergency Planning and Agricultural Water Plan Projects.**

The Consultant highlighted the consulting team working on the projects, provided an overview of the two projects, and what they will focus on during each phase.

The consulting team will be engaging with local governments, agricultural producers and food system organizations on several occasions, for both projects, between September 2024 and February 2025.

The presentation can be found on the ACRD webpage here:
https://www.acrd.bc.ca/dms/documents/2024-agendas/presentation_upland_agricultural_consulting.pdf

6. **CORRESPONDENCE**

- a. **BC GOVERNMENT NEWS**
Automation, Robotics Help Farmers Strengthen Food Security
- b. **INVASIVE SPECIES COUNCIL OF BC**
Invasive Species Strategy for British Columbia 2024-2028
- c. **AGRISERVICE BC**
Islands Edition – Regional Newsletter – August 2024
- d. **TOFINO COMMUNITY FOOD INITIATIVE**
Impact Report 2023
- e. **CARIBOO CARBON SOLUTIONS**
Vancouver Island Private Land Restoration

P. Deakin joined at 9:48 am.

7. **REPORTS**

- a. Alberni-Clayoquot Regional District – A. Needham
- Fall Fair Agriculture Table Volunteering
A. Needham requested committee members reach out to her if they are interested in volunteering at the ACRD Agricultural Table at the Fall Fair between Sept 5-8. A. Lewis is the general contact for the Agriculture Building.
 - Met with Hupacasath First Nation for potential to use farm on Beaver Creek Rd for a greenhouse growers' program through North Island College. Awaiting further information to clarify student eligibility requirements to take the program, as well as funding sources available.
 - Met with BC Centre for Agritech Innovation group regarding engagement at events on Vancouver Island. Potentially later in the Fall. Also requested they present to the ADC as a delegation in October.
 - Island Health has a Climate Change and Health Department. Focus is on how climate adaptation relates to the public's health. Met with consultant, Savannah Barrett, who is currently mapping out social assets that exist for climate security. Request for members to reach out with any climate initiatives Savannah might be interested in. Contact A. Needham for more information.
- b. City of Port Alberni – P. Deakin
- Joining with A. Needham to meet with BC Centre for Agritech Innovation and TerraForma Systems who have a smart and scalable composter for organic waste. Will be discussing processing of organic seafood waste at the Dock+.

T. O'Dell left the meeting at 9:56 am.

- c. Ministry of Agriculture & Food - T. O'Dell via Zoom Chat
- Knowledge and Technology Transfer Program
Registration opens September 9 and is now first come, first served. Up to \$7,500 per activity, intended for hands-on learning activities such as (but not limited to) field days, community farm tours and short courses. Up to \$1,500 per activity intended for Subject Matter Expert for (SME) activities such as (but not limited to) industry expert presentations, conferences, community gatherings and annual general meetings.
<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs/knowledge-transfer-events>
 - Agricultural Water Infrastructure Program
Assessments, Engineering Studies or Plans (Stream 3) has launched. More information can be found here:
<https://iafbc.ca/agriculture-water-infrastructure-program/stream3/>
 - B.C. On-Farm Technology Adoption Program:
<https://www.innovatebc.ca/programs/bc-on-farm>

- This program provides a 65% cost-share reimbursement from a minimum of \$1,000 to a maximum of \$100,000 to farms who adopt innovative technology that can improve labour efficiency.
- Upcoming irrigation workshops dates to be determined, will be held in Duncan and Courtenay.
 - Island Agriculture Show will be held February 2 & 3, 2025
Planning for presentations happening now. Ideas for talks or workshops can be sent to Thom.odell@gov.bc.ca
- d. Alberni Farmers' Institute – L. Aylard
- No meetings over the summer. Will be arranging a meeting with members to discuss volunteering at the Fall Fair.
- e. Alberni District Fall Fair – A. Siddall
- A. Lewis is overseeing the Agricultural Education portion. There is a sign-up sheet for volunteering, reach out to A. Lewis for more information.
 - Old MacDonald's Farmyard is being renamed to Old Farmer Bill's Farmyard and will be relocated next to the 4-H Barn. 4-H will be overseeing the farmyard.
 - There will be a kid zone and Yukon Dan Gold Panning next to the Agricultural Building with a clear path into the building this year.
 - Mount Klitsa Garden Club will be situated at the entrance to the building.
- f. Alberni Valley Food Security Society – A. Lewis
- Gleaning is well underway with over 2000lbs of produce gleaned. Always looking for more homeowners to host a pick.
 - Anna is coordinating the Fall Fair agriculture building and volunteer bracelets. Connect with her if you are wanting to volunteer for a shift. ACRD, Spirit Square Farmers' Market, Fiber Guild, Klitsa Garden Club, and Alberni Valley Food Security Society (AVFSS) will all be in the building.
 - Family Farms Day scheduled for Sept 15, 2024. Seven sites participating this year. Information will be going up on AVFSS and ACRD websites as it comes available.
- g. Spirit Square Farmers' Market
- Members commented that the Children's Market held on August 17 was well attended. Lots of different products being sold and will become a more regular event.
- h. 4-H – P. Radcliffe
- Project meetings have continued over the summer where members learn about their specific projects and work with their animals.
 - Beef project members have been very active, two members attended and showed their project animals at the Coombs Fair and did very well considering this was their first show. Two other members showed at the Coombs Fair with Poultry and Cavy (guinea pig) projects.
 - Cloverbuds (6-8 year olds) learned about home safety, biosecurity on farms, beef cattle and toured the Coombs Fair.
 - Plans are underway for all members to show at Alberni District Fall Fair and hopefully have the Dairy Bar open and possibly run a petting farm area.

- Active recruitment campaign this fall for 4-H for 2025 to attract more new members.
- i. Primary Agricultural Producers
 - L. Aylard - Stonehaven Farm has been very busy and beef is selling faster than they can process it.
 - T. Shannon – Shannon Farms held their Gather and Graze event again this year with a second night added. Hosted 187 people over the two nights with majority of produce locally sourced. 2025 tickets are mostly pre-sold already from attendees of 2024 event. On-farm market being held on August 20. Hosting a less formal, appetizer night, Heifers & Hors D’oeuvres, on September 7.
 - A. Lewis – Sproat Starts Farm has sold out of everything, including fall starters. Seeing an increase in interest from people looking to extend their growing season.

8. **QUESTION PERIOD**

Questions/Comments from the public. The Administrative Assistant advised there were no questions or comments respecting an agenda topic from public:

- Participating in the Zoom webinar
- Submissions received by email at responses@acrd.bc.ca.

9. **ADJOURN**

The meeting was adjourned at 10:13 am.

Certified Correct:

Tanya Shannon,
Vice-Chairperson

Kristin Kerr-Donohue,
Administrative Assistant

Do you Need Help Growing your Farm or Food Processing Business?

The **B.C. Agri-Business Planning Program** supports specialized business planning services for eligible B.C. farmers, ranchers, food processors, and agriculture cooperatives. This program aims to equip participants with the tools they need to make well-informed decisions and strengthen their businesses.

Program Stream	Program Funding Amounts*
Stream 1: Agri-Business Skills and Leadership Development	Up to 70% to a maximum contribution of \$2,000
Stream 2: Business Planning, Preparedness, and Disaster Recovery	Up to \$7,500 for individual business Up to \$22,500 for groups

*Minimum reimbursement of \$500

Eligible applicants can access business planning support for:

- 1) Agri-Business Skills and Leadership Development:** Specialized training for business owners and key managers which clearly demonstrates increased benefit(s) to the business.
- 2) Business Planning, Preparedness, and Disaster Recovery:** Conduct an in-depth analysis of specific areas of your business plan to ensure business profitability and competitiveness.
 - **Business Disaster Recovery Planning:** Plan for recovery after a traumatic event that interrupted the normal production or flow of operations.
 - **Business Emergency Planning Preparedness:** Take a close look at your financial situation as part of your comprehensive business risk assessment plan- which may include setting up a contingency fund, business interruption insurance, breakeven analysis, feasibility to fund or undertake shared-cost on-farm projects, OR assess the sale of assets, debt service capacity, debt restructuring and/or debt mediation.
 - **Business Structures:** How can you structure your business to support your strategy and reduce your liabilities?
 - **Business Strategy:** What is my strategic plan of action for sustainable growth & competitiveness?
 - **Product Development:** I have a great idea for a product but don't know where to start.
 - **Production Economics:** How can you improve your production system, consider additional enterprises, and improve your cost of production overall?
 - **Cash Flow and Financial Analysis:** To improve your financial stability and business profitability.
 - **Human Resources:** How do you prepare a Human Resource Plan to effectively attract, retain and manage your employees?
 - **Value-added Ventures:** How do you take your farm produce and turn it into goods for the grocery store? How do you develop new processed products?
 - **Risk Assessment and Mitigation:** How do you assess and handle risks to secure your business into the future?
 - **Succession and Transition Planning:** How do you pass on your farm operation to the next generation and prepare to exit your business?

Information and Resources:



For more information on program requirements and to access application forms, please visit our website or contact us by phone at 1-888-221-7141 or by email at AgriBusiness@gov.bc.ca
www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs/agri-business-planning-program
www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs



PROVINCIAL AGRICULTURAL LAND COMMISSION

Annual Report 2023 – 2024

Honourable Pam Alexis,
Minister of Agriculture and Food
Parliament Buildings,
Victoria, BC V8V 1X4

Dear Minister:

I respectfully submit the Annual Report for the Provincial Agricultural Land Commission for the period April 1, 2023, to March 31, 2024. This report has been prepared in accordance with section 59.2 of the Administrative Tribunals Act and section 28 of the Agricultural Land Reserve General Regulation.

Yours truly,



Jennifer Dyson, Chair

PROVINCIAL AGRICULTURAL LAND COMMISSION

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Land acknowledgement

The Agricultural Land Commission gratefully and respectfully acknowledges that the Agricultural Land Reserve and our work spans across the traditional territories of over 200 First Nations in BC whose historic relationship with the land continues to this day.

We all have a role to play in the process of reconciliation. We invite you to learn more about the people whose traditional lands you reside on.

This report was prepared on the traditional territory of the the hə́n q'əmiń əm' and Skwxwú7mesh speaking peoples, including the territories of the x̣ṃəθkwə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səilwətał/ Selilwitulh (Tseil-Waututh) Nations.





SECTION 2

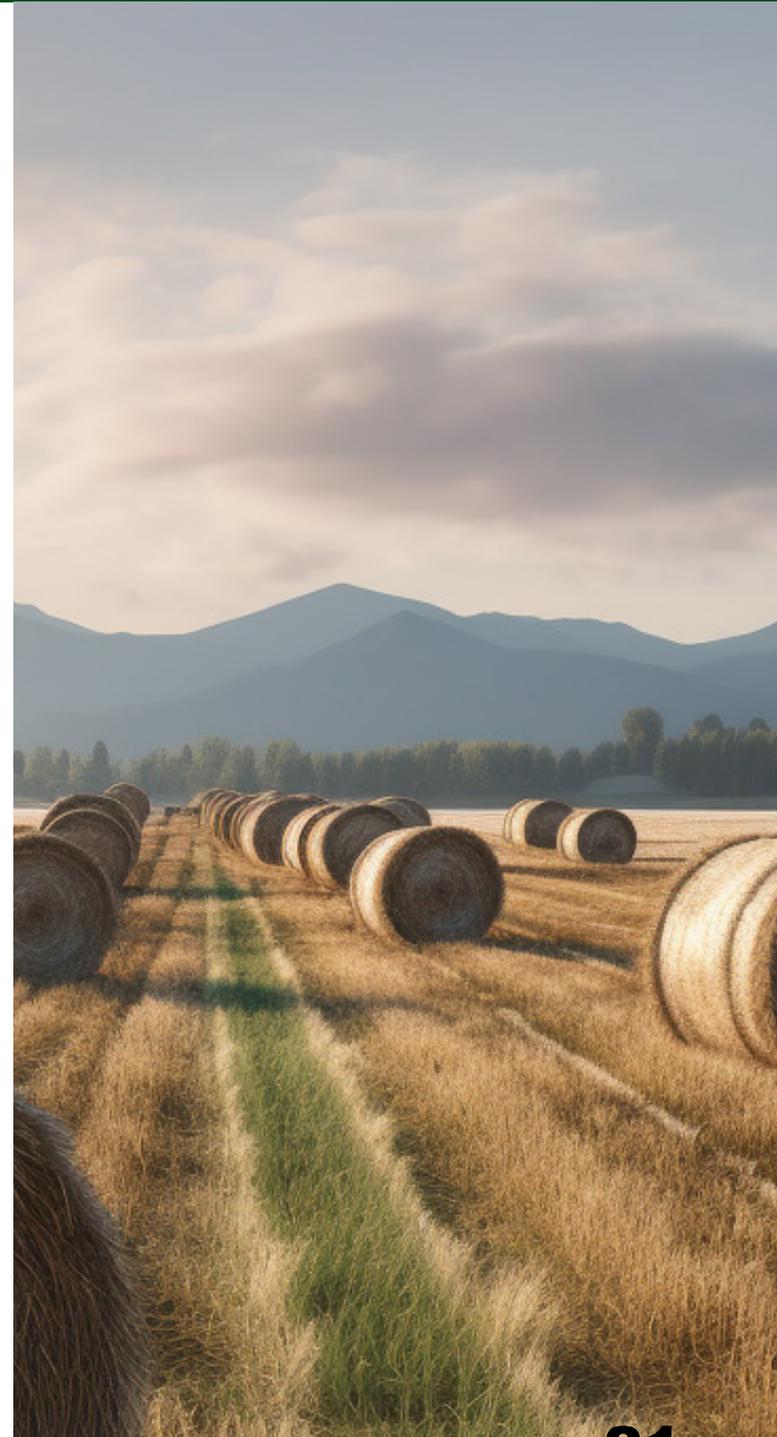
Who we are

The Agricultural Land Commission (ALC) is an administrative tribunal, independent of the Provincial Government, that is responsible for exercising its decision-making authority in accordance with the Agricultural Land Commission Act and in compliance with certain sections of the Administrative Tribunals Act. As set out in the legislation, the Commission and its decision-makers must remain neutral, and faithfully, honestly and impartially perform their duties.

PURPOSE AND LEGISLATIVE FRAMEWORK

1. The purposes of the ALC as set out in s.6 of the Agricultural Land Commission Act (ALC Act) are:
 - a. to preserve agricultural land;
 - b. to encourage farming on agricultural land in collaboration with other communities of interest; and,
 - c. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
2. The commission, to fulfill its purposes under subsection (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 of the agricultural land reserve; and,
 - b. the use of the agricultural land reserve for farm use.

The ALC Act sets out the processes to be followed when making applications for exclusion, inclusion, non-farm use, non-adhering residential use, soil and fill use, subdivision, and transportation and utility uses in the ALR. The ALR General Regulation sets out the procedures for applications to the ALC and the ALR Use Regulation sets out what is permitted in the ALR without application to the ALC.



GOVERNANCE STRUCTURE

The work of the ALC is carried out by a Commission of not less than 11 and no more than 19 members from six administrative regions around the Province who serve collectively as the board of directors of the ALC. The Commission Chair is appointed by Order in Council of the Lieutenant Governor in Council, and Commission members are appointed by Ministerial Order of the Ministry of Agriculture and Food. The Chair has the authority to appoint one or more Vice-Chairs to serve on the Executive Committee from the members appointed by the Minister and to appoint members to panels for decision-making.

Commission members are appointed by the Minister after a merit-based process and consultation with the Commission Chair based on their knowledge in matters related to agriculture, land-use planning, local government, and First Nations government as set out in s.5(1) of the ALC Act.

Full Commission

The Full Commission, consisting of all members of the board, meet at least twice a year, to carry out a variety of duties, including developing policies governing ALC operations, the interpretation of legislation, and passing resolutions and bylaws regarding the conduct of its affairs.

Executive Committee

The Executive Committee, consisting of the Chair and Vice-Chairs meet monthly or as needed to oversee ALC operations, decide applications delegated by the Full Commission, making reconsideration determinations on reconsiderations pursuant to s.33 of the ALC Act for decisions decided by the Executive Committee, and exercise any other functions delegated by the Full Commission.

Panels

The Chair of the Commission may establish panels consisting of two or more members of the Commission based on administrative region, member expertise, application type or any other criteria determined by the Chair.

The Chair of the Commission has directed the establishment of a panel for each of the six administrative regions of the Province, to make decisions on all application types received from the region, with the exception of applications for soil and fill use and film productions.

A five-member Soil and Fill Use Panel has been appointed to decide on all soil and fill use applications in BC and a three-member Film Panel has been established to decide on all non-farm use applications for filming in the ALR. These panels were provided with additional training to assist them with the review and analysis of the technical information submitted with these types of applications.

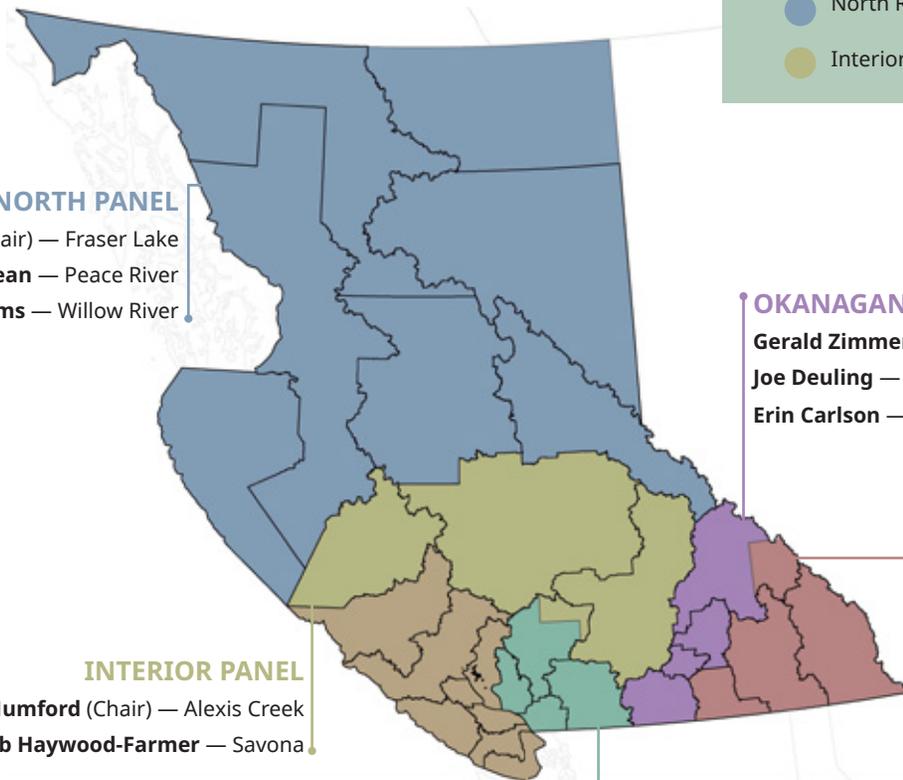
The Chair may appoint Commission members to more than one panel and the Chair of the Commission may also serve on a panel.

A panel of the Commission has all the powers, duties, and functions of the Commission to adjudicate on applications. Decisions of a panel are for all purposes, a decision of the Commission, and may only be reconsidered as per s.33 and s.33.1 of the ALC Act.

PANEL STRUCTURE

LEGEND

- North Region
- Island Region
- Kootenay Region
- Interior Region
- South Coast Region
- Okanagan Region



NORTH PANEL

Janice Tapp (Chair) — Fraser Lake
Karen McKean — Peace River
Andrew Adams — Willow River

OKANAGAN PANEL

Gerald Zimmermann (Chair) — Kelowna
Joe Deuling — Lumby
Erin Carlson — Summerland

INTERIOR PANEL

Richard Mumford (Chair) — Alexis Creek
Bob Haywood-Farmer — Savona

KOOTENAY PANEL

Jerry Thibeault (Chair) — Cranbrook
Wayne Harris — Creston
Donna O'Donnell — Grand Forks

ISLAND PANEL

Jennifer Woike — Cowichan Valley (Expired Oct 2023)
Brenda Schoepp (Chair) — Victoria
Jolleen Dick (Suuwayaqawith) — Port Alberni

SOUTH COAST PANEL

Ione Smith (Chair) — Sechelt
Susan Gimse — Pemberton
Holger Schwichtenberg — Agassiz

Soil and Fill Panel: Jennifer Dyson (Chair), Susan Gimse, Bob Haywood-Farmer, Karen McKean, Rick Mumford, Jerry Thibeault

Executive Committee: Jennifer Dyson (Chair), Richard Mumford (Vice-Chair), Gerald Zimmerman (Vice-Chair), Janice Tapp (Vice Chair), Ione Smith (Vice-Chair), Jerry Thibeault (Vice-Chair), Brenda Schoepp (Vice-Chair)

Film Panel: Jennifer Dyson (Chair), Ione Smith, Bob Haywood-Farmer

THE COMMISSION IS SUPPORTED BY A PROFESSIONAL STAFF SECRETARIAT WORKING IN FOUR FUNCTIONAL AREAS:

Application Processing (Adjudication) and Notices of Intent

ALC staff research and administer the processing of all applications received pursuant to the ALC Act and its regulations. Staff also administer and make decisions, where delegated to do so under the ALC Act, for all notices of intent to remove soil or place fill.

Policy and Planning Reviews

ALC staff actively participate with Commissioners in developing strategies, plans, and policies to assist with the interpretation and implementation of the ALC Act and its regulations. As well, staff review plans, policies, and bylaws of local governments and laws of First Nation governments, and other agencies to ensure they are consistent with the legislative and regulatory requirements of the ALC Act and its regulations.

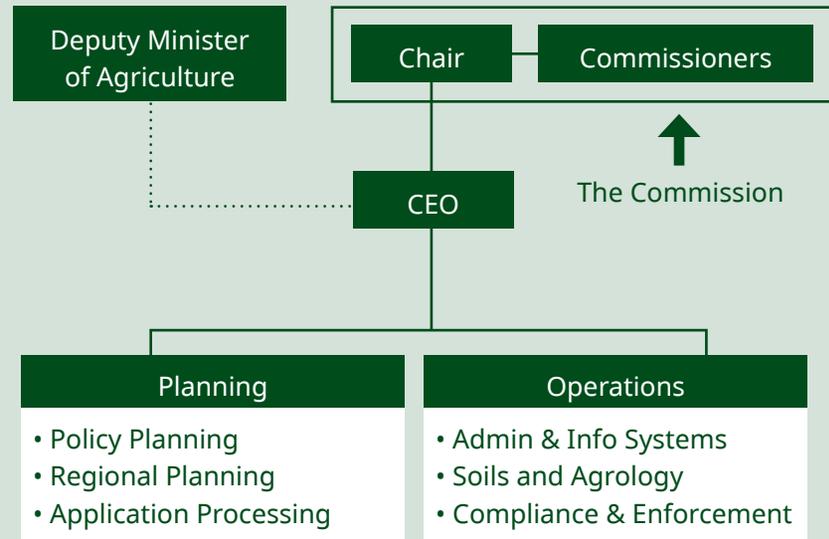
Compliance and Enforcement

Designated staff officials respond to reports of suspected contravention, carry out site inspections, investigate alleged contraventions, and take enforcement actions, when necessary, to ensure activities in the ALR are consistent with the ALC Act, its regulations, and orders of the ALC.

Administration and Information Systems

The previous three functions are supported by an administration, records management, and geospatial information systems unit.

AGRICULTURAL LAND COMMISSION ORGANIZATIONAL CHART





SECTION 3

Message from the Chair



Message From the Chair Jennifer Dyson

The Commission's mandate extends across a vast area, covering over 4.6 million hectares of land in British Columbia, with slightly over half designated as Crown ALR. The Agricultural Land Commission Act (ALCA) holds precedence over other provincial legislation, emphasizing the need for collaboration with government ministries and agencies to ensure our role is understood. Our jurisdiction also intersects with the territories of over 200 First Nations and approximately 150 local governments. While categorized broadly under "government," the Commission is independent from government, forming a vital part of the Canadian community of independent administrative tribunals. Our commissioners are obligated to exercise these powers in

accordance with the law. In its simplest terms, making sound statutory decisions requires integrating our commissioner's expertise and good judgment with the requirements of the statute and key requirements of administrative law.

The Commission, like many tribunals, grapples with the challenge of reconciling limited resources—both in terms of personnel and budget—with the demands of a multifaceted and arduous workload. Despite these challenges, our commitment to delivering timely and high-quality services to the citizens of British Columbia remains unwavering.

Furthermore, dynamic shifts in the labour market pose additional hurdles, making it difficult to fill vacancies and train new staff. As a specialized tribunal, our work is unique and not readily available in the existing labor pool. Consequently, extensive months of training fall upon the shoulders of our existing staff, inevitably impacting processing times.

The Annual Report contains statistics on the countless facets of what we do at the Commission, but it doesn't always tell the whole story. To probe some of the numbers within this report I want to share some examples of what they mean.

Anyone can purchase ALR land and since 2020, there has been a notable surge in urban dwellers migrating into rural British

Columbia, driven by various motivations including the quest of a more affordable lifestyle and reduced living expenses. In some areas this has generated a renewed interest in rural life and agriculture; in others we see a growing inclination towards rural estate development. Most notably in the South Coast, Okanagan, and southern Vancouver Island Regions of the Province, where the prime agricultural land base is relatively small in area, but wields significant agricultural potential, contributing to approximately 80% of all BC's gross farm receipts.

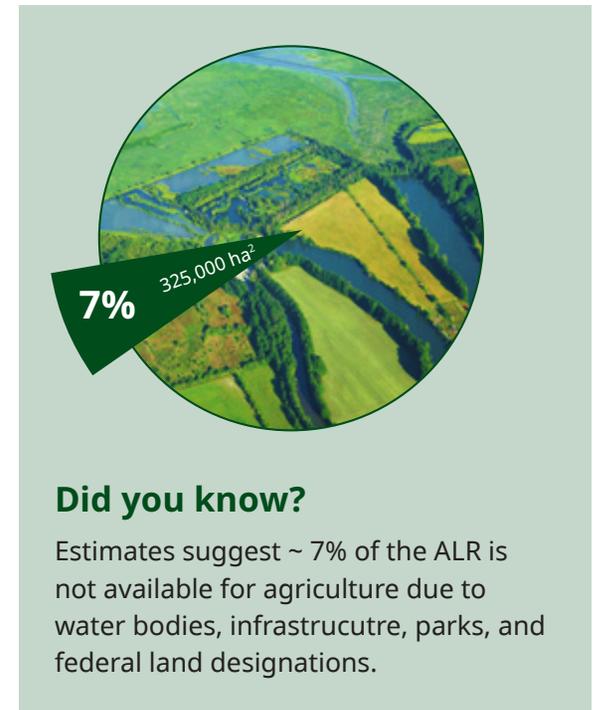
This influx of migration also places added pressure on the Commission. With new landowners come numerous inquiries regarding development in the ALR, leading to a surge in calls and Notices of Intent (NOI) submissions for residential, accessory residential and non-farm use structures. A NOI is mandatory for anyone intending to undertake a farm, non-farm or residential use activity that requires the placement of fill or removal of soil. While NOI requests for permitted agricultural activities are generally straightforward, complications arise when the requested use deviates from agricultural purposes. Examples of submission requests to the Commission for "farm building" features not associated with farming include bowling alleys, carousels, library towers, people elevators, spas, swimming pools for farm Labour, hobby rooms, hardwood, stone

and slate floors, boardrooms, bedrooms, media rooms, and other residential and non-farm type uses. The number of NOI's submitted to the Commission this past fiscal rose 52% placing significant demands on a very small team of ALC staff who must complete their review of a NOI within 60 business days and who must undertake a review of detailed building plans to advance the NOI. Just over 40% of all NOI's are for the construction of residential and residential ancillary buildings not associated with agriculture which often means these NOI's must be referred to a formal application to be decided by a panel of Commissioners.

The desire to build more accessory residential and non-farm use structures on farmland not only escalates the value of ALR properties beyond the reach of those who truly want to farm but also consumes vast tracts of land and soil which in turn contributes to the decline in the number of farms and farmers. The astronomical value of land challenges existing and new entrants, further exacerbating the issue. While the demand for more residential development tends to be concentrated in the southern half of BC, large residential estate development is prevalent across all regions of the province. We do see some local governments stepping up and limiting the size and siting of residential buildings with the support of active agricultural advisory committees, but more can and should be done.

A comprehensive understanding of BC's agricultural landscape is crucial to support its diverse and vital agricultural industry. The Commission works year-round to communicate and inform stakeholders of the important work of the Commission through presentations, meetings, seminars, information publications, and email updates to subscribers, as well as actively participating in events such as BC Ag Days, the Union of BC Municipalities and the First Nation's Leadership Gathering.

Under the 1973 Land Commission Act (the precursor to the ALC Act), the 28 Regional Districts in the Province of BC were required to submit an agricultural reserve plan to the ALC for consideration. To aid Regional Districts and provide guidance, the provincial Ministry of Agriculture prepared suggested ALR maps that identified lands having the soil and climate combination to support agriculture. These reserves/zones had to be based on biophysical and natural characteristics of the landscape rather than the variables of market or other socioeconomic considerations. The fact that land isn't currently being farmed or requires investment to be farmed doesn't mean that it can't support agricultural use in the future. The ALR is needed to preserve and protect our food future. Over the years, ground-truthing exercises and boundary reviews have been conducted province-wide



by the Commission confirming what we already know to be true, agricultural land in this province is scarce and what we have is needed for the future of the industry.

This is not to say that the Commission has not considered applications for housing, industrial, or park purposes over the last 50 years, we have. But too often after the Commission has approved the ask these lands sit idle, undeveloped, yet the asks from local governments for more development in the ALR continue. ALR land is cheap compared to other lands zoned or approved

for development and while the requests to exclude and develop land in the ALR for other uses might address several priorities or objectives for a local government, these aren't factors that inform the Commission's decision making. Under the ALC Act, the Commission must adhere to its mandate to prioritize the protection of the ALR and its use for farming.

While there is considerable focus on upward social mobility and investment, there's a notable lack of attention paid to downward social mobility. The ability for the next generation to farm the land is a concern for the Commission. My involvement in a food security and insecurity committee this past spring and summer underscored the multifaceted nature of food insecurity. Food is available, it just isn't making it into households and there is a disproportionate impact on lower-income households, children, seniors, Indigenous peoples, immigrants/newcomers, marginalized communities, single parents, and individuals with disabilities. The ALR has an important role to play in the delivery of nutritious, sustainable, locally grown, accessible food in all parts of the province.

It is also imperative that the integrity of the land in the ALR is protected, which is the job of the Commission's 6 compliance and enforcement (C & E) officers under the leadership of our current Director, Avtar

Sundar. The primary objectives of this team are:

- Ensure that activities within the ALR align with the Agricultural Land Commission Act & Regulations.
- Foster compliance through proactive education and effective communication.
- Take enforcement actions only when absolutely necessary to uphold ALR integrity.
- Collaborate closely with all government agencies and external stakeholders.

With only 6 officers for the whole province the Commission's resources are stretched as we see year over year increases in the number of active compliance and enforcement files. At the end of this fiscal the Commission had 928 active C & E files, 50% of which are located in the South Coast region of the province. Managing this kind of case volume requires an immense investment of time and rigorous evidence-based work, that often involves collaboration with numerous other agencies and local governments. This concerning trend underscores our urgent need for additional resources, primarily in the form of personnel. Despite the challenges, I am immensely proud of our team and their unwavering commitment to fulfilling our mandate. However, it must be acknowledged that this kind of workload takes a toll on our staff.



Did you know?

Not all agricultural lands are created equal and not all agricultural lands are capable of, or suitable for producing all agricultural products.

There are seven agricultural capability classifications set out in both the Canadian Land Inventory and the BC Land Inventory systems that take into account the relative degree and type of limitation to agriculture; use and/or the range of possible crops. These systems also indicate the type and intensity of management practices required for good farm management of the soil. Class 1 lands are capable of producing the broadest range of crops and while Class 6 and 7 are the least agriculturally capable lands, they may still be agriculturally productive, where topography and climate allow, and/or where the agricultural activities are dedicated to closed environmental systems.

British Columbia's diverse agriculture industry needs all classes of land to thrive.

In recent years, there has been a lot of discussion about what investment in agriculture should look like and think there is a lot more listening and understanding if we are going to get it tight. Sarah Rotz, Assistant Professor at York University and co-author of “Uncertain Harvest: The Future of Food on a Warming Planet” says in her book that there needs to be greater consideration given to the diversity of land and skills of the people by those in government and academia when developing new policy. The authors of the “Uncertain Harvest: The Future of Food on a Warming Planet” points to a combination of increasing corporate concentration, industry de-regulation, and reliance on foreign labor, as having weakened our food supply chains. While the book focuses primarily on the global and national contexts, the implications extend to the loss of traditional farming skills and the growing emphasis on agricultural technology, often at the expense of sustainable farming practices here in BC.

Administering the ALR is undeniably complex, with emerging challenges necessitating increased time and attention. In BC, we are witnessing a rise and concentration in outside investment, prompting concerns from local governments. Additionally, there is a push for proprietary technology and concessions driven by venture capital investment. Agricultural land cannot be viewed in isolation; it is an integral component of the

broader resource land base, and integrated management is essential for effective land use planning.

Section 3 of the Declaration on the Rights of Indigenous Peoples Act (Declaration Act) mandates that the province ensure all B.C. laws align with the UN Declaration, in consultation with Indigenous peoples. The Ministry of Agriculture and Food has initiated this alignment process by focusing on laws governing the ALR.

Recognizing this work will take time, the Commission is actively educating its staff and members on colonial and Indigenous history and engaging with Indigenous communities to deepen our understanding of their lived experiences. The Commission is dedicated to fostering accountability and advancing Indigenous cultural safety and anti-racism. This commitment includes respecting and honouring Indigenous rights, protocols, and practices, modeling anti-racist and anti-discriminatory behaviors, and working to find practical ways to advance Truth and Reconciliation within our current legislative framework.

To support these efforts, the ALC has partnered with Indigenous Communities for Leadership and Development (ICLD), an Indigenous-led consulting firm. Together, we have been working to develop and operationalize a reconciliation-informed

strategy using existing resources. This strategy aims to assist Indigenous applicants and First Nations in navigating ALC processes, marking an initial step toward reconciliation.

The challenges outlined above represent only a fraction of the issues we confront on a daily basis, and I remain impressed with the work we do at the Commission with few resources and relentless pressure from all levels of government to do more, faster. For this reason, I extend my gratitude to our staff and Commissioners and our CEO, Kim Grout, for their unwavering commitment to our mission and the work of the Commission.

Thank you for taking the time to review our 2023 – 2024 Annual Report.

Jennifer Dyson

Chair of the Agricultural Land Commission

SECTION 4

2023/24 in Numbers

AT A GLANCE

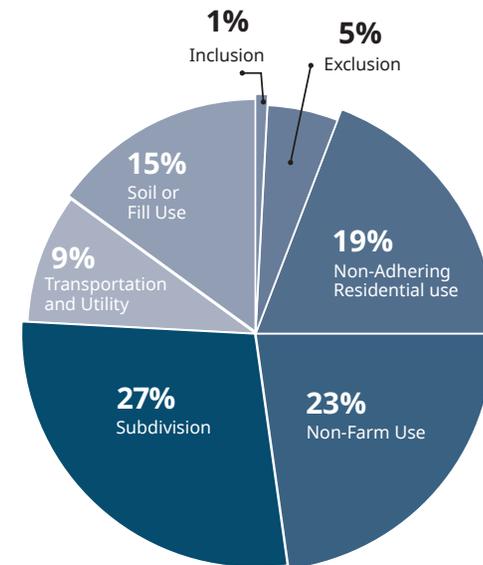
2023/24		2022/23	
358	Applications received	364	Applications received
392	Applications decided	308	Applications decided
308	NOIs submitted	203	NOIs submitted
242	NOIs decisions	174	NOIs decisions
62	Reconsideration requests	39	Reconsideration requests
617	Statutory right of way notifications	762	Statutory right of way notifications
928	C&E active case files	776	C&E active case files
41	C&E enforcement actions	17	C&E enforcement actions

The Commission decided 27% more applications in 2023/24 than it did in 2022/23

ALR CHANGE 2023/24

- 39.3 hectares of ALR were approved for exclusion by the Commission
- 80.4 hectares of ALR were removed from the ALR by Order in Cabinet
- 14.1 hectares of land approved for inclusion in the ALR by the Commission

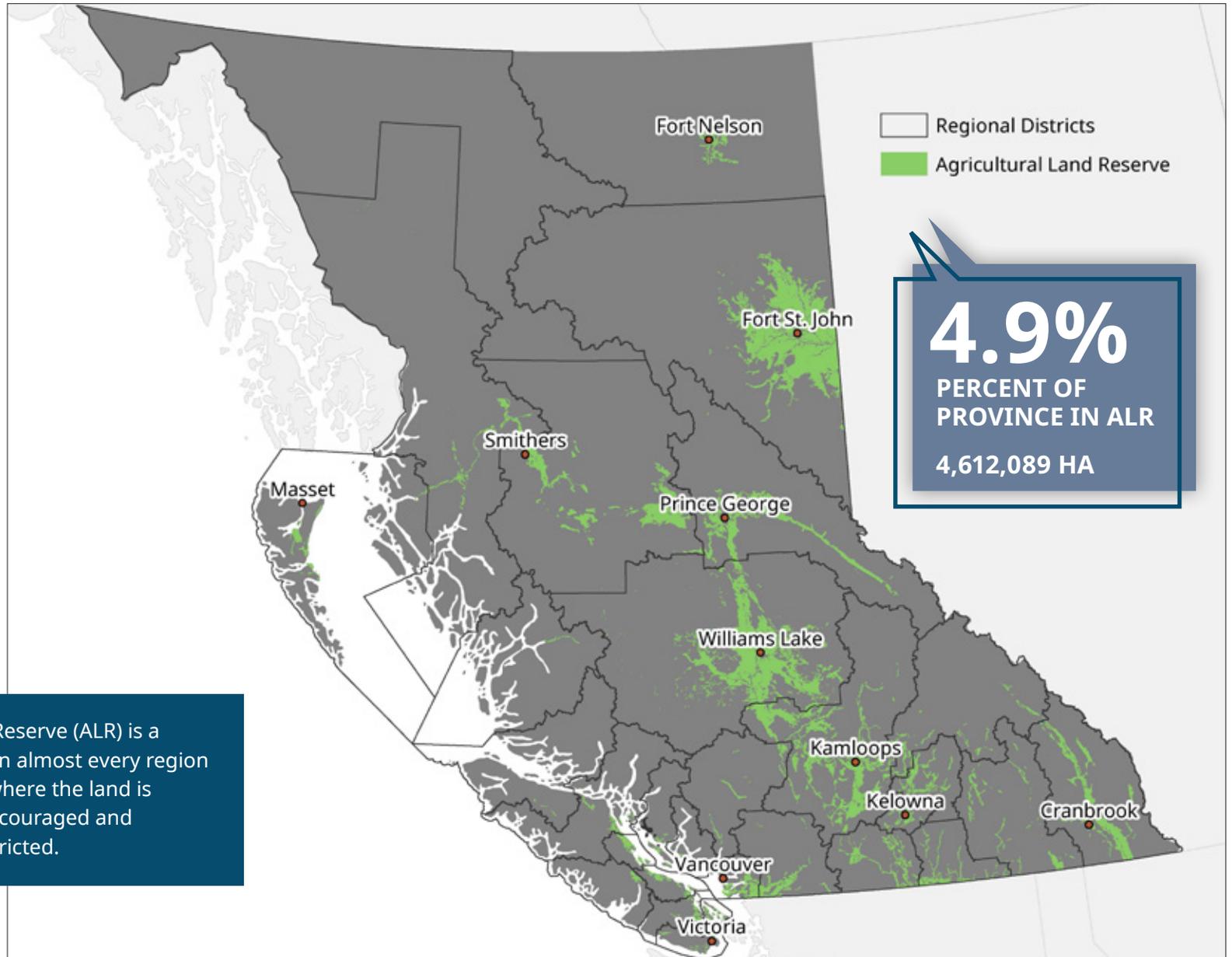
APPLICATION DECISIONS RELEASED IN 2023/24 BY TYPE





SECTION 5

The Agricultural Land Reserve



The Agricultural Land Reserve (ALR) is a provincial zone found in almost every region of the Province of BC where the land is protected, farming is encouraged and non-farm uses are restricted.

THE AGRICULTURAL LAND RESERVE DESIGNATION HISTORY

Under the 1973 Land Commission Act (the precursor to the ALC Act), the 28 Regional Districts in the Province of BC were required to submit an agricultural reserve plan to the ALC for consideration.

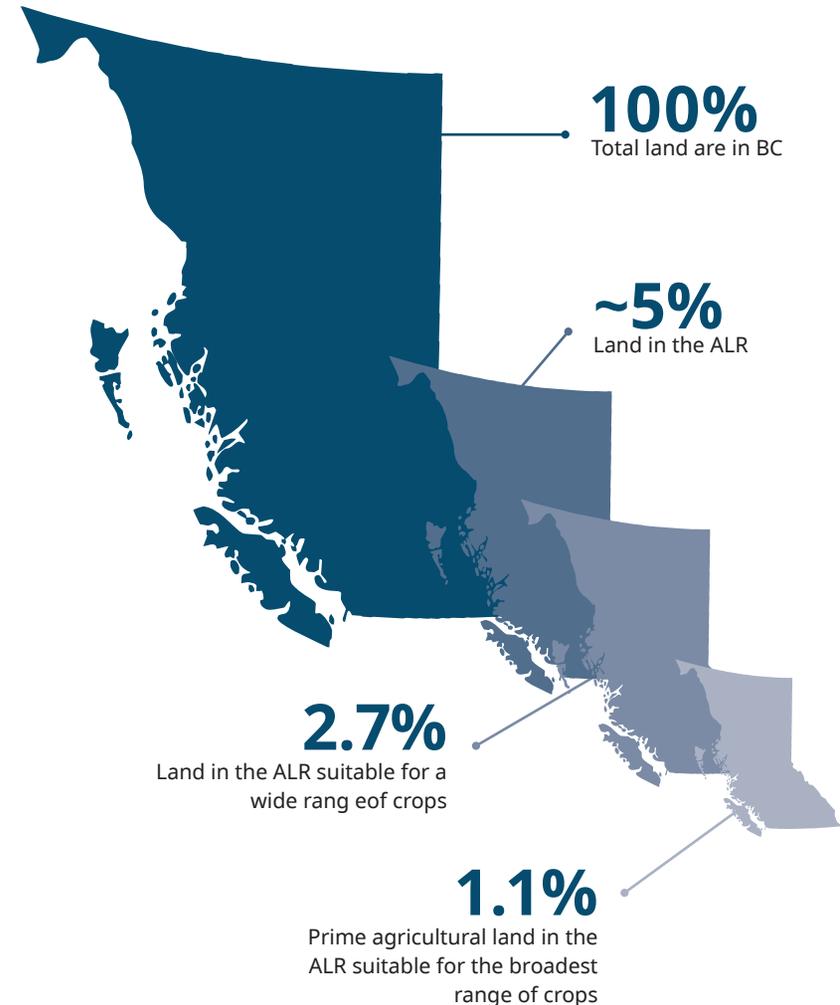
To aid Regional Districts and provide guidance, the provincial Ministry of Agriculture prepared suggested ALR maps that identified lands having the soil and climate combination to support agriculture.

These maps were based on soil surveys and the Canadian Land Inventory (CLI) agricultural capability data, combined with proposed urban expansion areas on lower capability lands.

Regional Districts made recommendations to the ALC and the maps were reviewed to ensure technical consistency with the reserves across the Province. In general, the following methodology was applied:

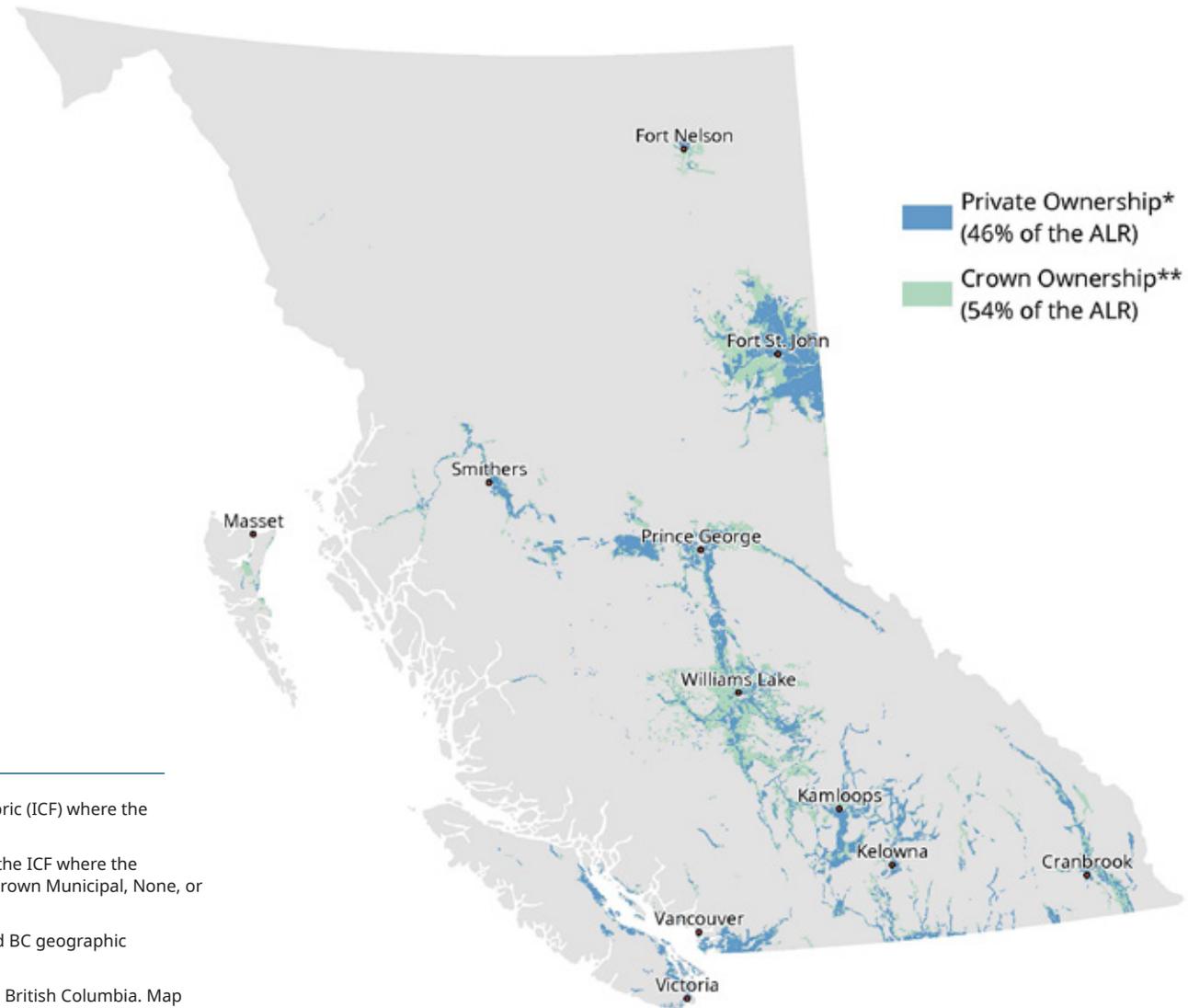
- **All Class 1 to 4 land (CLI)** that were not already developed were included in the ALR, both Crown and private land;
- **If non-agricultural land** was not immediately available for urban expansion, enough land was excluded to allow for about five years of community growth to ensure local governments had a reasonable amount of time to re-direct future growth patterns;
- **Class 5 and 6 lands (CLI)** where historic land use patterns indicated that such land could effectively be used for agriculture in conjunction with Class 1 to 4 land, including the spring and summer grazing ranges in ranching areas of the province, were included; and,
- **Small pockets of Class 7** land where exclusion of such land might have allowed undesirable intrusion or incompatible uses into agricultural areas were included.

Following the ALC's review, the plans along with the ALC's recommended changes were approved by Cabinet. The process of establishing the ALR took one and a half years.



AGRICULTURAL LAND RESERVE: PRIVATE VS CROWN OWNERSHIP

Five percent (~4.6 million ha) of the land base in BC is designated as ALR. Within this five percent, approximately 54% is Crown ALR and 46% is privately owned. Access to this land base is further limited by landscape features (such as wetlands, rivers, streams, lakes), infrastructure (including airports, roads, rail lines, utility corridors, oil and gas infrastructure, sewage and water treatment facilities), forestry and mining, trails, parks, and other non-farm uses such as schools, churches, firehalls, sports fields, and resorts.



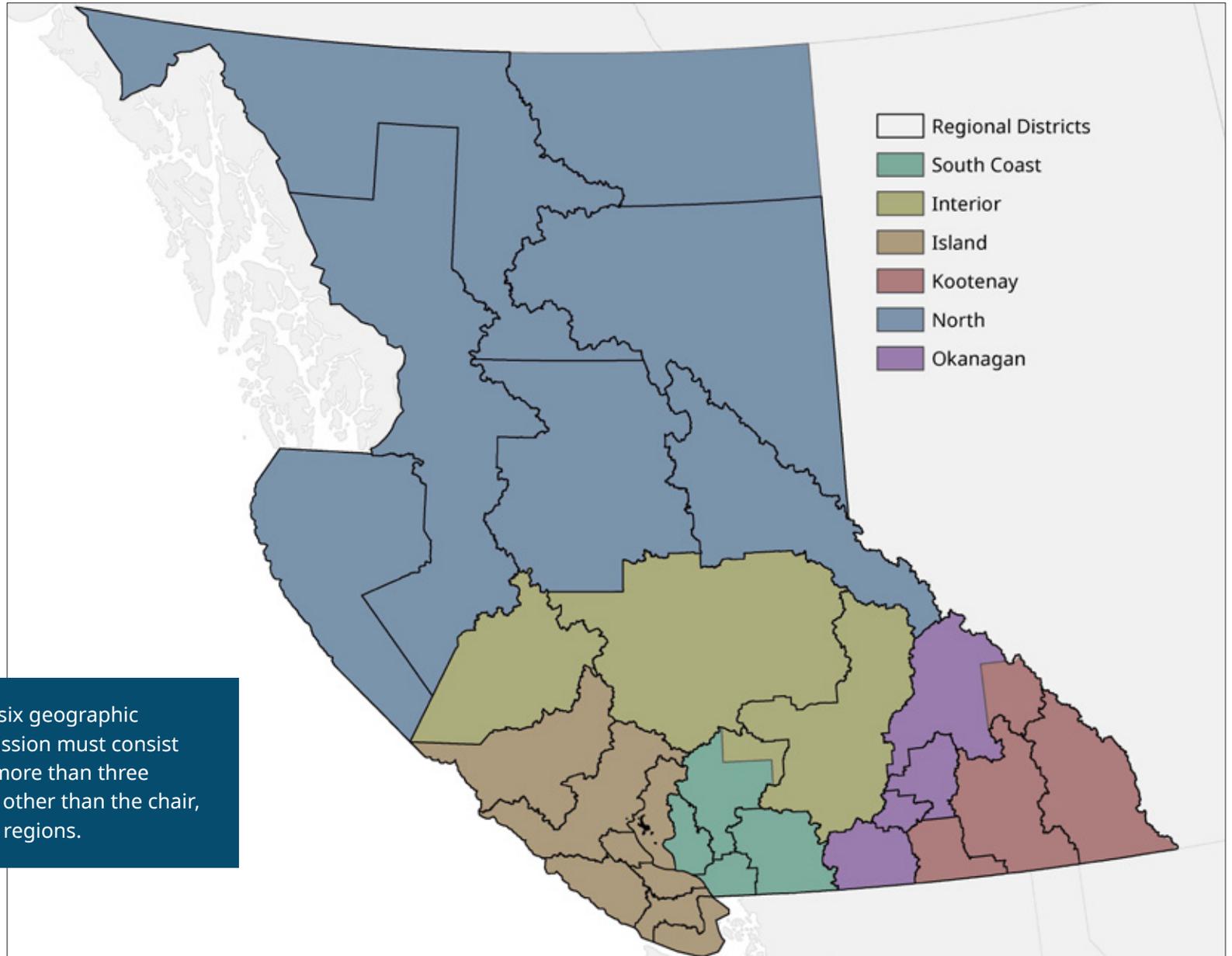
***Private Ownership** = Properties in the Integrated Cadastral Fabric (ICF) where the Ownership Class is defined as Private, First Nations, or Municipal

****Crown Ownership** = Unsurveyed crown land, or properties in the ICF where the Ownership Class is defined as Crown Federal, Crown Provincial, Crown Municipal, None, or Unknown.

Data sources: ALC, Integrated Cadastral Information Society, and BC geographic warehouse.

Contains information licensed under Open Government License - British Columbia. Map for reference only. Accuracy not guaranteed. Map created June 2021.

ALR
ADMINISTRATIVE
REGIONS



The ALR is divided into six geographic regions and the Commission must consist of at least one, but no more than three Commission members, other than the chair, from each one of these regions.

INTERIOR ADMINISTRATIVE REGION

The Interior region extends from the Central Coast (Bella Coola Valley) to the community of Chase at the western end of Shuswap Lake.

The region includes the Central Coast, Cariboo, Squamish-Lillooet (Lillooet area only), and Thompson-Nicola Regional Districts.

Major Settlements

- 100 Mile House
- Bella Coola
- Kamloops
- Merritt
- Quesnel
- Williams Lake

Total ALR area in Region: ~1,529,010 hectares

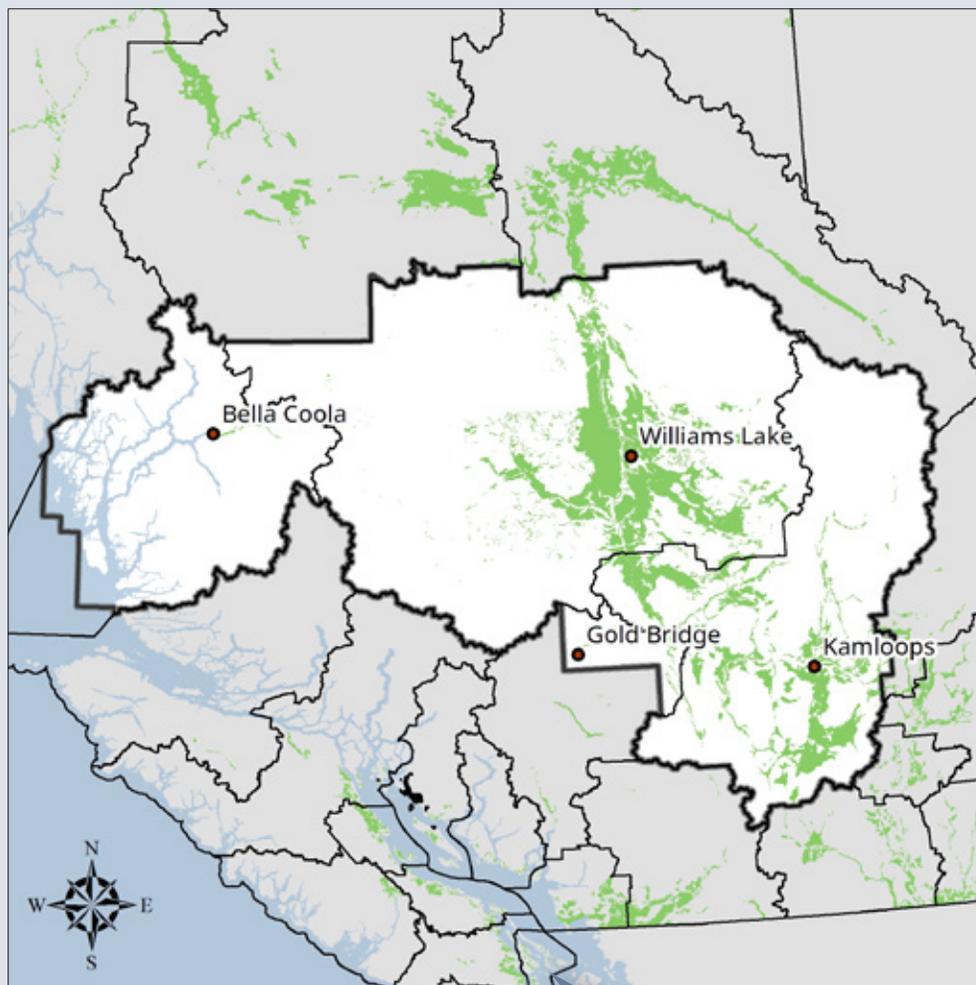


9% of the region is in the ALR.

32% of the ALR in the Interior region is in Private Ownership.

68% of the ALR in the Interior region is in Crown ownership.*

*Definition of Crown ownership defined on [page 18](#)



THE ALR IN THE INTERIOR REGION REPRESENTS **33%** OF THE TOTAL ALR IN THE PROVINCE

ISLAND ADMINISTRATIVE REGION

The Island region encompasses Vancouver Island, most of the Gulf Islands, and a number of coastal mainland areas that are part of Regional Districts headquartered on Vancouver Island or are more readily accessed from the Island than from mainland centres.

The region includes the Alberni Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, qathet, and Strathcona Regional Districts.

Major Settlements

- Campbell River
- Comox
- Duncan
- Nanaimo
- Port Alberni
- Powell River
- Saanich

Total ALR area in Region: ~115,449 hectares



1.4% percent of region is in the ALR

79% of Island Region is in private ownership.

21% of Island Region is in Crown ownership.

*Definition of Crown ownership defined on [page 18](#)



THE ALR IN THE ISLAND REGION REPRESENTS
3% OF THE TOTAL ALR IN THE PROVINCE.

KOOTENAY ADMINISTRATIVE REGION

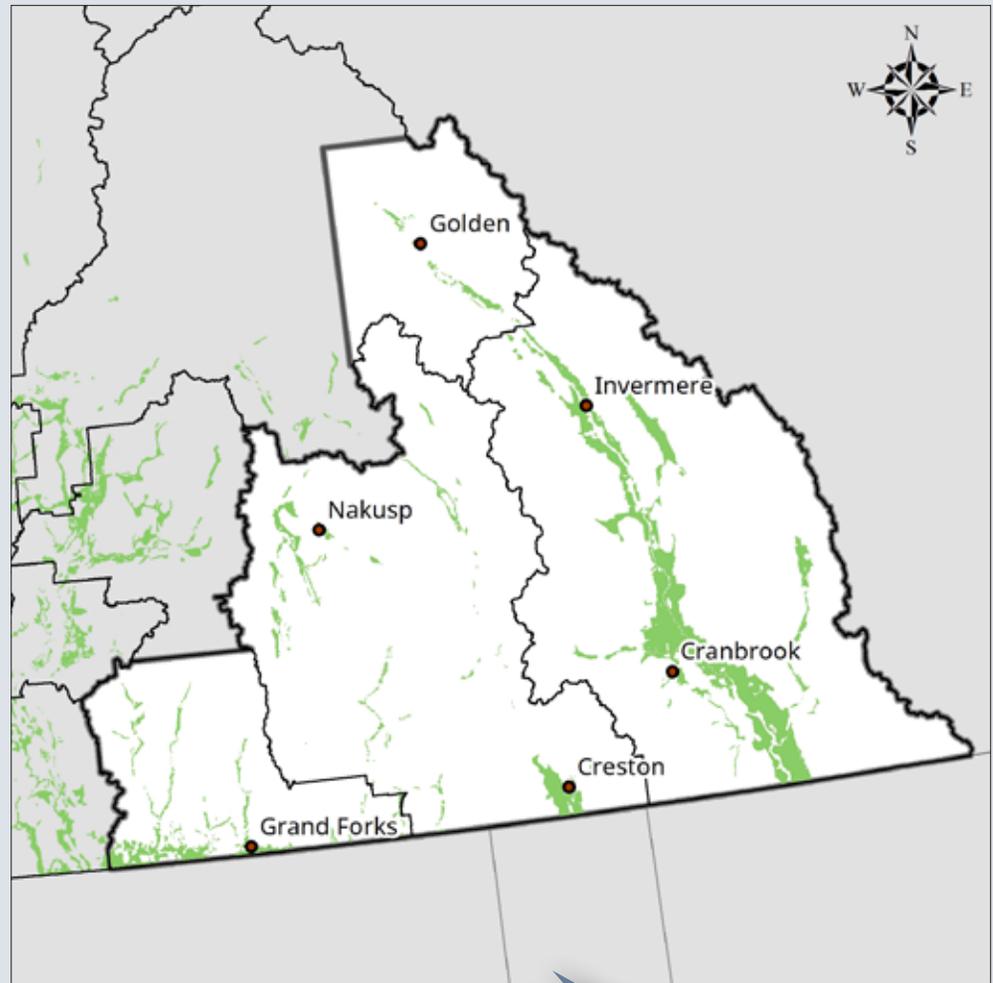
The Kootenay region encompasses the southeasterly portion of BC extending from the BC/Alberta border in the east to the Grand Forks and Kootenay Boundary area in the west.

The region includes the Central Kootenay, East Kootenay, and Kootenay Boundary Regional Districts and a portion of the Columbia Shuswap Regional District (Golden area only).

Major Settlements

- Creston
- Cranbrook
- Grand Forks
- Kimberly
- Invermere
- Sparwood

Total ALR area in Region: ~388,244 hectares



5.8% percent of region in ALR.

42.5% of the Kootenay Region is in private ownership.

57.5% of the Kootenay Region is in Crown ownership.

THE ALR IN THE KOOTENAY REGION REPRESENTS **8%** OF THE TOTAL ALR IN THE PROVINCE.

*Definition of Crown ownership defined on [page 18](#)

NORTH ADMINISTRATIVE REGION

The North region encompasses north-east, north-central and north-west BC, from Prince George to the BC/Yukon border.

The region includes Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Peace River, and North Coast Regional District and the Northern Rockies Regional Municipality.

Major Settlements

- Fort Nelson
- Fort St. John
- Prince George
- Telkwa
- Terrace
- Smithers
- Vanderhoof

Total ALR area in Region: ~2,206,811 hectares



3.4% of region is in the ALR.

51% of the North Region is in private ownership.

49% of the North Region is in Crown ownership.



THE ALR IN THE NORTH REGION REPRESENTS **48%** OF THE TOTAL ALR IN THE PROVINCE.

*Definition of Crown ownership defined on [page 18](#)

OKANAGAN ADMINISTRATIVE REGION

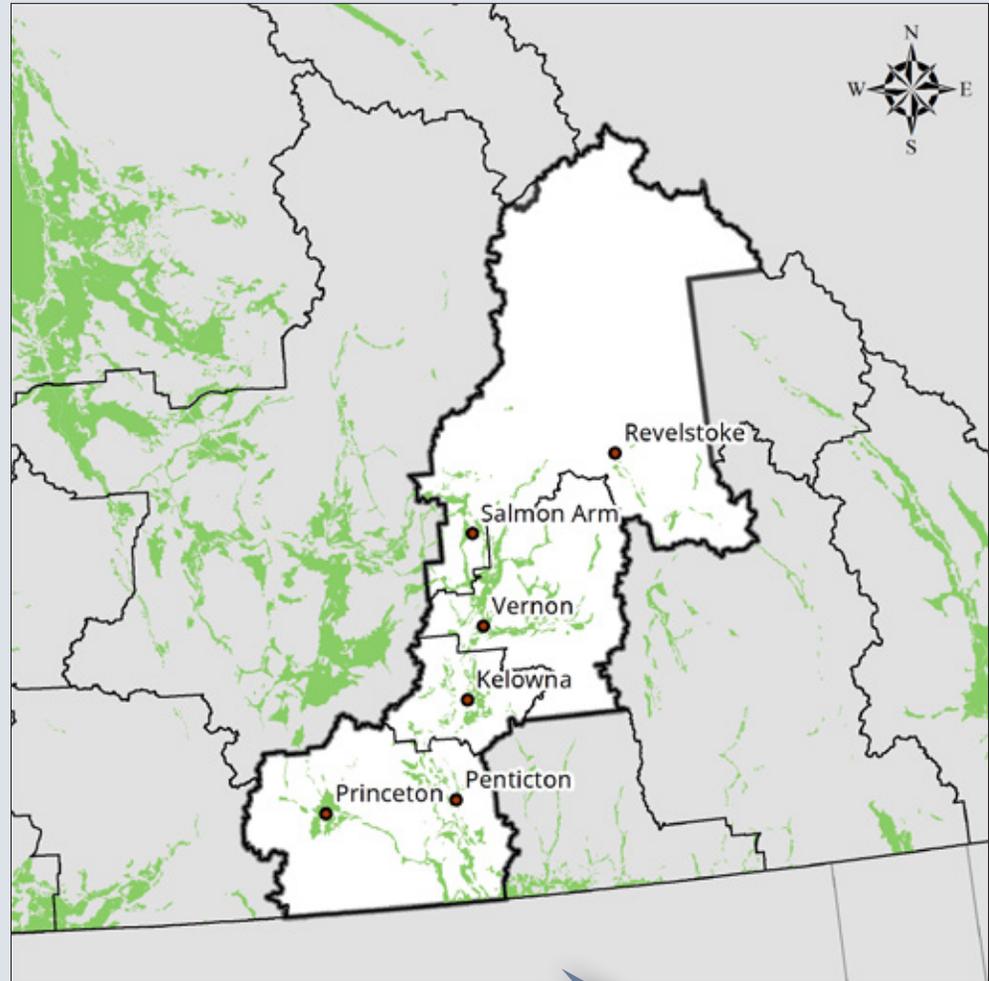
The Okanagan region encompasses the Okanagan and Similkameen Valleys, the Columbia Shuswap, and Princeton areas.

The region includes the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan, and Okanagan Similkameen Regional Districts.

Major Settlements

- Kelowna
- Osoyoos
- Oliver
- Penticton
- Princeton
- Revelstoke
- Salmon Arm
- Vernon

Total ALR area in Region: ~224,691 hectares



5% of region is in the ALR.

59.5% of the Okanagan Region is in private ownership.

40.5% of Okanagan Region is in Crown ownership.

THE ALR IN THE OKANAGAN REGION REPRESENTS
5% OF THE TOTAL ALR IN THE PROVINCE

*Definition of Crown ownership defined on [page 18](#)

SOUTH COAST ADMINISTRATIVE REGION

The South Coast region encompasses the lower mainland region of BC from Hope to the Fraser River delta and north to the Sunshine Coast and the Squamish River and Pemberton valleys.

The region includes the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except the Lillooet area), and Sunshine Coast Regional Districts.

Major Settlements

- Abbotsford
- Chilliwack
- Langley
- Mission
- Pitt Meadows
- Richmond
- Surrey
- Vancouver

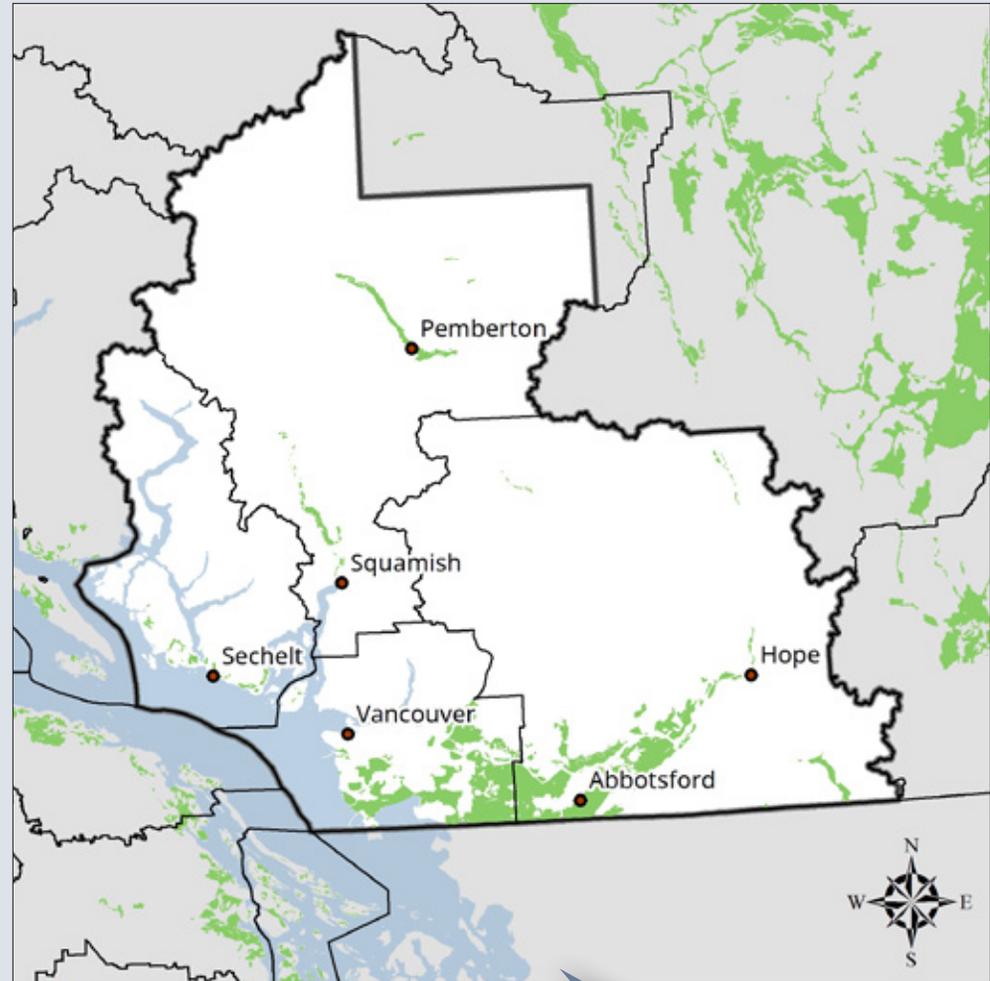
Total ALR area in Region: ~148,126 hectares



4.1% of region is in the ALR.

76% of the South Coast Region is in private ownership.

24% of the South Coast Region is in Crown ownership



THE ALR IN THE SOUTH COAST REGION REPRESENTS **3%** OF THE TOTAL ALR IN THE PROVINCE.

*Definition of Crown ownership defined on [page 18](#)



SECTION 6

Applications
and Decisions

SECTION 6: APPLICATIONS RECEIVED

NUMBER OF APPLICATIONS RECEIVED¹ BY APPLICATION TYPE (2023/24 TO 2019/20)

APPLICATION TYPE	NUMBER OF APPLICATIONS RECEIVED ¹ BY TYPE				
	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
Inclusion	4	1	7	9	10
Exclusion	10	16	22	51	38
Non-Farm Use ²	87	98	57	77	89
Non-Adhering Residential Use	65	77	79	112	90
Subdivision	105	91	79	62	83
Transportation and Utilities	43	34	60	45	43
Soil or Fill	44	47	36	22	27
Total	358	364	340	378	380

¹ Includes applications forwarded to the ALC by a local or first nation government or submitted directly to the ALC for Transportation and Utility Use applications or submitted to the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement in the North Administrative Region.

² Includes non-farm use applications submitted to the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement. See page 42 for information on application decisions made by the BC Energy Regulator.

NUMBER OF APPLICATIONS RECEIVED¹ BY REGION (2023/2024 TO 2019/2020)

ADMINISTRATIVE REGION	NUMBER OF APPLICATIONS RECEIVED ¹ BY REGION				
	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
Interior Region	21	32	28	26	24
Island Region	43	42	34	33	38
Kootenay Region	40	47	51	52	35
North Region	70	54	58	62	81
Okanagan Region	66	74	76	91	93
South Coast Region	118	115	93	114	109
Total	358	364	340	378	380

¹ Includes applications forwarded to the ALC by local government or submitted directly to the ALC for Transportation and Utility Use applications or submitted to the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement in the North Administrative Region. See page 42 for information on application decisions made by the BC Energy Regulator.

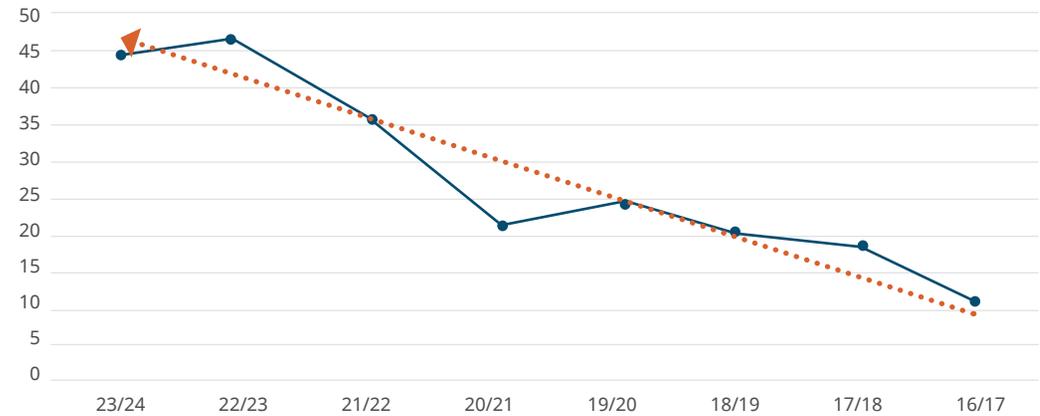
SECTION 6: APPLICATIONS RECEIVED

While the overall number of applications received by the Commission year over year remains somewhat constant as shown in the previous tables, we have seen a shift in the volume of certain types of applications we receive.

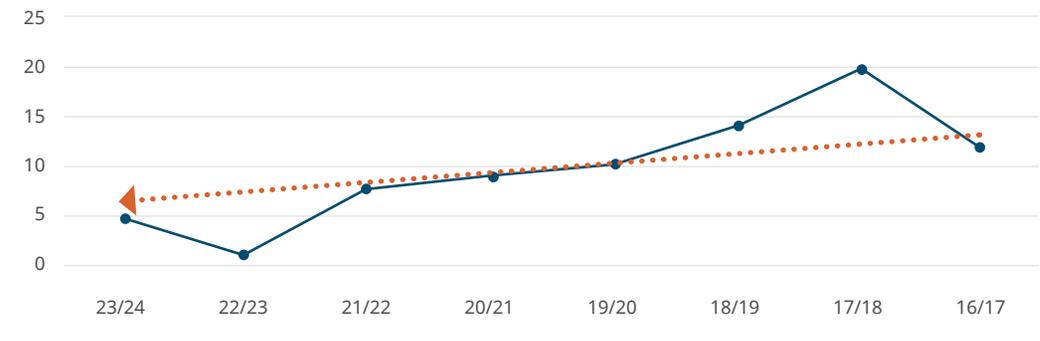
For example:

- A new non-adhering residential use application type was introduced in February 2019 that requires anyone wanting more housing (both in size or number) than permitted by the ALC Act and its regulations to seek approval via application from the Commission. This has resulted, starting April 1, 2019, in an average of 84 new applications per year to the Commission.
- We have also seen an increasing trend in the number of soil or fill use applications submitted to the Commission, as shown in the adjacent chart, following the introduction of new soil removal and fill placement regulations in 2019 that restricts the types of activities that are permitted to place fill or remove soil without authorization from the Commission.
- The number of inclusion and exclusion applications we receive is also trending down, as shown in the adjacent charts, likely due to changes to our legislation that took effect September 30, 2020 that no longer allows private property owners to submit exclusion applications to the Commission, and while inclusion applications are a separate application type it was common for applicants applying for exclusion to also submit an inclusion application as an offset for requesting exclusion. As of September 30, 2020, only provincial, local and first nation governments and prescribed public bodies can apply to the Commission to exclude land from the ALR.

SOIL OR FILL USE APPLICATIONS RECEIVED IN 2023/24



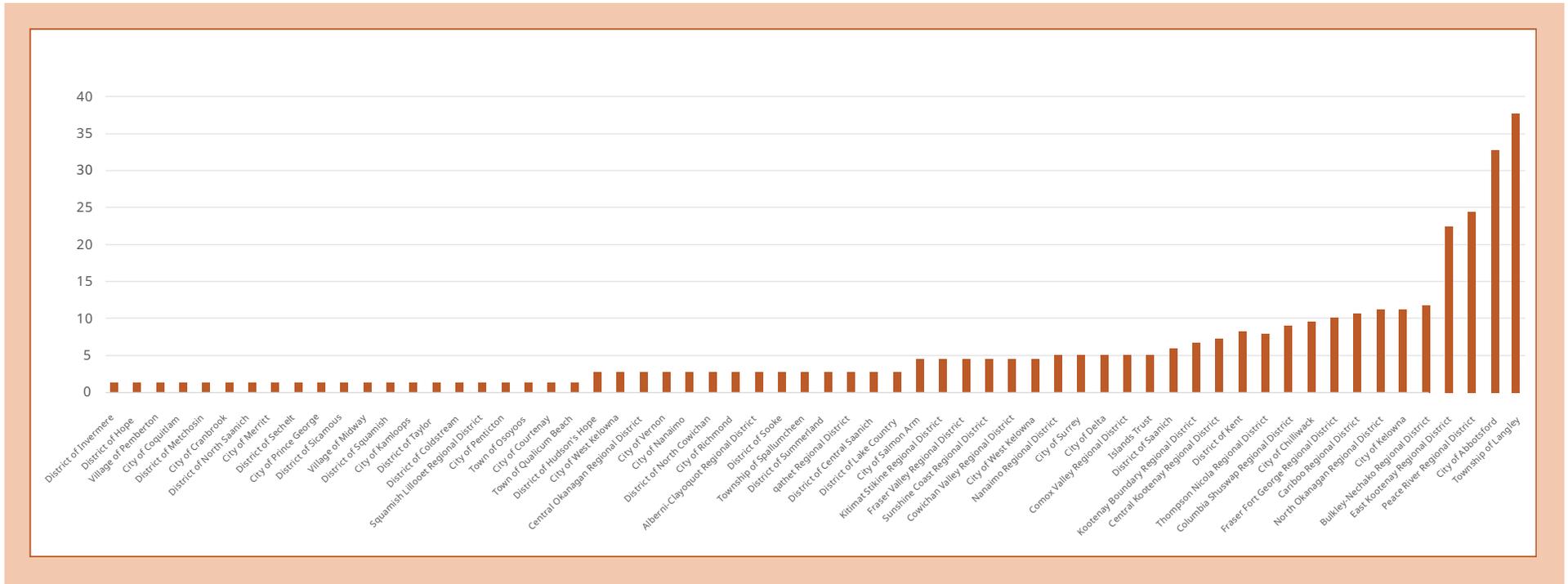
INCLUSION APPLICATIONS RECEIVED IN 2023/24



EXCLUSION APPLICATIONS RECEIVED IN 2023/24



NUMBER OF APPLICATIONS RECEIVED BY LOCAL GOVERNMENT (2023/24)



NUMBER OF APPLICATIONS RECEIVED¹ BY TYPE AND BY ADMINISTRATIVE REGION

April 1, 2023 to March 31, 2024

INTERIOR REGION	
8	Non-Farm Use
6	Subdivision
4	Transportation and Utility Use
2	Non-Adhering Residential Use
1	Soil or Fill
0	Exclusion
0	Inclusion
21	Total

ISLAND REGION	
13	Non-Farm Use
8	Subdivision
7	Transportation and Utility Use
7	Non-Adhering Residential Use
5	Soil or Fill
2	Exclusion
1	Inclusion
43	Total

OKANAGAN REGION	
17	Subdivision
14	Non-Adhering Residential Use
13	Non-Farm Use
11	Transportation and Utility Use
7	Soil or Fill
3	Exclusion
1	Inclusion
66	Total

KOOTENAY REGION	
19	Subdivision
7	Non-Farm Use
5	Transportation and Utility Use
3	Non-Adhering Residential Use
2	Soil or Fill
2	Exclusion
2	Inclusion
40	Total

NORTH REGION	
31	Non-Farm Use ¹
19	Subdivision
12	Soil or Fill
6	Transportation and Utility Use
2	Non-Adhering Residential Use
0	Exclusion
0	Inclusion
70	Total

SOUTH COAST REGION	
37	Non-Adhering Residential Use
36	Subdivision
15	Non-Farm Use
17	Soil or Fill
10	Transportation and Utility Use
3	Exclusion
0	Inclusion
118	Total

¹ Includes non-farm use applications decided by the BC Energy Regulator (formerly the Oil and Gas Commission). See page 41 for information on application decisions made by the BC Energy Regulator

APPLICATION DECISIONS RELEASED BY THE COMMISSION

The ALC released 392 application decisions between April 1, 2023 and March 31, 2024 which works out to just over 32 decisions a month.

With some internal restructuring of staff resources and part-time assistance of a former retired ALC staff person the ALC was able to

increase the number of applications processed in 2023/24, as compared to the previous fiscal, by 27%, as noted in the table below.

APPLICATION TYPE	NUMBER OF APPLICATION DECISIONS RELEASED ¹ BY REGION (2023/24 TO 2019/20)				
	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
Interior Region	26	22	33	24	31
Island Region	45	38	19	40	63
Kootenay Region	40	42	44	43	52
North Region ²	69	57	46	59	97
Okanagan Region	85	64	62	99	87
South Coast Region	127	85	111	108	116
Total	392	308	315	373	446

¹ Includes applications carried forwarded from the previous fiscal.

² Includes application decisions decided by the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement in the North Administrative Region. See page 42 for information on application decisions made by the BC Energy Regulator.

INCLUSION APPLICATIONS

Inclusion applications made under s.17(3) of the ALC Act for the addition of land into the ALR may be initiated by the Commission, a local government, a First Nation government*, or a landowner. To be included in the ALR, land must have the capability for agricultural use, based on soils and climate, or a combination of both. Local governments and First Nations may comment on an inclusion application but are required to forward all applications for inclusion to the ALC for consideration. There is no fee (\$0) required for applications to include land into the ALR.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

INCLUSION APPLICATION DECISIONS RELEASED BY THE COMMISSION IN 2023/24			
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	0	0	0
Island	1	0	1
Kootenay	2	0	2
North	0	0	0
Okanagan	1	0	1
South Coast	0	0	0
Total	4	0	4



One hundred percent of inclusion applications decided in 2023/24 were approved totaling 14.1 hectares of land as noted in the table on page 35.

1%

OF ALL 2022/2023 APPLICATIONS



SECTION 6: APPLICATION DECISIONS

EXCLUSION APPLICATIONS

Exclusion applications made under s.29 or s.30 of the ALC Act to remove land from the ALR may only be initiated by the Commission, a local government, a First Nation government*, or a prescribed public body. Exclusion application made under s. 29 of the ALC Act must first be considered by the local or First Nation government who then, by resolution of the local government or law of the First Nation government, must determine whether to forward an application to the ALC for its consideration. A local government or First Nation government is not compelled to forward an application to the Commission (except in certain circumstances). The ALC may approve or refuse an exclusion application or approve an alternative application type and retain the land within the ALR.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

EXCLUSION APPLICATION DECISIONS RELEASED BY THE COMMISSION IN 2023/24			
REGION	APPROVAL	REFUSALS	TOTAL DECISIONS
Interior	2	0	2
Island	3	1	4
Kootenay	4	1	5
North	0	1	1
Okanagan	3	1	4
South Coast	3	0	3
Total	15	4	19

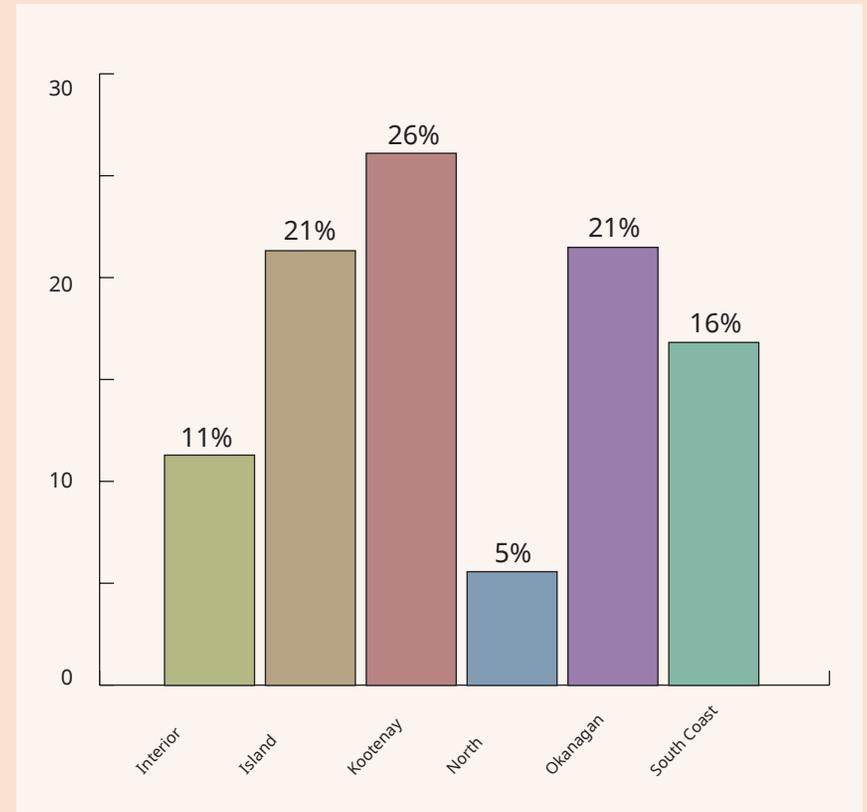


79% of exclusion applications decided in 2023/24 were approved affecting 39 hectares of ALR as noted in the table on page 35.

EXCLUSION DECISIONS BY REGION

5%

OF ALL 2023/2024 APPLICATIONS



SECTION 6: APPLICATION DECISIONS

ALR CHANGE BY COMMISSION DECISION BY REGION

April 1, 2023 to March 31, 2024 | All figures are in hectares (ha)

Area Approved for Inclusion and Exclusion

REGION	INCLUSION		EXCLUSION		APPROVED NET CHANGE
	APPROVED	REFUSED	APPROVED	REFUSED	
Interior	-	-	1.7	-	-1.7
Island	11.5	-	1.81	10.73	+9.69
Kootenay	1.7	-	19.95	13.6	-18.25
North	-	-	-	4.6	-
Okanagan	0.9	-	10.7	3.98	-9.8
South Coast	-	-	5.17	-	-5.17
Total	14.1	-	39.3	33	-25.2

Twenty eight (28) hectares of the thirty nine (39) hectares approved for exclusion in 2023/24 were associated with endorsements from the Commission supporting exclusion and or non-farm use of the ALR that date as far back as 1980.

ALR CHANGE APPROVED BY COMMISSION DECISION BY REGIONAL DISTRICT

REGIONAL DISTRICT	INCLUSION AREA	EXCLUSION AREA	APPROVED NET CHANGE
Capital	-	0.6	-0.6
Central Kootenay	0.6	-	0.6
Central Okanagan	-	9	-9
Comox Valley	11.5	-	11.5
East Kootenay	-	20	-20
Fraser Valley	-	2.9	-2.9
Kootenay Boundary	1.1	-	1.1
Metro Vancouver	-	2.3	-2.3
Nanaimo	-	1.2	-1.2
Okanagan Similkameen	0.9	1.7	-0.8
Thompson Nicola	-	1.7	-1.7
Total	14.1	39.3	-25.2

Please note application-related changes to the ALR only take effect the year all decision conditions are met, which in some cases can take several years to complete. For more information on the changes to the ALR that took effect in the 2023/2024 fiscal please see Section 11 Cumulative ALR Change.

SECTION 6: APPLICATION DECISIONS

NON-ADHERING RESIDENTIAL USE APPLICATIONS

Non-adhering residential use applications made under s.20.1 of ALC Act to permit the construction of a principal residence with a total floor area greater than 500 m², or an additional residence or accommodation use that doesn't comply with Part 4 of the ALR Use Regulation may be initiated by a landowner. All non-adhering residential use applications must first be considered by the local or First Nation government* who must, by resolution of the local government or law of the First Nation government, agree to forward an application to the Commission for consideration. A local government or First Nation government may also elect to refuse to forward an application to the Commission.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

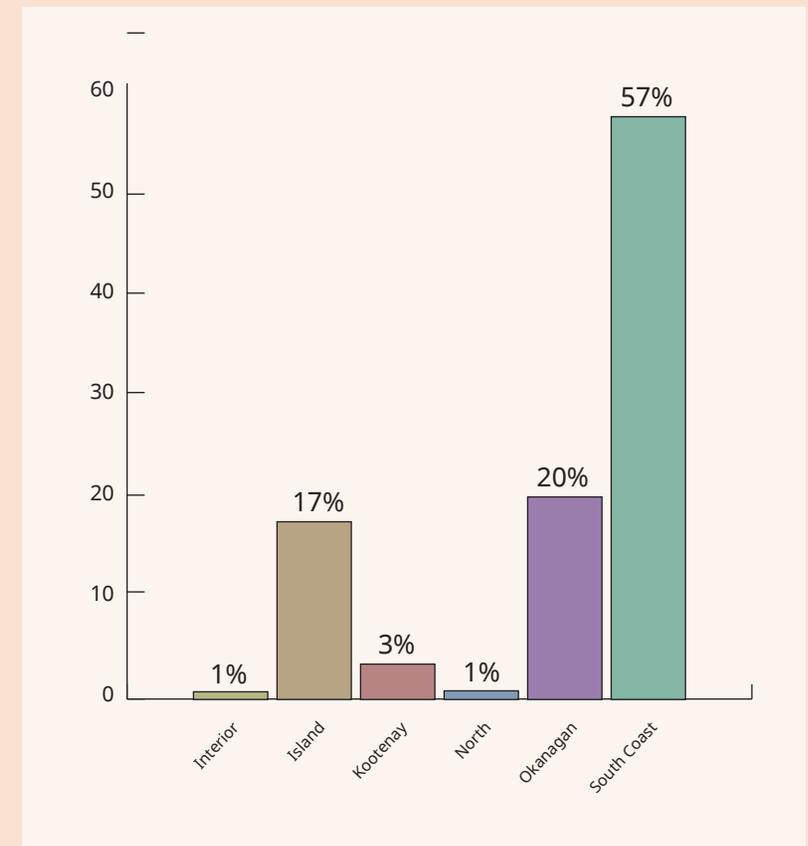
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	0	1	1
Island	8	5	13
Kootenay	0	2	2
North	1	0	1
Okanagan	12	3	15
South Coast	30	13	43
Total	51	24	75



68% of non-adhering residential use applications decided in 2023/24 were approved.

19%
OF ALL 2023/2024
APPLICATIONS

DECISIONS BY REGION



NUMBER OF NON-ADHERING RESIDENTIAL USE APPLICATIONS DECIDED BY SUB-TYPE

APPLICATION SUB-TYPE	2023/24	2022/23
Additional residence	69	56
Principal residence greater than 500 m2	5	12
Tourist accommodation	1	1
Total	75	69

APPROVAL RATE OF NON-ADHERING RESIDENTIAL USE APPLICATIONS DECIDED IN 2023/24 BY SUB-TYPE

APPLICATION SUB-TYPE	NUMBER OF DECISIONS	NUMBER APPROVED	NUMBER REFUSED	APPROVAL RATE (%)
Additional Residence	69	50	19	72%
Principal residence greater than 500m ²	5	0	5	0%
Tourist accomodation	1	1		100%
Total	75	51	24	68%

Seventeen (23%) of the applications decided were for temporary farm worker accommodations for temporary workers under a federal agricultural worker program; 53% were in the Okanagan Administrative Region, 12% were in the Island Administrative region, and 35% were in the South Coast Administrative Region.



SECTION 6: APPLICATION DECISIONS

NON-FARM USE APPLICATIONS

Non-farm use applications made under s.20(2) of the ALC Act for a use that exceeds the thresholds permitted by the ALR Use Regulation or for a use not expressly permitted by regulation, such as commercial or industrial business uses, may be initiated by a landowner or a person with a right of entry under another enactment. All non-farm use applications must be reviewed by the local or First Nation government* who must, by resolution of the local government or law of the First Nation government, agree to forward an application to the Commission for consideration. A local or First Nation government may elect to refuse to forward an application to the Commission.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	5	0	5
Island	9	1	10
Kootenay	6	2	8
North	23	6	29
Okanagan	11	9	20
South Coast	16	4	20
Total	70	22	92

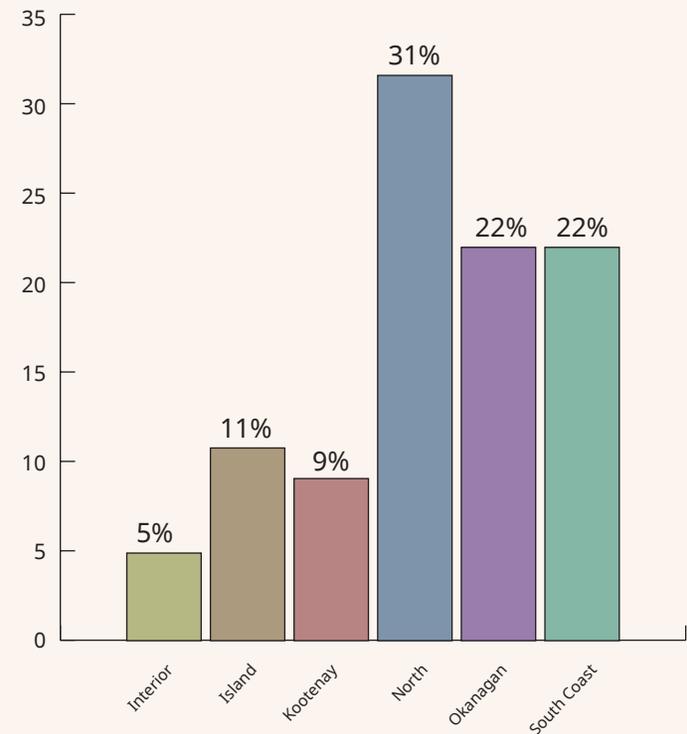


76% of non-farm use applications decided in 2023/24 were approved.

23%
OF ALL 2023/2024
APPLICATIONS

Seventeen (74%) of the non-farm use application approvals in the North Administrative Region were decided by the BC Energy Regulator under the ALC/BCER Delegation Agreement. See page 41 for more information on the decisions made by the BCER.

DECISIONS BY REGION



SECTION 6: APPLICATION DECISIONS

SUBDIVISION APPLICATIONS

Subdivision applications made under s.21(2) of the ALC Act may be initiated by a landowner. All subdivision applications must be reviewed by a local or First Nation government* who must, by resolution of the local government or law of the First Nation government, agree to forward an application to the Commission for consideration. A local or First Nation government may elect to refuse to forward an application to the Commission.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

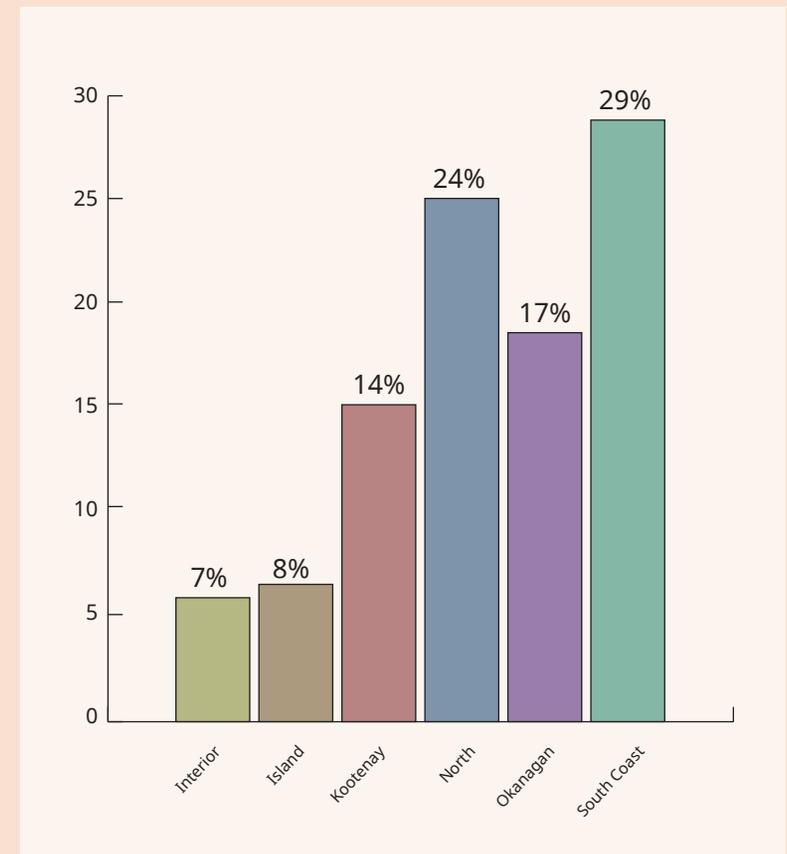
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	6	2	8
Island	4	5	9
Kootenay	3	12	15
North	13	13	26
Okanagan	10	8	18
South Coast	16	15	31
Total	52	55	107



49% of subdivision applications decided in 2023/24 were approved.

27%
OF ALL 2023/2024
APPLICATIONS

DECISIONS BY REGION



SECTION 6: APPLICATION DECISIONS

TRANSPORTATION AND UTILITY APPLICATIONS

Applications made under s.22 of the Agricultural Land Reserve General Regulation for the construction of transportation, utility and trail infrastructure in the ALR are submitted directly to the ALC, without a resolution of the local government or law of the First Nation government* or landowner consent. These applications may be made by a landowner or person with a right of entry under another enactment, provided the landowners have been notified and advised that they may submit their comments or concerns with the application directly to the Commission.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	3	0	3
Island	1	0	1
Kootenay	2	0	2
North	6	0	6
Okanagan	15	1	16
South Coast	8	0	8
Total	35	1	36

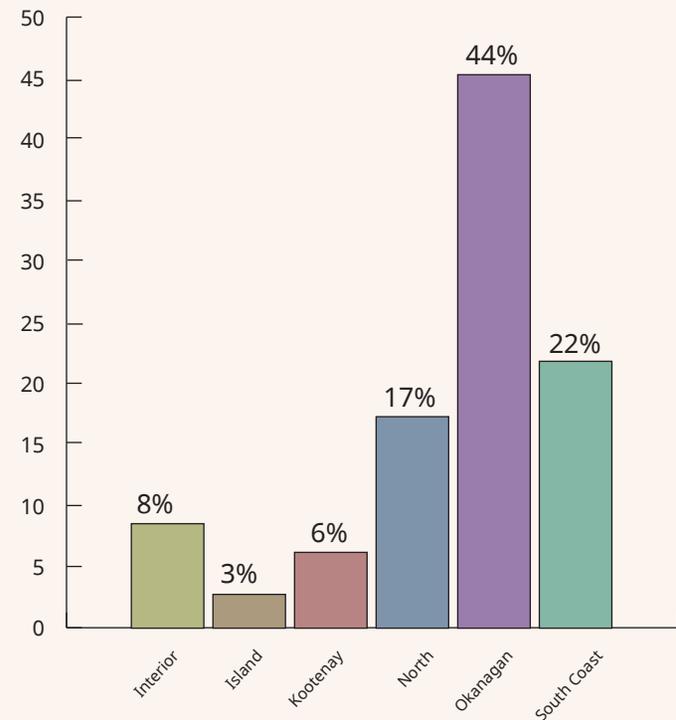


97% of transportation and utility use applications decided in 2023/24 were approved.

9%

OF ALL 2023/2024 APPLICATIONS

DECISIONS BY REGION



SECTION 6: APPLICATION DECISIONS

SOIL OR FILL USE APPLICATIONS

Only in very limited circumstances, which are expressly identified in s.26 and s.35 of the ALR Use Regulation, can fill placement or removal of soil or aggregate be undertaken in the ALR without interaction with the Agricultural Land Commission (ALC).

Soil or Fill Use applications made under s.20.3(5) of the ALC Act may be initiated by a landowner. All soil or fill use applications must be reviewed by local or First Nation governments and may not proceed to the Commission unless authorized by a resolution of the local government or law of the First Nation government*. A local or First Nation government* may elect to refuse to forward an application to the Commission.

Forty percent (40%) of all of the applications decided this fiscal were applications directed to apply following the review of a notice of intent.

See Section 7 for more information on Notices of Intent for Soil or Fill Use.

* the definition of First Nation Government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	7	0	7
Island	4	3	7
Kootenay	6	0	6
North	5	1	6
Okanagan	9	2	11
South Coast	14	8	22
Total	45	14	59

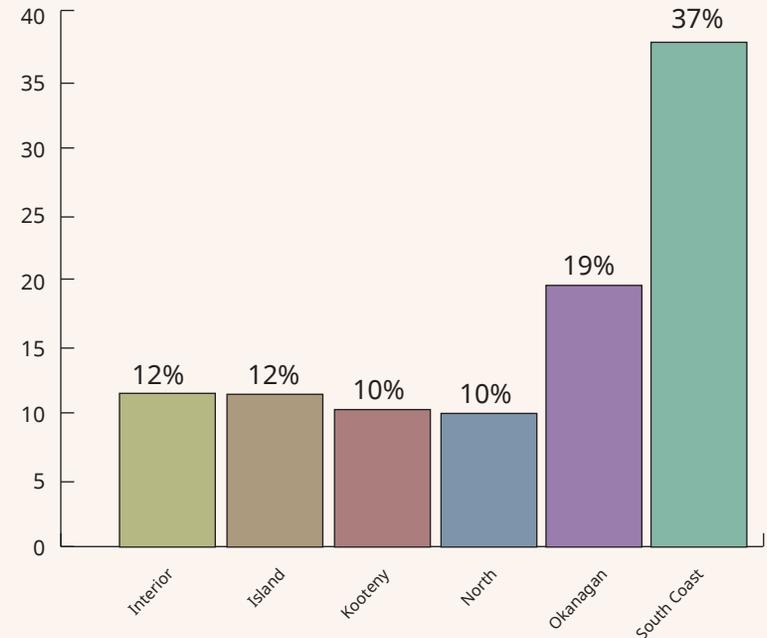


76% of soil or fill use applications decided in 2023/24 were approved.

15%
OF ALL 2023/2024
APPLICATIONS

The Commission notes that the number of soil or fill use applications decided in 2023/24 fiscal was up 205% over the number decided in the 2022/23 fiscal (19). The single most significant driver for determining the number of applications decided in a year is staffing. In 2023/24 ALC staff working with other decision-making panels were assigned to work on soil or fill use applications and a retired ALC staff person was brought in to help deal with a backlog of applications of this type.

DECISIONS BY REGION



DELEGATED DECISIONS UNDER SECTION 26 OF THE ALC ACT

Under s.26 of the Agricultural Land Commission Act (ALC Act), the Commission may enter into delegation with a First Nation government* or an authority to exercise some or all of the Commission's power to decide use or subdivision applications. Under s.26(5) of the ALC Act, a decision made by a delegated authority had the same legal effect as a decision of the ALC.

BC ENERGY REGULATOR

Since 2004, the BC Energy Regulator (BCER), formerly known as the Oil and Gas Commission (OGC), has been delegated the power to make decisions on applications for non-farm use associated with oil and gas production facilities, such as well sites, borrow pits, access roads, pipelines, and power lines, subject to certain thresholds, within the Peace River Regional District and the Northern Rockies Regional Municipality.

The premise behind the 2004 ALC/OGC Delegation Agreement was that oil and gas facilities were temporary and would be reclaimed and returned to agricultural uses once the resource had been extracted.

While the Delegation Agreement has been amended over the years to try and strengthen the agricultural considerations, the current agreement includes a 20 ha per section threshold up to which oil and gas facilities are permitted in the ALR without application, and beyond the 20 ha per section threshold, an application to the BCER, acting on behalf of the ALC, is required. On the following page is a summary of BCER approvals for the 2023/24 fiscal year. The ALC notes that the number of oil and gas related applications approved by the BCER increased from 14 in the 2022/23 fiscal year to 17 in the 2023/24 fiscal.

* the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

THE REGIONS OF THE PROVINCE COVERED BY THE ALC/OGC DELEGATION AGREEMENT



BC ENERGY REGULATOR (BCER) DELEGATED DECISION STATISTICS

The Delegation Agreement identifies oil and gas and ancillary activities that require a decision from the BCER under the ALC Act.

These activities, specified in Appendix I of the Delegation Agreement are as follows:

Item 2: oil and gas and ancillary activity sites where the combined total area of existing and proposed activities on the section is >20.0 hectares

Item 4: above ground electric power line not immediately adjacent to a road

Item 5: conversion or expansion of an existing oil and gas activity or ancillary activity, or a new oil and gas activity or ancillary activity that is listed in (i)-(v) (multi-well facilities, sumps, water reservoirs, produced water storage ponds, camps, borrow/ aggregate pits), for which new land is required and the total project (lease) area is >3.0 hectares

Item 6: oil and gas waste storage, treatment, and/or disposal facility that is operated by a person who is not a producer, or a conversation or expansion of such a site for which new land is required

OGC APPLICATION SUMMARY	2023/24	2022/23	2021/22	2020/21	2019/20
Applications Submitted ¹	15	26	19	12	28
Applications Approved ²	17	14	4	11	28
Total Area of Non-Farm Use Approved (ha) ²	154.1	33	3.4	37.5	153.5
Applications Triggering Item 2 of Appendix I ³	9	13	8	10	17
Applications Triggering Item 4 of Appendix I ³	6	8	5	-	5
Applications Triggering Item 5 of Appendix I ³	4	7	7	10	12
Applications Triggering Item 6 of Appendix I ³	0	1	-	-	-

¹ As of April 25, 2024: Of the 15 applications submitted, 2 applications have been permitted and the remaining 13 are under review. Proposed disturbance area for applications under review (excluding area of proposed powerlines) is 99 ha.

² Applications approved refers to permit issuance; the permit includes authorization for non-farm use. The reported number of applications approved, and total area (ha) non-farm use approved also includes applications that were submitted prior to 2023/24. Areas for powerlines were not included in the total reported area, however, the area for applicable ancillary sites (roads, borrow pits) submitted with the powerline applications were included in the total non-farm use area.

³ The number of applications triggering individual items in Appendix I exceeds the total applications submitted because some applications trigger more than one item.

SECTION 6: APPLICATION DECISIONS

The total area of ALR in Northeast BC affected by each type of oil and gas activity and ancillary activity and the total area affected.

ACTIVITY	TOTAL AREA (HA) 2023/2024			TOTAL AREA (HA) 2022/2023			TOTAL AREA (HA) 2021/2022		
	CROWN	PRIVATE	TOTAL AREA (ha)	CROWN	PRIVATE	TOTAL AREA (ha)	CROWN	PRIVATE	TOTAL AREA (ha)
Pipelines	16	26	42	12	60	72	79	204	283
Wellsites, facilities	52	125	177	4	23	27	72	47	120
Roads	65	46	112	6	6	12	97	332	429
Ancillary	20	33	53	53	27	80	151	203	354
Total	154	230	384	75	116	191	399	787	1,186

After a period of permitting restrictions post *Yahey v British Columbia* decision (June 29, 2021), the Blueberry River First Nation (BRFN) and the Province signed an implementation agreement (January 18, 2023) lifting some

of the permitting restrictions. As a result, a number of pending applications proceeded through the adjudication process and activity levels in 2023/24 doubled from what was reported during the 2022/23 fiscal year.

The total area of ALR in Northeast BC affected by activities exempt from requiring permission for non-farm use.

ACTIVITY	TOTAL AREA (HA) 2023/2023	TOTAL AREA (HA) 2022/2023	TOTAL AREA (HA) 2021/2022	TOTAL AREA (HA) 2020/2021
Pipelines	330	112	102	422
Wellsites, facilities	189	17	11	78
Roads	55	2	8	61
Ancillary	129	88	96	326
Total	703	219	217	887

Of the 3,644 sections in the Peace River Regional District that contain ALR land, 79 of

these sections have more than 20 hectares of oil and gas and ancillary activities.

DELEGATED DECISION MAKING UNDER SECTION 27 OF THE ALC ACT

Under s. 27 of the Agricultural Land Commission Act (ALC Act), the Commission may, by resolution, delegate to the Chief Executive Officer (CEO) the authority to make certain application decisions, subject to the establishment of criteria.

The Commission has delegated the CEO the authority to approve certain types of use and subdivision applications in accordance with s. 27 of the ALC Act. If the CEO considers that the application does not meet the purposes of s. 6 of the ALC Act, does not meet the criteria specified by the Full Commission, or for any other reason does not wish to approve the application, the application must be referred to the applicable panel for a decision. An approval by the CEO is a decision of the Commission for the purposes of the ALC Act.

The CEO made a total of 75 delegated decisions in the 2023/2024 fiscal year and on average these decisions were made within 46 active business days. Applicants for temporary foreign worker housing for workers registered in a federal temporary worker program were made on average within 11 active business days.

The distribution of CEO delegated decisions by Administrative Region is as follows: South Coast (27%), Okanagan (25%), North (21%), Interior (12%), Kootenay (7%), and Island (8%).

Table. CEO Delegated Decisions

2023/2024	2022/2023	2021/2022	2020/2021	2019/2020	2018/2019
75	76	71	83	55	31



RECONSIDERATION REQUESTS BY AFFECTED PARTY¹

ALC decisions are final and conclusive but may be reconsidered in very limited circumstances under the ALC Act, as noted below.

Under s.33 of the ALC Act, the Commission may reconsider a decision pursuant to s.33 of the ALC Act upon written request of an affected party or at the Commission’s own initiative if the Commission determines that:

a. evidence not available at the time of the original decision has become available that could not have been made available had

the person affected exercised due diligence, or

b. all or part of the original decision was based on evidence that was in error or was false.

This is a discretionary authority that provides the Commission with a mechanism to revisit a decision if found to be flawed due to the consideration of incorrect information or, if substantive and compelling new information is provided that would have

significantly contributed to the Commission’s understanding of the facts at the time of its original deliberation. This section does not provide for the re-argument or re-weighing of the same evidence. If the panel concludes that there are no grounds for reconsideration, the ALC takes no further action on the matter.

¹ See ALC Policy P-08 on the ALC’s website for the definition of an “affected party”.

REGION	REQUESTS SUBMITTED				REQUESTS CONSIDERED			
	2023/24	2022/23	2021/22	2020/21	2023/24	2022/23	2021/22	2020/21
Interior	3	9	1	5	3	3	2	4
Island	7	5	6	11	1	2	5	2
Kootenay	10	6	1	7	1	1	3	3
North	7	4	7	8	2	1	7	4
Okanagan	14	6	17	16	3	5	5	6
South Coast	21	9	28	26	16	8	23	14
Total	62	39	60	73	26	20	45	33

The Commission received 62 requests for reconsideration in the 2023/24 fiscal. Of the 62, the Commission reconsidered 26

Of the 26 reconsiderations, 1 decision was re-confirmed (original decision upheld), 4 were reversed, and 21 were varied. The majority of varied decisions were minor changes to an approval or it’s conditions.

RECONSIDERATIONS DIRECTED BY THE CHAIR UNDER S.33.1 OF THE ALC ACT

Pursuant to s.33.1 of the ALC Act, the Chair may direct the Executive Committee to reconsider an application decision made by a panel if the Chair finds that the application decision may not fulfill the purposes of the Commission as set out in s.6 of the ALC Act. The purpose of s.33.1 of the ALC Act is to provide the Chair with oversight to ensure consistency of decision considerations in accordance with the ALC Act.

Subsequent to a decision being released, the Chair has 60-days to review a decision and direct the Executive Committee to reconsider the application if the Chair finds the application decision may not fulfill the purposes of the ALC Act. The Executive Committee must then review the application decision and may confirm, reverse, or vary the decision.

There was only one (1) chair directed reconsideration in 2023/24 fiscal and two (2) decided; one (1) decision on reconsideration was reversed and one (1) was varied.

CHAIR DIRECTED RECONSIDERATIONS (S.33.1 OF THE ALC ACT)

REGION	DECISION DIRECTED TO EXECUTIVE	DECISION CONFIRMED	DECISION OVERTURNED	DECISION VARIED
Interior	0	0	0	0
Island	0	0	0	0
Kootenays	0	0	0	0
North	0	0	0	0
Okanagan	1	0	1	0
South Coast	0	0	0	1
Total	1	0	1	1

2023/2024 NOTIFICATION AND DECISION PROCESSING TARGETS

The following performance indicators regarding the timely processing of applications were established by Ministerial Order effective April 1, 2016, to evaluate the performance of the ALC under s.12(2)(b) of the ALC Act.

PERFORMANCE INDICATOR	ACTUAL						TARGET
	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	
Performance Indicator 1: Percentage of Applicants notified within 5 business days of application receipt ¹ by the ALC that the Application was complete.							
	98%	93%	86%	94%	69%	95%	100%
Performance Indicator 2: Percent of Applicants notified within 5 business days of application receipt ¹ by the ALC that the Application is deficient and specifies what additional information is required.							
	98%	87%	91%	57%	95%	99%	100%
Performance Indicator 3: Percentage of Applications processed within 60 business days ²							
	23%	25%	45%	86%	57%	47%	90%
Performance Indicator 4: Percentage of Applications processed within 90 business days ²							
	45%	42%	74%	81%	94%	95%	90%

¹ An application is not received by the ALC until the required application fee is paid.

² Application processing period commences on the date the ALC receives both the application documentation from the local government and the application fee from the applicant. The application period is paused when waiting for additional information from the applicant, for scheduled site visit or exclusion meeting, or at the request of the applicant.

While it can be difficult to forecast the volume and degree of complexity of applications submitted to the Commission and their impacts on processing times, the single most significant driver for decreased application processing performance starting in 2022/23 fiscal has been high staff turnover and the resulting backlog of applications created by

position vacancies and the time required to hire and train new staff.

Since late 2021, to the end of the 2023/24 fiscal, staff turnover on just the team responsible for processing applications has been 111% (15 new hires on a team of 13.5 FTEs). This rate of turnover means

increasing workloads for the remaining staff team, despite other actions taken by the Commission to increase internal efficiencies (restructuring, improve applications systems and databases, etc.), which leads to higher incidents of burnout.



SECTION 7

Notice of Intent for Soil or Fill Use

NOTICE OF INTENT (NOI) FOR SOIL REMOVAL OR FILL PLACEMENT

Only in very limited circumstances, which are expressly identified in s.26 and s.35 of the ALR Use Regulation, can fill placement or removal of soil or aggregate be undertaken in the ALR without interaction with the Agricultural Land Commission (ALC).

A person who intends to place fill (including aggregate for building construction) or remove soil or aggregate in the ALR for any use that is not considered exempt under s.26 and s.35 of the ALR Use Regulation may not do so without a Notice Intent or Soil or Fill Use Application being approved by the Commission even when fill placement is for a designated farm use or permitted non-farm use.

A Notice of Intent (NOI) to remove soil (including mineral extraction projects) or place fill may be submitted directly to the ALC for consideration by the CEO and/or their delegate.

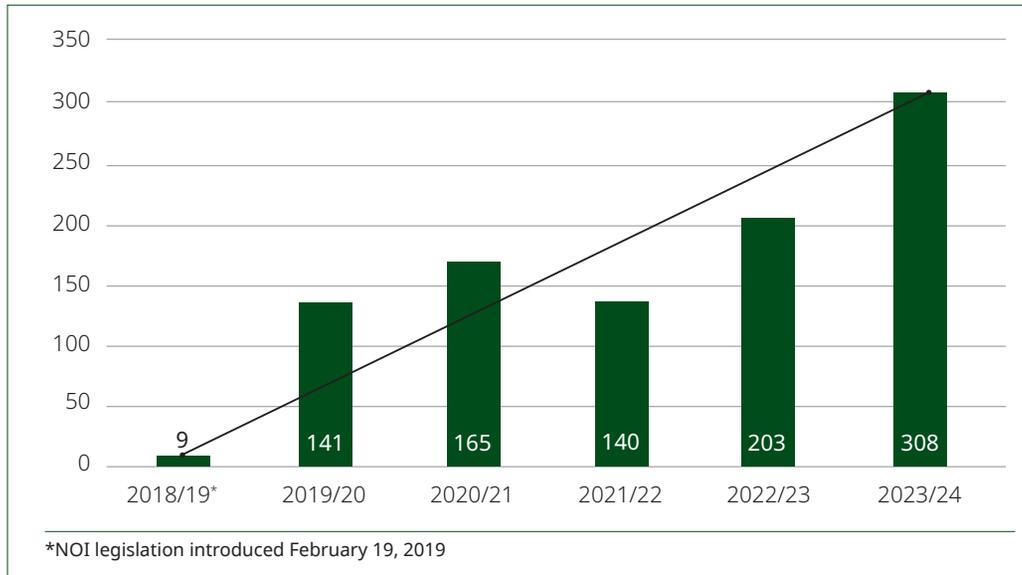
Once all of the information necessary to make a decision has been received, the ALC has 60-days to respond to an NOI. If the CEO and/or their delegate refuses to approve an NOI, applicants must submit and the Commission must approve a soil or fill use application before any soil removal or fill placement activities can take place. The CEO or their delegate cannot grant non-farm use approval through the NOI process.



NOTICE OF INTENT SUBMISSIONS

The number of NOIs submitted to the ALC increased 52% in the 2023/24 fiscal, increasing from 203 in 2022/23 to 308 in 2023/24.

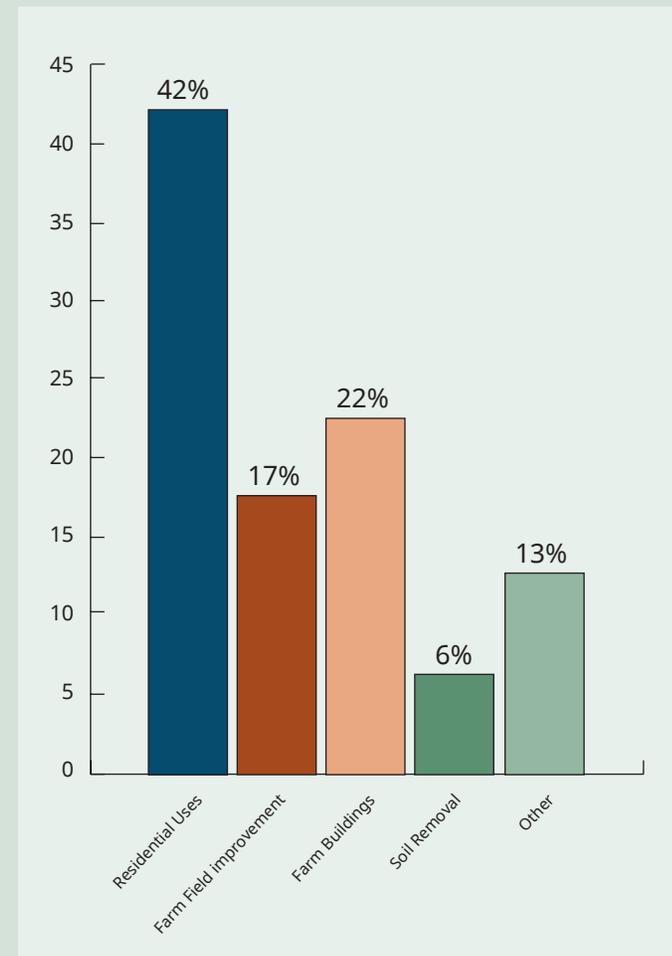
NUMBER OF NOI'S SUBMITTED



This increase in part, is likely associated with the amendments to ALR Use Regulation that took effect on December 31, 2021, which permit the construction of an additional residence subject to certain conditions but still requires the ALC to authorize the removal of soil or placement of fill associated with the construction of the permitted additional residence. In addition, the release of the ALC's Necessary Farm Structure Guidelines and Accessory Structure Guidelines and consultation with local government has increased awareness of this regulatory requirement to seek authorization which in turn has contributed to an increase in the number of NOI submissions received by the ALC.

As noted in the following chart, 42% of all the NOI's submitted to the ALC are associated with residential & accessory residential structures which increased from 73 in 2022/23 to 129 in the 2023/24 fiscal.

NOI SUBMISSIONS BY CATEGORY



NOTICE OF INTENT OF DECISIONS

Under the Agricultural Land Commission Act, the CEO or their delegate has 60-days to respond to an NOI. Given current staffing levels and the volume of NOI submissions, the CEO had to appoint staff in other roles to assist with the processing of NOIs and prioritize NOI responses over other staff duties. As a result, the ALC was able to increase the number of NOI decisions it released in 2023/24 but was still not able to keep pace with the number of NOI submissions being received.

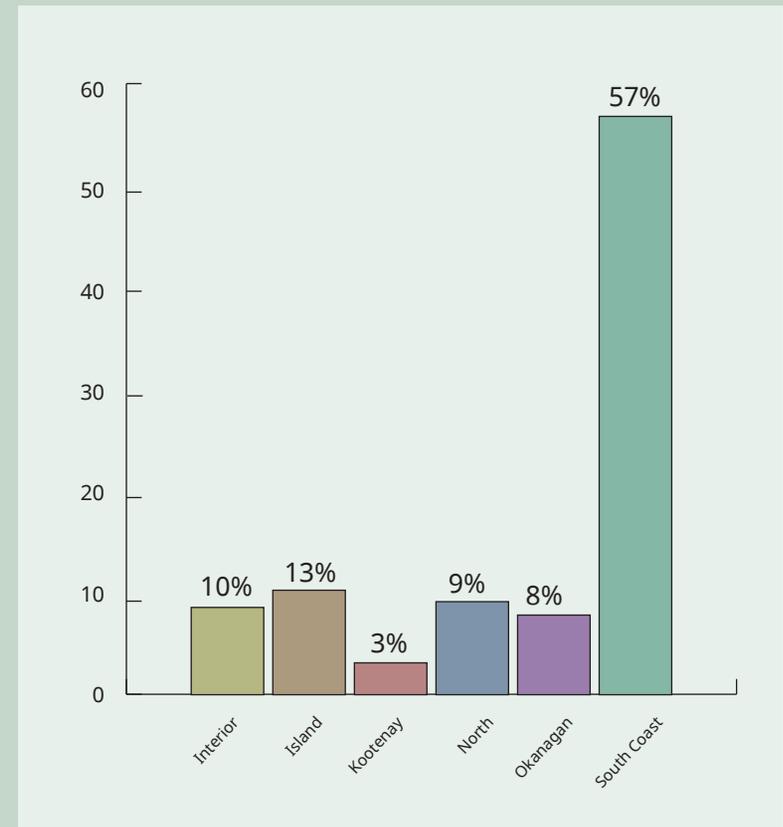
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	20	4	24
Island	23	8	31
Kootenay	5	2	7
North	13	10	23
Okanagan	17	3	20
South Coast	98	39	137
Total	176	66	242

Please note: NOIs are not considered applications under the ALC Act and are not included in the application statistics referred to elsewhere in this report.



73% of NOI's to remove soil or place fill submitted in 2023/24 were approved.

NOI DECISIONS BY REGION





SECTION 8

POLICY, PLANNING AND
ENGAGEMENT

POLICY AND REGIONAL PLANNING

ALC Policy and Regional Planning staff work with provincial ministries and local and First Nation governments in a coordinated and cooperative manner by participating in planning processes and reviewing policies, plans, and bylaws with a goal to:

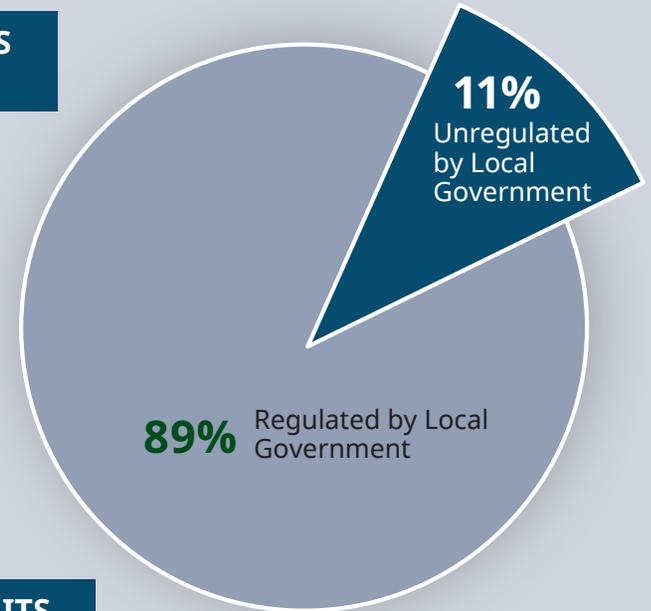
- Ensure consistency with the ALC Act, ALR regulations, and prior orders/resolutions of the Commission;
- Provide feedback and clarifications on ALR regulations, as needed; and,
- Identify opportunities to enable and encourage farming in the ALR.

Section 3 of the ALC Act stipulates that a minister or agent of the government must not exercise a power granted under another enactment except in accordance with the ALC Act and its regulations and s.46(2) of the ALC Act requires local and First Nation governments to ensure consistency between their bylaws/laws and the ALC Act, its regulations, and any resolutions of the Commission. Should any inconsistencies exist, the laws and bylaws are of no force or effect to the extent of the inconsistency (s.46(4) ALC Act). Notwithstanding s. 46(4) ALC Act, governments should still ensure their bylaws are consistent, as inconsistencies cause confusion for the public and could encourage non-compliance with the ALC Act and its regulations.

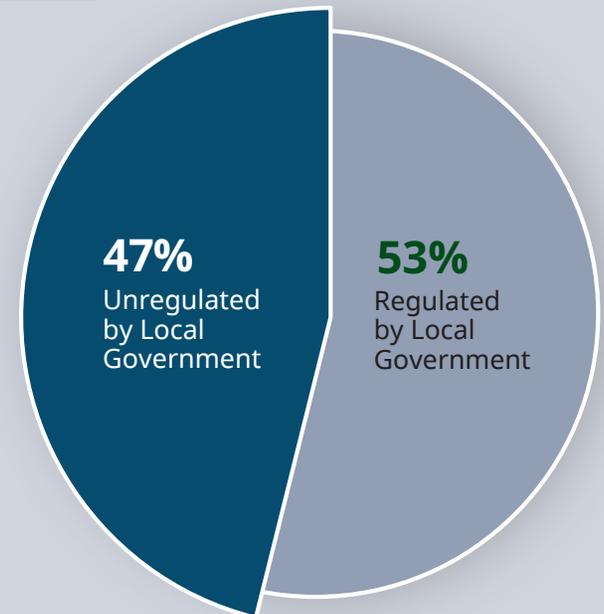
Unregulated Areas of the ALR

In 2019, the ALC polled local governments and determined that 11% of the ALR is unregulated by local government zoning, and building construction is unregulated (no permits or inspection required) in 47% of the ALR. These figures were calculated with the assistance of local government planning and geoinformational staff. The ALC plans to undertake additional work to determine the impact of this finding on the ALR.

ZONING BYLAWS REGULATIONS



BUILDING PERMITS REGULATIONS



BYLAW REVIEW HIGHLIGHTS

Each year, the ALC reviews local government plan and bylaw referrals affecting the ALR and land adjacent to the ALR for consistency with the ALC Act and its regulations. These include, but are not limited to, Official Community Plans, Neighbourhood Plans, Zoning Bylaws, Agricultural Area Plans, Transportation Plans, and Parks and Open Space Plans. The ALC received 28 major planning referrals this past fiscal.

Of note, this past fiscal was the:

City of Kamloops Official Community Plan Amendment

In October 2023, the Commission's Executive Committee reviewed and commented on the City of Kamloops' (the "City") proposal to amend their Official Community Plan ("OCP") to designate 67 ha of ALR land directly south of McGowan Park, for residential development. The Commission had previously refused to exclude this land in 2006, citing its suitability for agriculture. The City's 2023 proposal stated that the area was required to accommodate urban residential growth pressures in line with the recently introduced Provincial legislation, including the *Housing Supply Act*, which is aimed at increasing the housing supply in BC.

The Executive Committee responded noting that in 1983, the commission approved

two applications to exclude 157 ha of ALR land for residential development just west of the proposal area that has still not been developed and should be the focus of any future growth. The Executive Committee also found that the land being requested for development in 2023 has good agricultural capability and is appropriately designated ALR.

While the question of the relationship between the *Housing Supply Act* and the ALC Act does not directly arise in this case, the Executive Committee took the opportunity to provide some general comments on this legislation, anticipating that as more communities receive provincial orders to increase housing supply, there will be more requests to remove land from the ALR for residential development. The Executive Committee noted that the *Housing Supply Act* does not have primacy over the ALC Act and the Commission's mandate is to ensure there is a land base for the future of agriculture.

Fraser Valley Regional District Regional Growth Strategy

In August 2023, the Commission's Executive Committee reviewed the draft Fraser Valley Regional District ("FVRD") Regional Growth Strategy ("RGS"), a comprehensive update to the FVRD's previous RGS adopted in 2004. The draft RGS proposed substantial changes

to the Regional Growth Boundary ("Growth Boundary"), that included significant overlap with the ALR.

The Commission concluded based on its review of the RGS that 221 parcels (~968 ha of ALR) had been identified for future urban growth that had no prior endorsement from the Commission and should not have been included in the Growth Boundary.

While the RGS text acknowledged that development of ALR lands must be consistent with the ALCA, the Commission found that the Growth Boundary in its current form may compromise the integrity of the ALR by raising expectations for future urban development of the land, potentially increasing the cost of farmland and putting further undue pressure on the region's agricultural land base.

The Commission in its response advised the FVRD that the RGS as proposed was inconsistent with the ALCA insofar as the encroachment of the Growth Boundary into the ALR and that the Growth Boundary should not be relied on by FVRD member municipalities as rationale to support any future proposals for non-agricultural development of ALR land.

MAJOR BYLAW/PLAN REFERRAL TYPE	RECEIVED
Growth Strategy Plans/Amendments	3
Official Community Plans/Amendments	13
Zoning Bylaws/Amendments	9
Agricultural Plans/Strategies	1
Transportation Plans	-
Parks, Trails & Open Space Plans	1
Other Plans/Bylaws	1
Total	28

REGION	MAJOR BYLAW/PLAN REFERRAL RECEIVED
Interior	3
Island	7
Kootenay	5
North	-
Okanagan	7
South Coast	6
Total	28

POLICY AND INFORMATION BULLETINS

The ALC's policies and information bulletins provide clarification and interpretation of the ALC Act and its regulations, as well as provide guidance on courses of action consistently taken or adopted by the Commission.

All ALC policies and information bulletins are available on the ALC's Policies & Bulletins page of the website. The following is summary of the more significant changes made in 2023/24:

Policy L-26 Non-Adhering Residential Use Applications was amended to replace references to "seasonal agricultural worker program" with "federal agricultural worker program" to better capture the range of temporary federal worker programs available to farm and ranch operators in BC, and include some examples of the types of documentation applicants can provide in their application to confirm their enrollment in a federal agricultural worker program, such as a previous Labour Market Impact Assessment prepared for a federal worker program for the same farm operation.

CEO Delegated Decision-Making Criterion 15 for temporary farm worker accommodation was amended to include a context statement requiring an assessment of the application in relation to the intensity and scale of the agricultural operation consistent with ALC Policy L-26 for Non-Adhering Residential Use Applications and clarify that the CEO should only consider applications for workers housed in temporary residential structures, designed to be moved from one place to another such as industrial camp style trailers, consistent with ALC Policy L-26.

Additional Residence Total Floor Area Definition (TFA) in Information Bulletin IB-05 was amended to allow total floor area (tfa) to be measured from the inner surface of exterior walls in recognition of the way the manufactured/prefabricated home industry markets their structures (previously measured to the outer surface of exterior walls); to require partially enclosed (covered roof and/or sidewalls) balcony and deck space to be included in the calculation of total floor area; and to define the term carriage house and the areas in these structures that are exempt from the calculation of tfa.

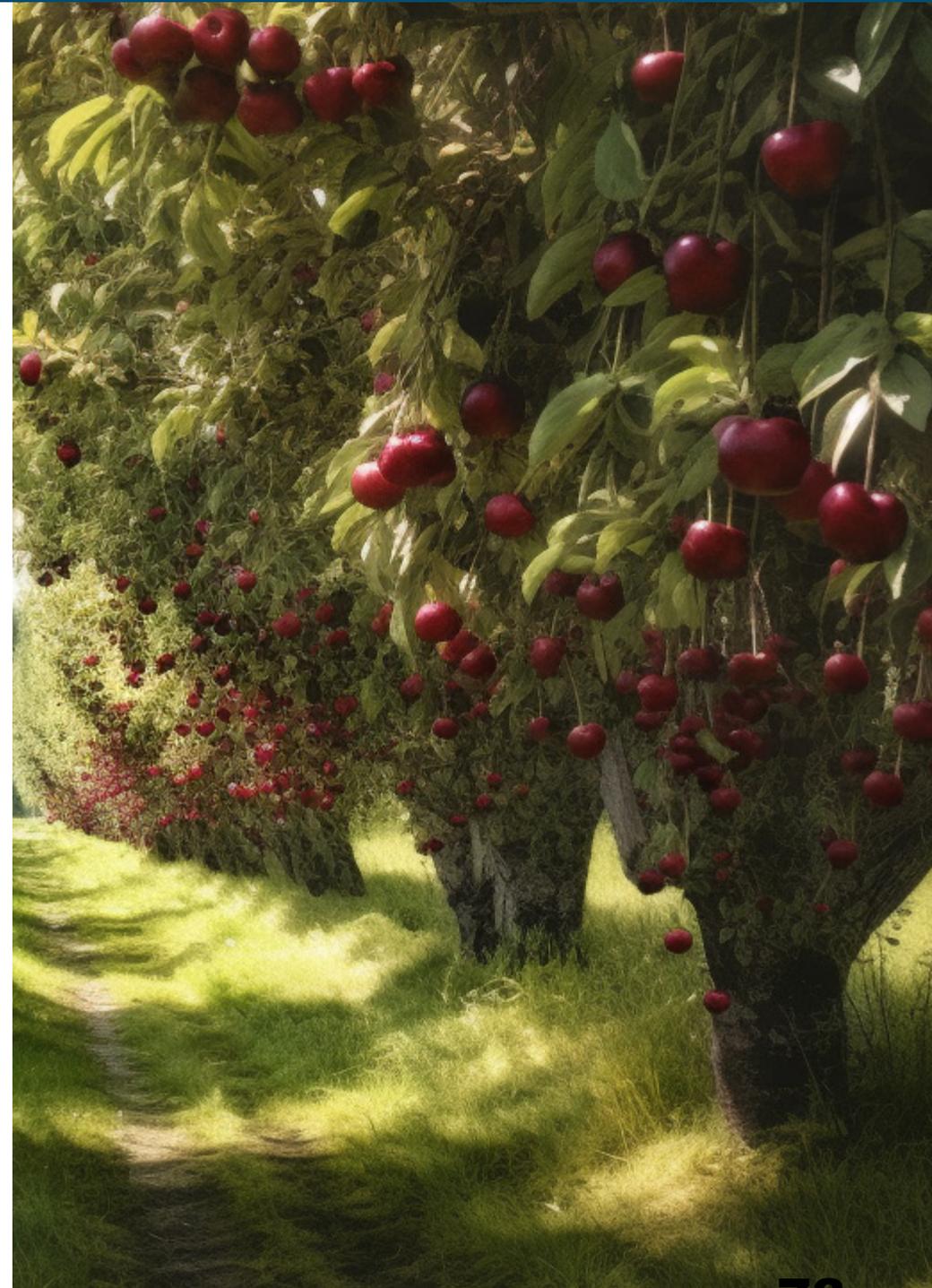
NEW APPLICATION/NOI SUBMISSION BUSINESS SYSTEM (ALCS)

With funding and support from the Provincial government, the ALC has been working with the Natural Resource Information and Digital Services (NRIDS) Division and a vendor to build in stages a new modernized business system for ALC applications and NOI submissions. The new system will allow for better management of application /NOI workflow, improve web accessibility and user experience, better align with legislative processing requirements, and improve ALC reporting capabilities.

While this project is not expected to be completed until Spring of 2025, components of the system upgrade have been released over the course of the 2023/2024 fiscal including:

- 1st release: Replacement of disconnected tools used by the Commission to manage data and track application/NOI submissions processing times including excel spreadsheets, SharePoint and Trello;
- 2nd release: Replacement of the application/NOI submission intake portal on our website and improvements for public search/access to submission and decision information; and
- 3rd release: Replacement of the legacy database built in 2009 that incorporates new application and NOI submission types and integrates with a business intelligence tool (Metabase) for enhanced reporting

To supplement updates made to the new intake portal, the [Applications & Notices](#) section of the ALC website was also re-organized to provide clearer instructions and the [Required Documents](#) page now provides updated templates where applicable.



GUIDES AND GUIDELINES

Farm Use Structures in the ALR Guidelines

In June 2023, the ALC released the Farm Use Structures in the ALR Guidelines to provide guidance on the construction of structures necessary for farm use in the ALR. The guidelines were developed in response to the ALC review of plans for structures purported to be “farm buildings” but that include spaces for residential, accessory residential and or non-farm uses; and requests from local government staff, landowners, and builders asking for some guidance on the design considerations for structures necessary for farm use in the ALR.

The Farm Use Structures in the ALR Guidelines cover:

- Guidance on establishing what is a farm structure;
- Considerations when evaluating “necessity” for a farm structure;
- General necessary farm use structure design considerations; and
- Required authorizations from the ALC if permitted fill areas for a farm structure is exceeded. [A copy of the Guideline is available on our website](#)

Updated Subdivision Near Agriculture Guide

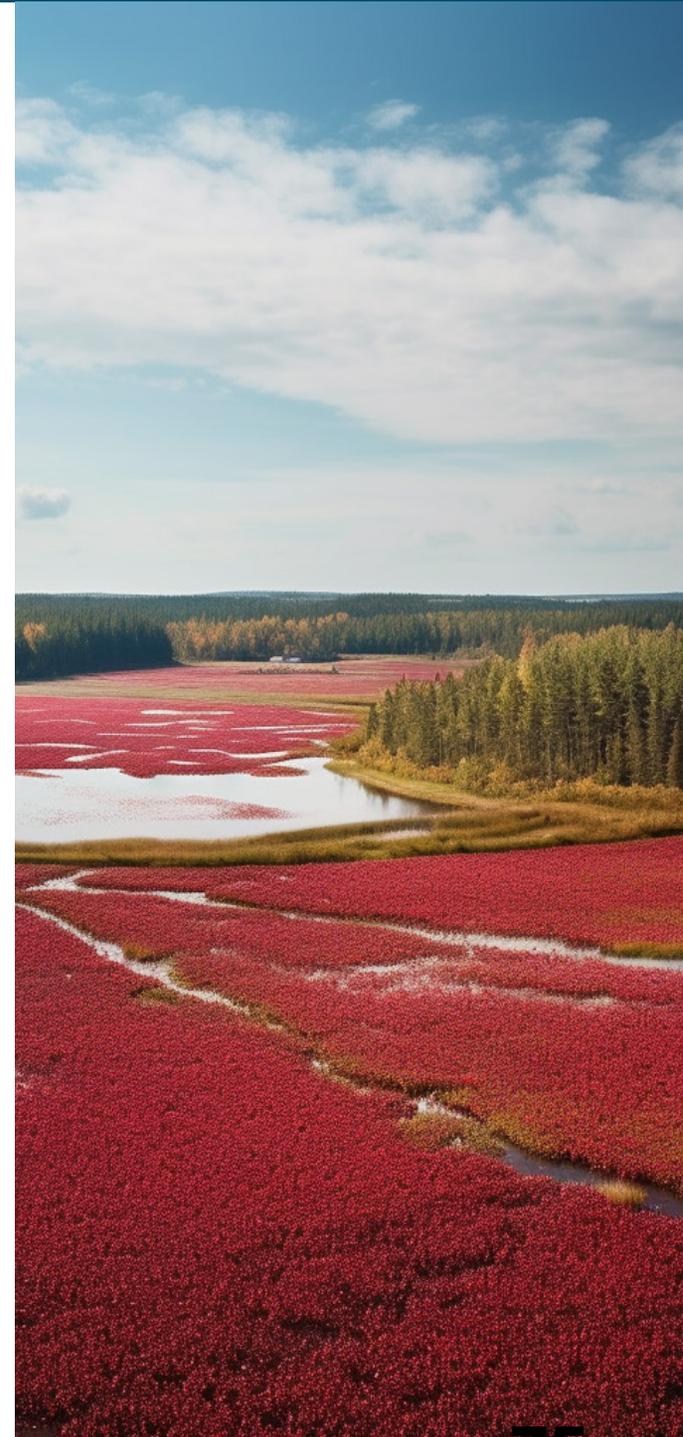
In January 2024, the ALC and Ministry of Agriculture and Food updated and re-issued the [Subdivision Near Agriculture Guide](#) to support Approving Officers and local government/First Nation Government planners in reviewing and processing applications for subdivision in lands near agriculture land. The guide is also intended for subdivision applicants such as developers, agents, and landowners who are seeking subdivision near agriculture. [A copy of the Subdivision Near Agriculture Guide is available on our website](#)

Updated ALC Bylaw Review Guide (January 2024)

In January 2024, the ALC updated and re-issued its Bylaw Review Guide which is a resource to support the bylaw and law development process for local governments and First Nation Governments with land in the ALR. It outlines responsibilities regarding the regulation of land use in the ALR, provides general guidance for drafting land use bylaws that are consistent with the ALCA, and explains the ALC’s bylaw review process. [A copy of the ALC Bylaw Review Guide is available on our website.](#)

PRESENTATIONS AND ENGAGEMENT

- Association of Regional District Planning Managers of BC Conference
- Vancouver Island Local Government Planner Workshop
- North Local Government Planner Workshop
- Union of BC Municipalities (UBCM) 2023 Local Government Convention Meetings
- Local Government Management Association — Approving Officer Workshop
- First Nation Leadership Gathering
- Tsawwassen First Nation
- Leq'a:mel First Nation
- Doig River First Nation
- Kitselas First Nation
- BC Energy Regulator
- Canadian Home Builder's Association
- Chaparral Homes – Modular Home builders
- BC Agriculture Council
- Sierra Club — BC Farmland Committee
- FarmFest
- BC Poultry association
- BC Agriculture in the Classroom Foundation Summer Institute
- BC Landscape Nursery Association
- Western Agriculture Labour Initiative
- Capital Regional District
- District of Central Saanich
- Provincial Approving Officers
- Sunshine Coast Regional District
- Cariboo Regional District
- Columbia Shuswap Regional District
- Peace River Regional District
- City of Dawson Creek
- Regional District of Fraser Fort George
- Regional District of Bulkley Nechako
- Village of McBride
- Village of Midway
- Hatzic Lake Watershed Recovery Table
- Cowichan Valley Regional District Agriculture and Agri-Food Sector Workshop Delta Farmer's Institute
- Thompson Nicola Regional District
- District of Lake Country
- Regional District of North Okanagan
- Provincial Agricultural Advisory Committee Workshop
- BC Institute of Agrologists
- Metro Vancouver Agriculture Advisory Committee
- Fraser Valley Regional District Rural Directors
- Western Washington State University





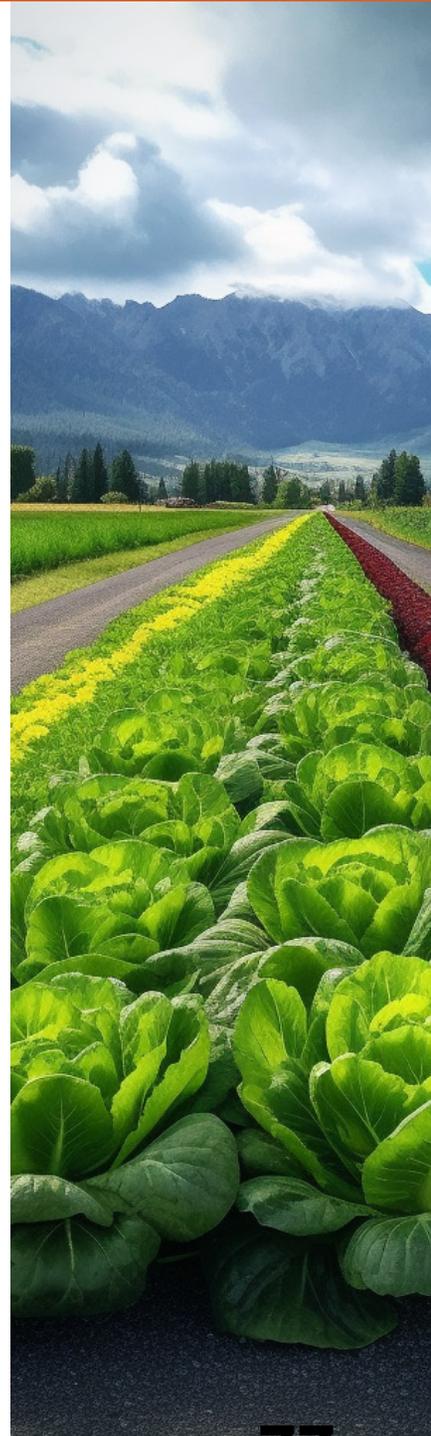
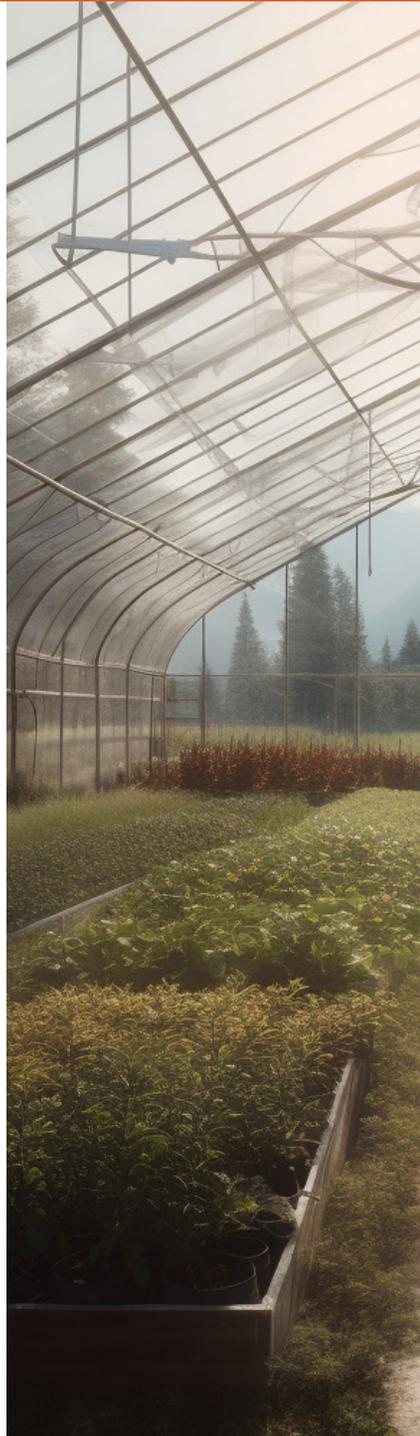
SECTION 9

Judicial Review

JUDICIAL REVIEW

The legislation does not provide for appeals of tribunal decisions. Instead, a party may apply for judicial review in BC Supreme Court. A judicial review is not a re-trial or a rehearing of an application. In this type of review, a sitting Supreme Court judge will review a decision that has been made by an administrative tribunal or an administrative decision maker. The judge does not focus on whether they would have made a different decision than that of the original decision maker. Instead, the judge focuses on determining whether the decision maker had the authority to make a particular decision and whether the decision maker exercised that authority reasonably and fairly.

In the 2022/23 fiscal year, there were no judgements made in the BC courts (in this case, the BC Supreme Court) related to the Agricultural Land Commission (ALC).





SECTION 10

Statutory Rights of Way

SECTION 10: STATUTORY RIGHT OF WAY NOTIFICATIONS

STATUTORY RIGHTS OF WAY NOTIFICATIONS

Effective September 30, 2020, under the ALC Act,

- anyone wishing to register a charge granting or otherwise creating a statutory right of way (SRW) as described in section 218 of the Land Title Act, fully or partially over land in the ALR, must give notice, in the prescribed form and manner, to the ALC; and
- the Registrar of Titles at the Land Title and Survey Authority (LTSA) must not register a SRW in the ALR unless the registrar is satisfied that the ALC has been notified in the form and manner required by the ALC.

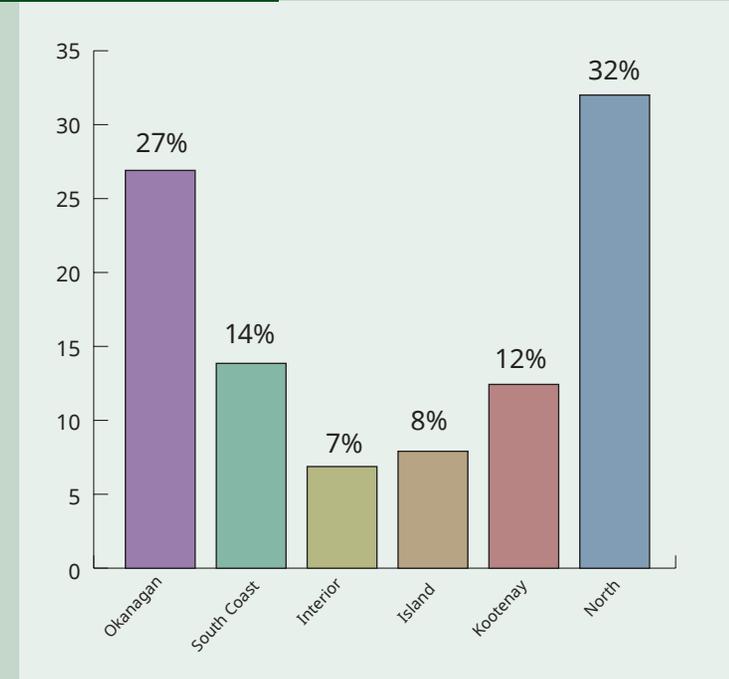
Advisory: A notification of statutory right of way response from the ALC is not an authorization to conduct a use, construct works, remove soil, or place fill (including gravel) for a use other than a use prescribed by the legislation within the ALR.

In 2023/24, the ALC received and responded to 617 SRW notifications which is almost a 20% decrease over the number of SRWs notifications received in the 2022/23 fiscal as noted in the table below.

NUMBER OF STATUTORY RIGHTS OF WAY NOTIFICATIONS SUBMITTED IN 2022/2023

REGION	2023/24	2022/23	2021/22
Interior	41	73	52
Island	51	84	47
Kootenay	74	97	96
North	198	244	266
Okanagan	169	178	184
South Coast	84	86	108
Total	617	762	753

SRW BY REGION



Thirty-two percent (32%) of all SRW notifications received in 2023/24 fiscal were in the North Administrative Region and 70% of the SRW notifications in the North Administrative Region were for oil and gas activity.

Twenty-seven percent (27%) of all SRW notifications received in 2023/24 were in the Okanagan Administrative Region and the majority of these SRW notifications were submitted by FortisBC Inc. (46%) and BC Hydro (34%).

Fifty-six percent (56%) of all SRW notifications submitted to the ALC in the 2023/24 fiscal were from two agencies for electrical distribution: BC Hydro (214) and FortisBC Inc. (129).



SECTION 11

Compliance and Enforcement Program

COMPLIANCE AND ENFORCEMENT PROGRAM

The ALC's Compliance and Enforcement (C&E) Program was brought into effect in 2007 out of concern that damage from activities not permitted in the ALR would continue to occur unless further protective measures were taken.

The C&E program's main purpose is to ensure that activities taking place within the ALR are consistent with the ALC Act and its regulations. This is achieved by using a combination of education, compliance assessment, and enforcement.

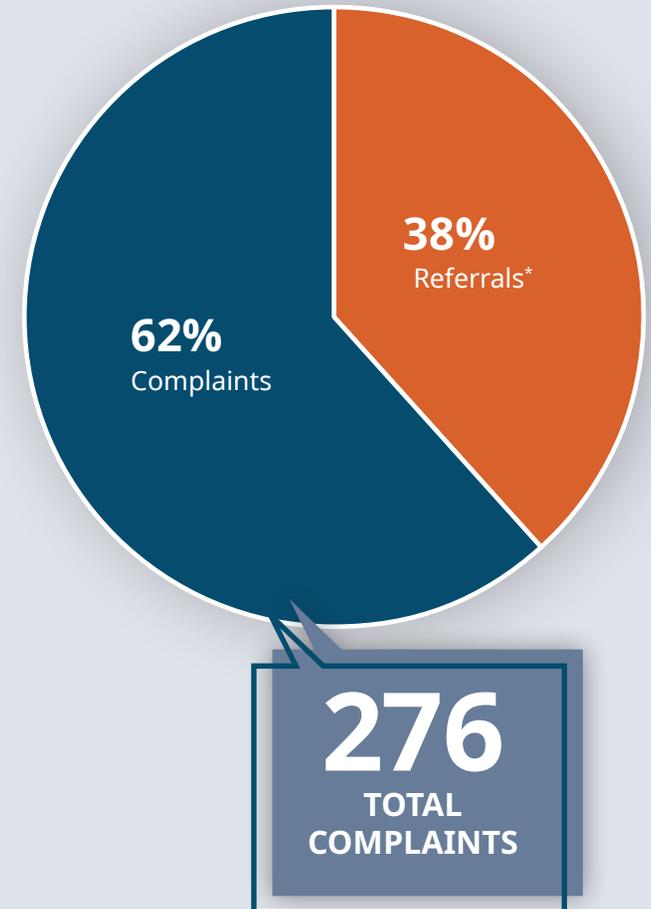
Officials designated under the ALC Act have legislated authority to enforce provisions of the ALC Act on ALR lands. This authority includes entering and inspecting land, requesting records, and issuing orders for compliance and stop work orders if uses of land contravene or are about to contravene the Act, its regulations, or orders of the commission.

The ALC C&E Program currently consists of six officers, one intake assistant and one supervisor. Three officers and the intake assistant are based in Burnaby, 1 officer is based in Nanaimo, 1 officer is based in Prince George, and 1 officer and our C&E supervisor are based in the Okanagan Region. The officer in Prince George is an auxiliary officer covering for an officer on maternity leave. This will be the first time the ALC has had an officer in the Northern Region.

Officer's key functions include:

- Responding to reports of alleged ALC contraventions on private or public ALR land;
- Conducting inspections;
- Seeking voluntary compliance when contraventions are found and taking enforcement actions when compliance actions prove ineffective; and
- Developing and maintaining partnerships with municipalities, regional districts and other Provincial agency staff on collaborative enforcement.

COMPLAINTS AND REFERRALS 2023/2024



* Agency Referrals are complaints received from local governments and other provincial and federal government agencies.

COMPLIANCE & ENFORCEMENT WORKLOAD

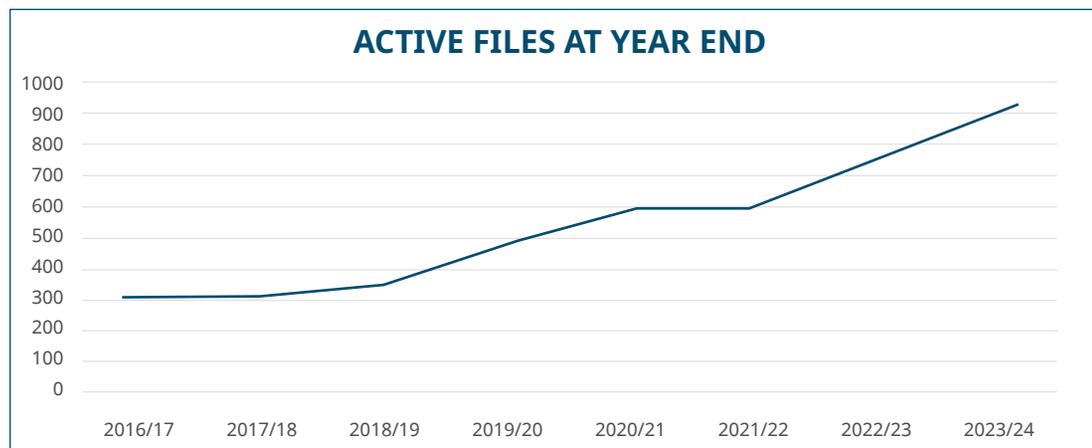
The number of active files carried forward from the previous fiscal was up 29% in 2023/24 and the number of active files at the end of the fiscal was up 20%. The number of active case files is increasing year over year, as shown in the chart below, despite a decrease in the number of complaints received in 2023/24.

This year over year increase is due in large part to limited staff resources and the increasing number of files requiring enforcement action.

The C&E team was focused this past fiscal on trying to stop an unprecedented amount of illegal fill being dumped in the Fraser Valley Regional District (FVRD), in partnership with several other agencies including Leq’á:mel First Nation, the Ministry of Water, Land and Resource Stewardship, the Department of Fisheries and Oceans, the Ministry of Transportation and the FVRD. As a result, enforcement actions were up 141% this fiscal.

Based on active files at the end of the year, each officer has an average file load of 155 files which is a challenging number of case files for one officer to manage and close.

ALC C&E inspection records and orders relating to private or public organizations can be reviewed at the [Natural Resource Compliance and Enforcement Database \(gov.bc.ca\)](https://gov.bc.ca)

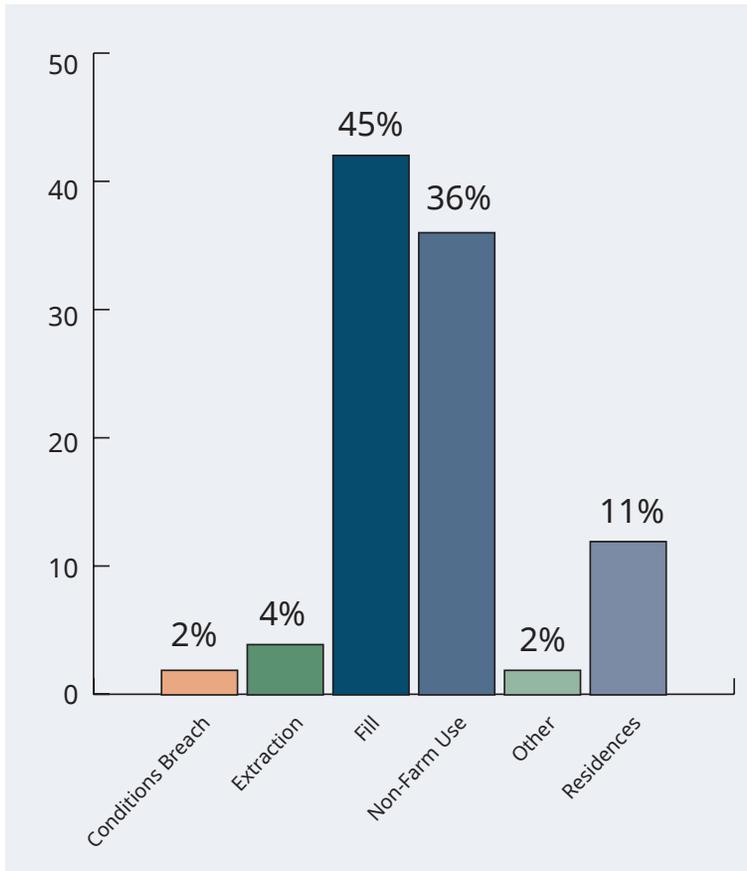


C&E Statistics

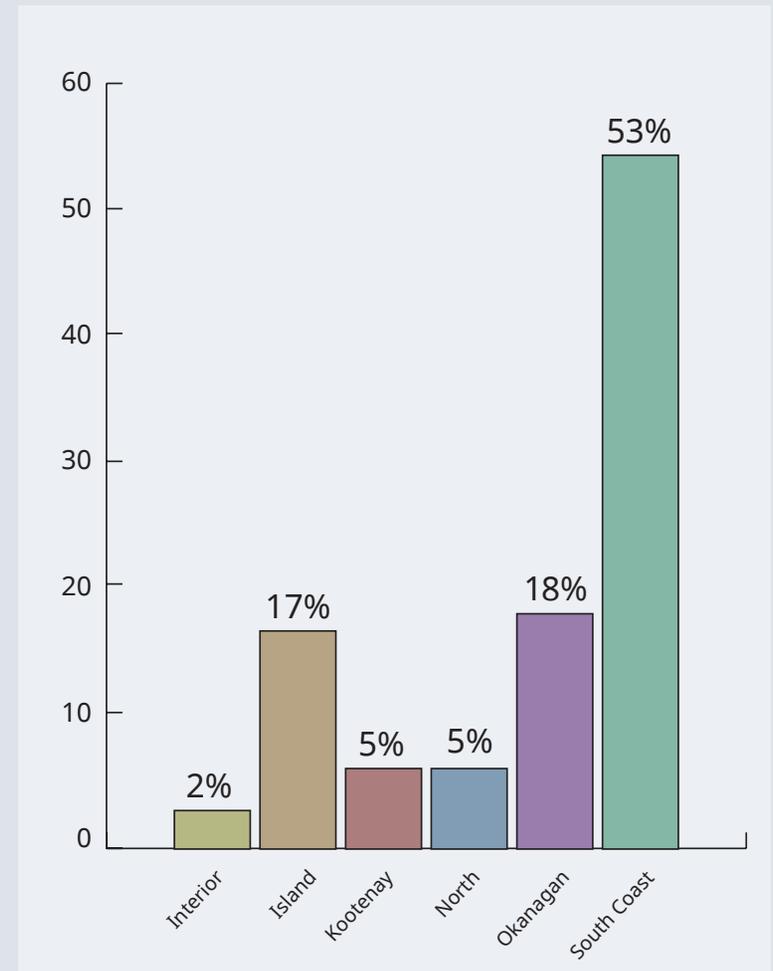
C&E ACTIVITY	% CHANGE FROM PREVIOUS FISCAL	2023/2024	2022/2023	2021/2022
Active Files at Beginning of Year (April 1) ¹	+29%	776	602	588
Incoming Complaints/ Referrals	-19%	285	353	265
Files Closed	-26%	133	179	250
Active Files at End of Year (March 31)	+20%	928	776	602
Property Inspections	-4%	332	346	292
Compliance Actions ²	-43%	128	224	223
Enforcement Actions — Orders Issued ³	+141%	41	17	19

¹ Number of active files at the beginning of fiscal; includes files from the previous fiscal years.
² Compliance actions include compliance notices and notices of contravention.
³ Orders include stop-work orders, remediation orders and penalty orders.

C&E FILES BY TYPE



C&E FILES BY REGION



ENFORCEMENT APPEALS UNDER S.55 OF THE ALC ACT

A person who is the subject of a determination, decision, order or penalty by an ALC official under section 50, 52 and 54 of the ALC Act may appeal to the board of the Commission. The ALC Rules of Practice and Procedure for Appeals is available on the ALC’s website. On an appeal, the Commission may confirm or reverse the determination, decision, order or penalty, or refer the matter back to the official with or without direction.

In 2023/2024 there were no appeals submitted and one appeal was decided. To view appeals decided visit the ALC website at: <https://www.alc.gov.bc.ca/alc/content/alc-act-alr-regulation/compliance-and-enforcement>

OUTCOME OF APPEAL	# OF ORDERS UNDER APPEAL
Confirmed	1
Reversed	0
Decision Pending	0
Withdrawn	0
Total	1





SECTION 12

Cumulative ALR Change

SECTION 12: CUMULATIVE ALR CHANGE

CUMULATIVE GIS ALR CHANGE : INCLUDED & EXCLUDED APRIL 1, 2012 — MARCH 31, 2024

The figures included in the table below reflect application and non-application related ALR boundary changes that took effect in the fiscal year identified. All figures have been calculated using GIS data based on the final completion date for the change. Application related changes in the ALR result from the completion of conditions of approval of a decision made by the Commission, and non-application related changes result from changes ordered by the Provincial government via an order in council, cadastre changes and other small corrections not are tracked due to their limited nature and frequency.

FISCAL YEAR	INCLUSIONS (ha)	EXCLUSIONS (ha)	NET CHANGE	CURRENT TOTAL ALR (hectares)
April 1, 2012				4,623,289
2012/13	238	1709	-1471	4,621,818
2013/14	1296	1957	-662	4,621,156
2014/15	792	1090	-298	4,620,858
2015/16	79	4283	-4,204	4,616,654
2016/17	198	943	-745	4,615,909
2017/18	223	2970	-2747	4,613,162
2018/19	65	212	-147	4,613,015
2019/20	127	238	-111	4,612,904
2020/21	103	137	-34	4,612,870
2021/22	39	384	-344	4,612,526
2022/23	18	204	-186	4,612,340
2023/24	1	252	-251	4,612,089
Total	3179	14,378	-11,200	

A summary of the more significant changes in the area of the ALR in the above is available on the next page.

Application Related Boundary Changes of Note

The biggest driver of change in the ALR this fiscal was condition completion on decisions made by the Commission in previous years going back as far as 1984:

In the North, 100% (109 ha) of the change was due to condition completion on decisions from 2010 and 2015.

In the Okanagan, 97% (26 ha) of the change was due to condition completion on previous decisions dating as far back as 1984.

In the Kootenays, 70% (46 ha) of the change was due to condition completion on decisions dating as far back as 1984 and Official Community Plan endorsements for exclusion issued by the Commission in 2010 and 2017.

Non-Application Related Boundary Changes of Note

In December 2023, by Order in Council No. 709, the Provincial government excluded 14.2 ha from the ALR in the City of Surrey for an operations and maintenance centre for the Surrey Langley SkyTrain project.

In March 2023, by Order in Council No. 147, the Provincial government excluded 66.2 ha from the ALR for Eco-waste Industries Ltd. in the City of Richmond.

In 2022, by Order in Council No. 53 the Provincial government temporarily excluded 101.5 ha of land from the ALR for development (gravel extraction and road) associated with the Site C Dam.

In 2017, the ALC on its own initiative excluded 2,865 ha of land from the ALR in the Regional District of East Kootenay.

In 2016, the Tla'amin Final Agreement Act directed the exclusion of 935.8 ha of land from the ALR.

In 2015, by Order in Council No. 148 the Provincial government permanently excluded 2,775 ha from the ALR and temporarily excluded an additional 941 ha of land from the ALR for the Site C Dam.

In 2013, the ALC on its own initiative included 684 ha in the ALR and excluded 1545 ha from the ALR in the Regional District of East Kootenay for a net change of -861 ha.

Archived ALC Cumulative Statistics Table 1974 — March 31, 2012

See report appendix for ALC cumulative inclusion and exclusion statistics by calendar year for the years 1974 to 2011..



SECTION 13

Financial Report

2023/24 AGRICULTURAL LAND COMMISSION STATEMENT OF FINANCIAL OPERATIONS

DESCRIPTION	2023/24 ESTIMATES BUDGET	OTHER AUTHORIZATIONS	TOTAL ESTIMATED	2023/24 ACTUAL	VARIANCE	2022/23 BUDGET	2022/23 ACTUAL	VARIANCE
Salaries & Benefits	4,114,000	71,000	4,185,000	4,521,251	(336,251)	2,773,000	4,016,198	(1,243,198)
Commission — Expenses & Fees	414,000	26,744	440,744	421,443	19,301	794,000	379,268	414,732
Staff Travel	60,000		60,000	72,876	(12,876)	188,000	49,215	138,785
Centralized Support Services	28,000		28,000	0	28,000	28,000	0	28,000
Professional Services — Legal	392,000		392,000	338,309	53,691	525,000	331,612	193,388
IT expenses	140,000		140,000	70,266	69,734	239,000	79,833	159,167
Office Supplies & Business Expenses	69,000		69,000	50,686	18,314	69,000	50,859	18,141
Statutory Advertising & Publications	21,000		21,000	0	21,000	21,000	0	21,000
Utilities, Materials & Supplies	26,000		26,000	12,213	13,787	26,000	14,244	11,756
Vehicle Expenses	5,000		5,000	6,168	(1,168)	52,000	3,618	48,382
Amortization	41,000		41,000	5,852	35,148	281,000	13,318	267,683
Building Occupancy Charges	5,000		5,000	102,680	(97,680)	5,000	96,500	(91,500)
Government Transfers	0		0	0	0	0	0	0
Other Expenses	3,000		3,000	0	3,000	3,000	0	3,000
Recoveries (Internal & External)	(3,000)		(3,000)	(189,000)	186,000	(3,000)	(141,394)	138,394
TOTAL	5,315,000	97,744	5,412,744	5,412,744	0	5,001,000	4,893,271	107,730

Appendix



ALR INCLUDED AND EXCLUDED BY CALENDAR YEAR (DATABASE) | 1974 - MARCH 31, 2012

The ALR data on this table were calculated using manual methods (i.e. Dot Matrix or electronic planimeter). The ALR maps were not digitized into GIS until April 1, 2012.

FISCAL YEAR	INCLUSIONS	EXCLUSIONS	NET FIGURE	CURRENT ALR AREA
At Designation				4,717,519
1974	0	628	-628	4,716,891
1975	2,561	3,193	-632	4,716,259
1976	517	2,365	-1,848	4,714,411
1977	4,300	18,924	-14,624	4,699,787
1978	19,141	10,524	8,617	4,708,403
1979	3,252	9,758	-6,507	4,701,897
1980	242	6,131	-5,889	4,696,008
1981	1,275	16,474	-15,199	4,680,809
1982	3,634	6,212	-2,578	4,678,231
1983	6,233	4,228	2,005	4,680,235
1984	7,545	5,047	2,498	4,682,733
1985	19,440	9,229	10,211	4,692,944
1986	1,807	4,662	-2,855	4,690,089
1987	5,152	2,868	2,283	4,692,373
1988	6,714	1,238	5,476	4,697,848
1989	947	1,180	-233	4,697,615
1990	10,680	2,195	8,485	4,706,100
1991	768	2,075	-1,306	4,704,794
1992	3	1,081	-1,078	4,703,716
1993	5,843	823	5,020	4,708,736
1994	2,877	1,642	1,235	4,709,971
1995	1,095	1,171	-75	4,709,896
1996	1,868	1,574	294	4,710,190
1997	869	5,252	-4,383	4,705,808
1998	678	2,861	-2,184	4,703,624
1999	1,961	1,864	97	4,703,721
2000	23,204	5,797	17,407	4,721,127
2001	973	553	420	4,721,548
2002	41,792	1,530	40,262	4,761,809
2003	428	746	-318	4,761,491
2004	1,559	1,497	62	4,761,553
2005	1,670	2,241	-572	4,760,981
2006	977	531	446	4,761,428
2007	1,263	1,628	-365	4,761,063
2008	801	1,457	-655	4,760,408
2009	1,385	2,172	-787	4,759,620
2010	658	555	103	4,759,723
2011	682	632	50	4,759,773
March 31,2012	16	6	10	4,759,783

¹ All figures between 1974 and 2008 include both final decided and conditionally approved decisions.

² Figures from 2009 forward include only final approved and completed conditions decisions.

³ ALR area at designation is based on manual mapping method (dot Matrix or electronic planimeter 1974).

