

BC's Agricultural Land Commission



Agricultural Land Commission

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



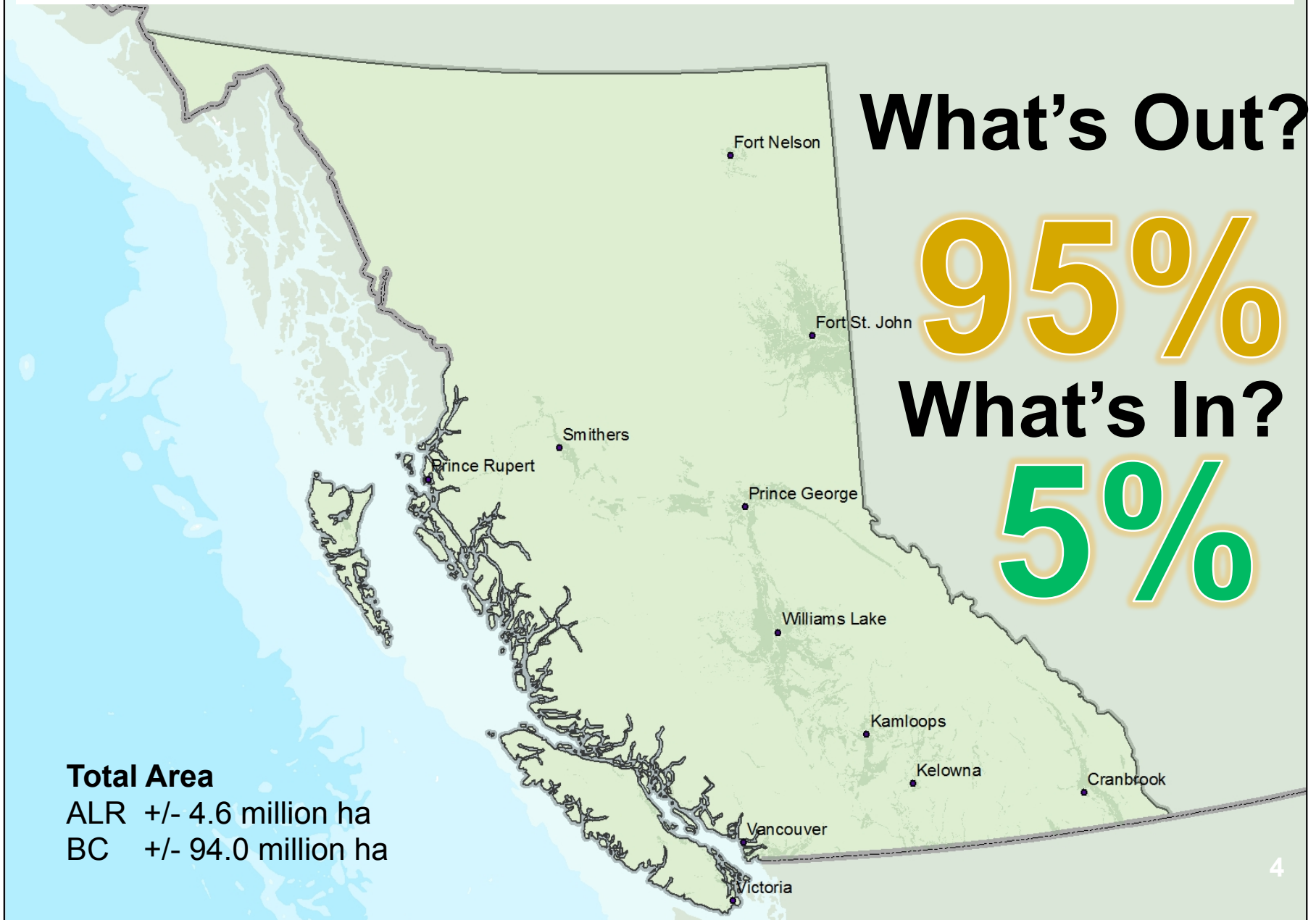


Sec. 6 Purpose of the ALC Act

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



The ALR – It's A Finite Resource in BC



What's Out?

95%

What's In?

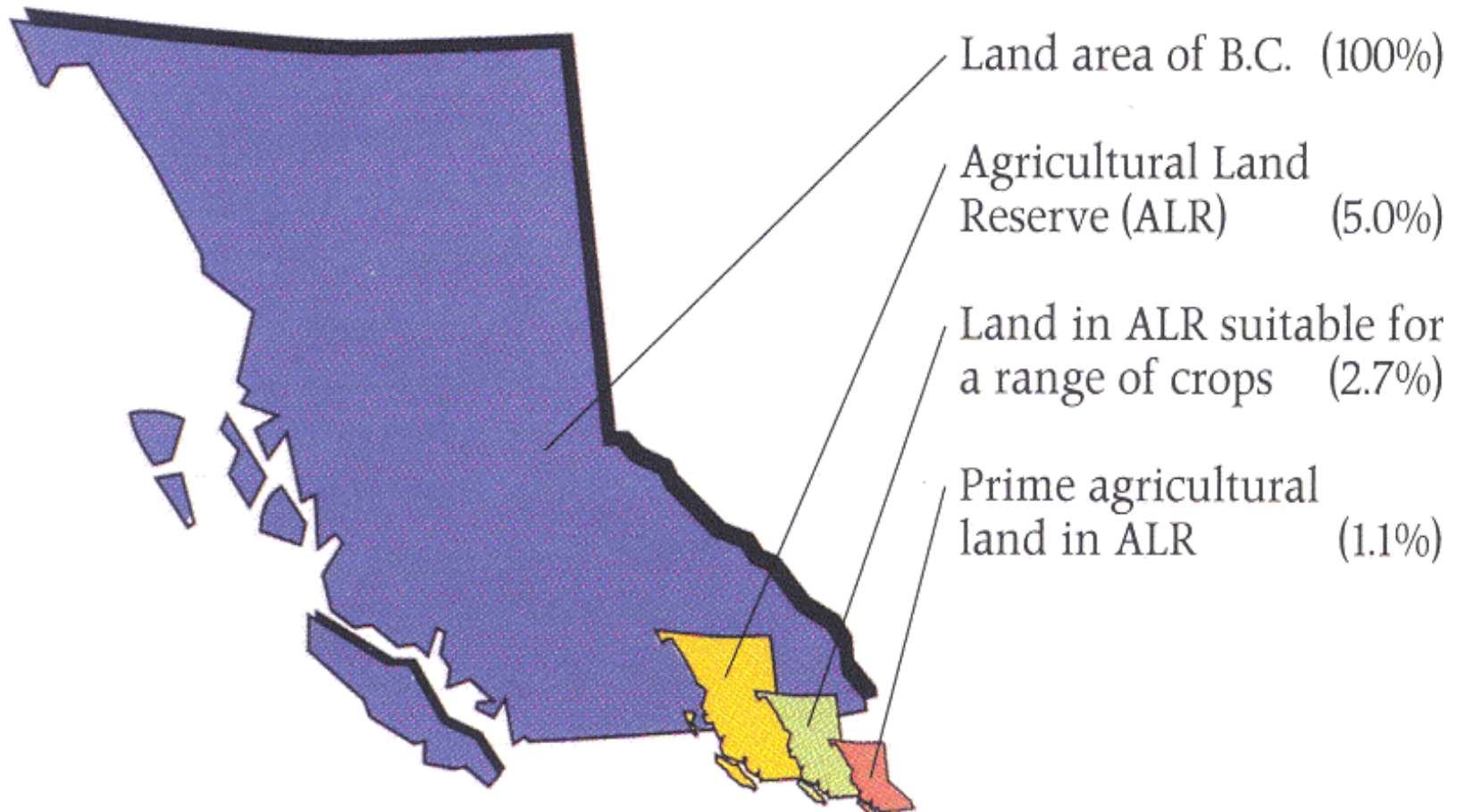
5%

Total Area

ALR +/- 4.6 million ha

BC +/- 94.0 million ha

The ALR in BC





ALR Area by Region

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



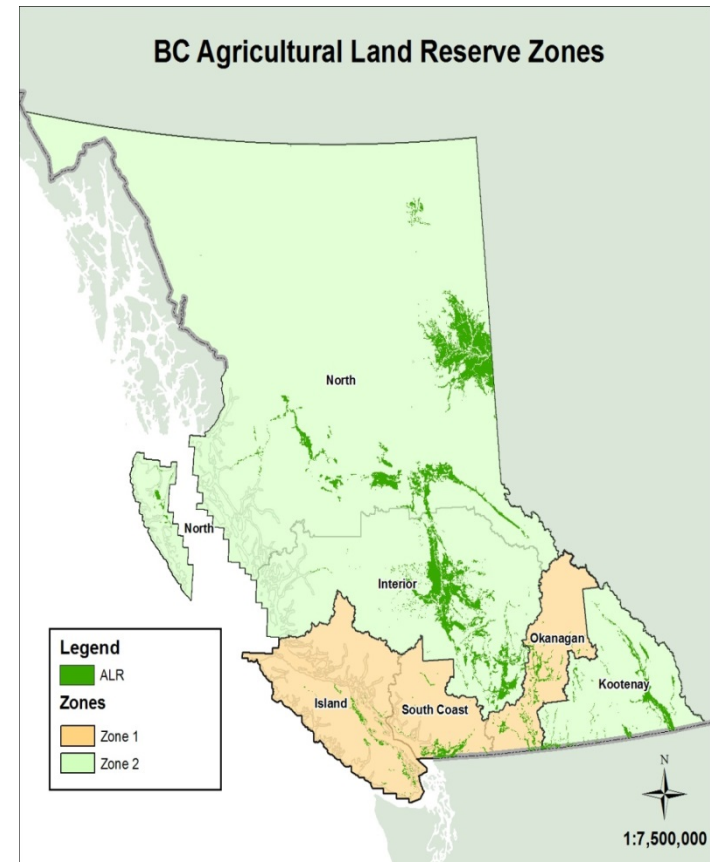
Bill 24 – ALC Act Changes

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

Zone 1 and Zone 2

Zone 1:
 South Coast, Island &
 Okanagan Panels

Zone 2:
 Kootenays, Interior &
 North Panels





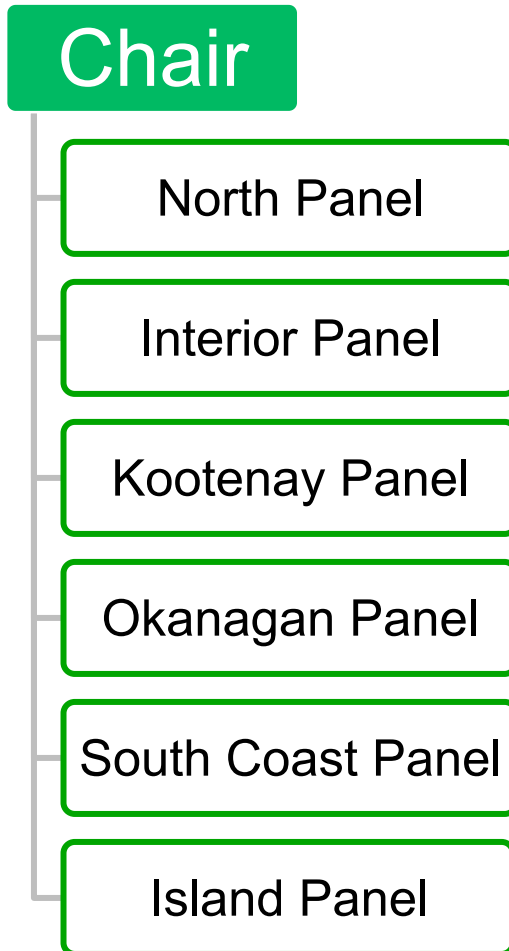
Section 4.3 of the ALC Act

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

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



ALC Governance Model



Full Commission = 19 members

6 Regional Panels = 1 Vice Chair + 2 Commissioners

Executive Committee = Chair + 6 Vice Chairs

Chair



Executive Committee

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

The Full Commission



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

Chair Oversight – Application Process

Refers all applications

- Region Panel
- Executive Committee (EC)

Reviews all panel decisions
(within 60 days)

- Re-affirms decision
- Directs EC to reconsider



ALR Regulation Changes



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



Local Government Partners

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

75% of the ALR is under local government jurisdiction



2016/2017 Budget Lift

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



Fee Changes – effective April 1

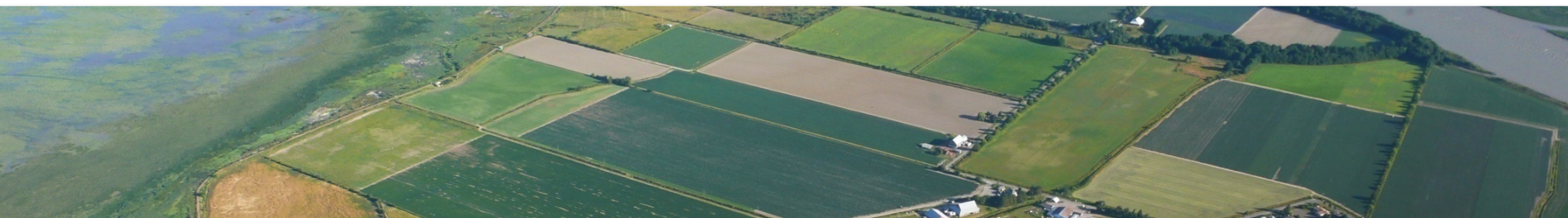


- **Application Fees:**
 - Zone 1 - \$1,500 (LG portion \$300)
 - Zone 2 - \$900 (LG portion \$300)
- **New Service fees** for approved applications:
 - Document review fees: \$150 per document
 - Site Inspection fees: \$350 per inspection
 - Monitoring fees: \$500 - \$2,000 annually



ALC Performance Targets

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



Thank you

Frank Leonard, Chair

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