

The Future of Farmland



PROVINCIAL AGRICULTURAL LAND COMMISSION

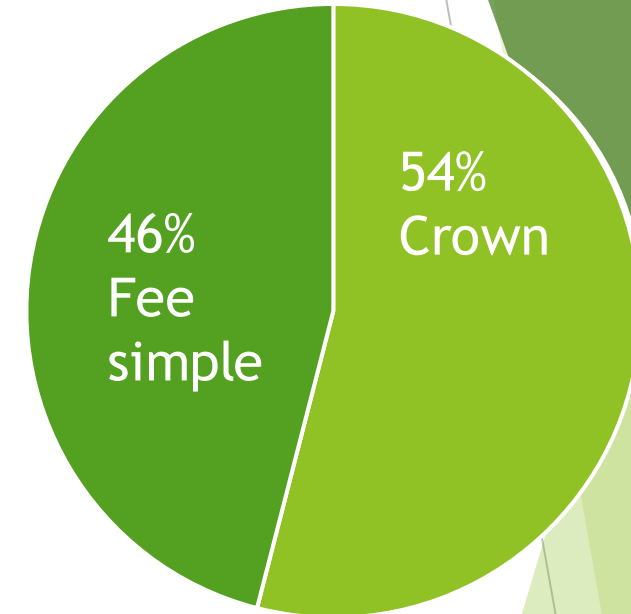
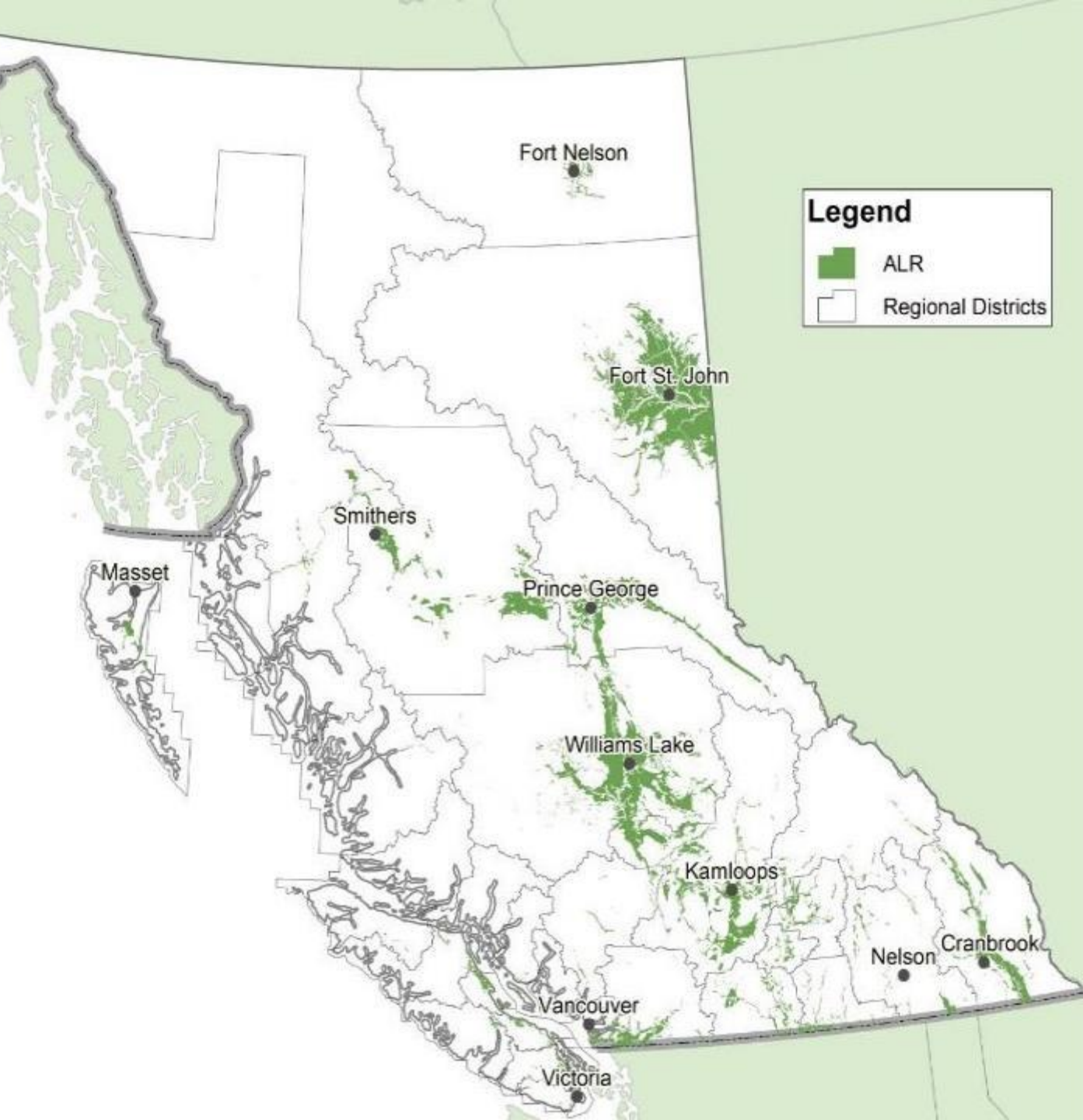
Photo credit: carioord.ca

Kim Grout, CEO

Agricultural land is finite



The ALR



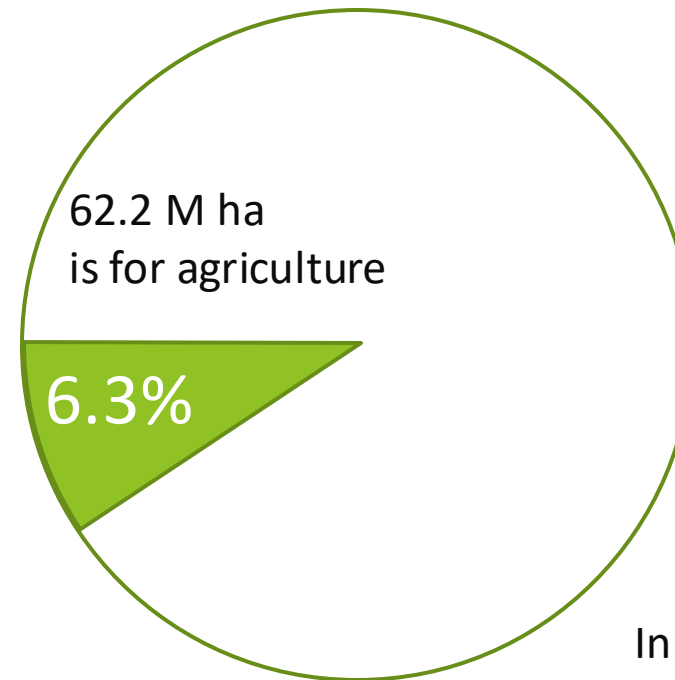
A provincial land use zone where agriculture is the priority and non-farm use is restricted

Putting it in context...

► BC 5.7 Million



► Canada 38.8 Million

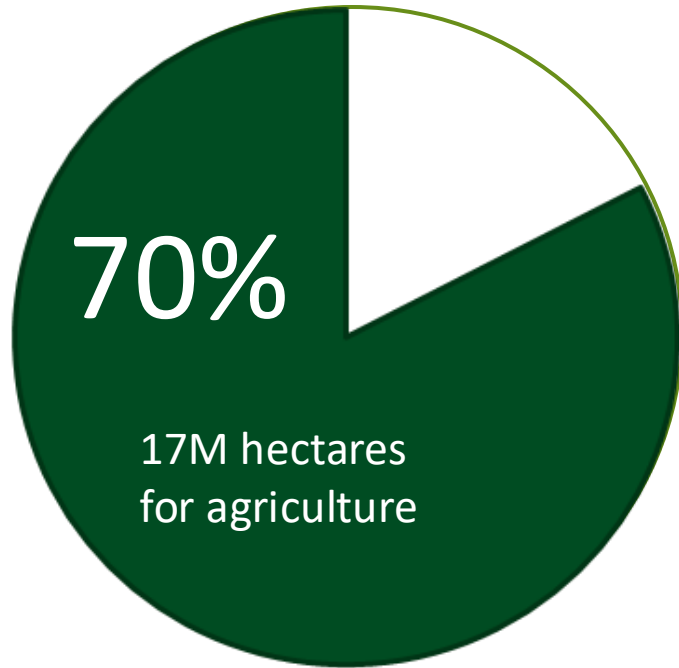


In 2019 it was 7.3%
72,890,500 M ha

How do we compare?

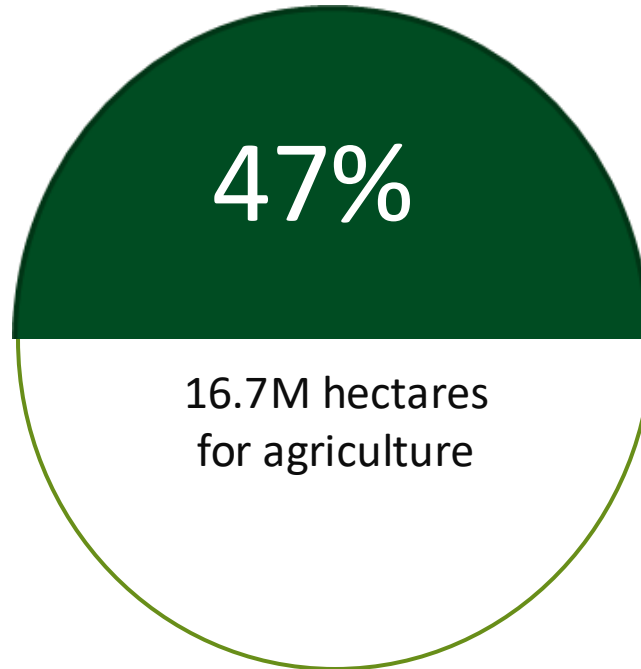
United Kingdom

👤 66 million



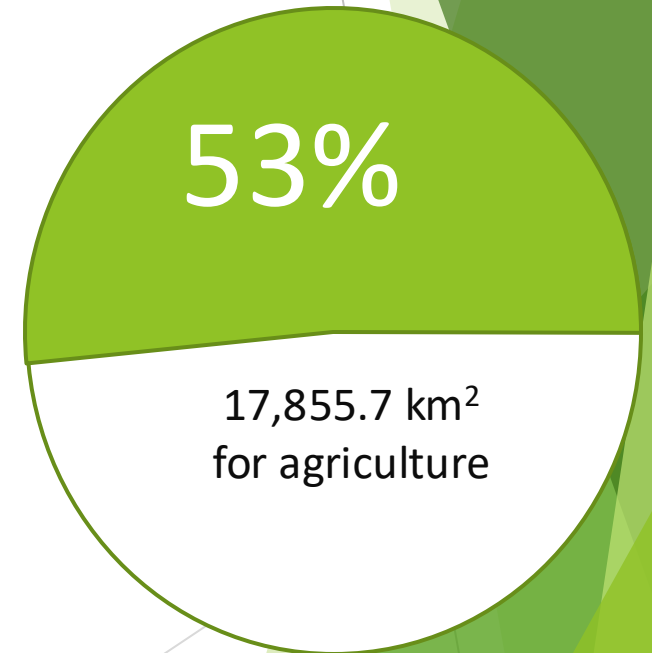
Germany

👤 82.8 million



Netherlands

👤 17 million





Legislative Framework



Local Government Support is Critical

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

**89% of the
ALR is
regulated by
local
government
zoning**

PRESSURES



Life Style / Residential



Commercial



Industrial



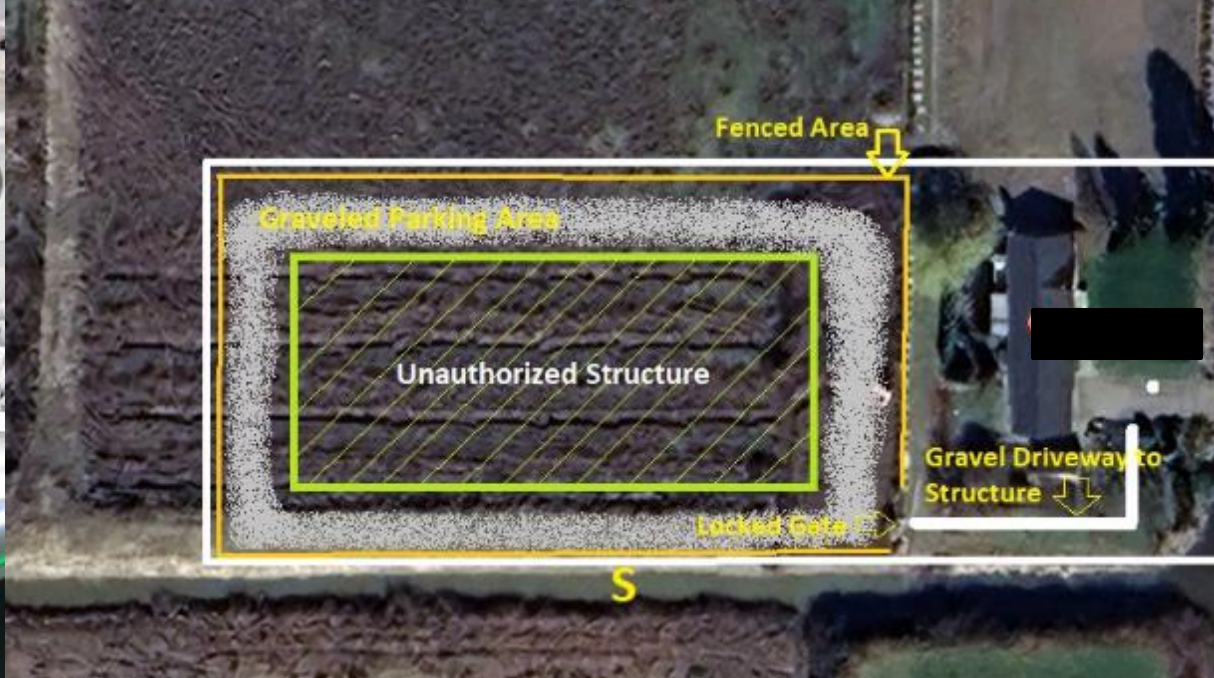
Fill dumping



Investment / Speculation

Pressure on the ALR





Cultivated Land

British Columbia farmland regions



	% change	Value \$/acre*	Value range**
① Peace-Northern	16.1%	\$2,400	\$1,300 – \$3,600
② Cariboo-Chilcotin	0.0%	\$4,400	\$2,200 – \$6,000
③ Vancouver Island	-2.4%	\$62,300	\$34,300 – \$113,300
④ South Coast	0.7%	\$113,000	\$72,000 – \$255,000
⑤ Thompson-Nicola	N/A	N/A	N/A
⑥ Okanagan	24.6%	\$40,500	\$29,600 – \$120,000
⑦ Kootenay	-10.9%	\$21,500	\$16,500 – \$37,300
💧 Thompson-Nicola (irrigated)	4.4%	\$21,000	\$9,500 – \$40,000

*FCC reference value \$/acre.

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

\$0 – \$2,000
 \$2,001 – \$3,000
 \$3,001 – \$5,000
 \$5,001 – \$8,000
 \$8,001 – \$10,000
 \$10,001 – \$15,000
 \$15,001 – \$25,000
 \$25,001+



Union of BC Municipalities –
Annual Convention

The Future of Farmland

September 25, 2025



Who We Are

Proudly representing **96%** of provincial farm gate sales

- BCAC is the collective voice for agriculture in British Columbia and the lead industry advocate on pan-agricultural priorities.
- Deliver farmers and ranchers key interests to government (both provincially & federally through the Canadian Federation of Agriculture).
- Council of 30 farm associations > over 20,000 farm families.

Our Membership

Represents **96%** of provincial farm gate sales.

BC **Blueberry** Council

BC Broiler **Hatching Egg** Producers' Assoc.

BC **Cattlemen's** Association

BC **Cherry** Association

BC **Chicken Growers'** Association

BC **Cranberry** Growers' Association

BC **Dairy** Association

BC **Egg Producers'** Association

BC **Fruit Growers'** Association

BC **Grain** Producers' Association

BC **Grapegrowers'** Association

BC **Greenhouse** Growers' Association

BC **Hazelnut** Growers' Association

BC **Honey** Producers' Association

BC **Landscape & Nursery** Association

BC **Pork** Producers' Association

BC **Potato & Vegetable** Growers' Association

BC **Poultry** Association

BC **Salmon** Farmers Association

BC Shellfish Growers Association

BC **Strawberry** Growers Association

BC **Turkey** Association

BC **Wine Grape** Council

Fraser Valley **Cole Crop** Growers' Association

Fraser Valley **Pea and Bush Bean** Growers' Association

Horse Council British Columbia

Organic BC

Peace Region **Forage Seed** Association

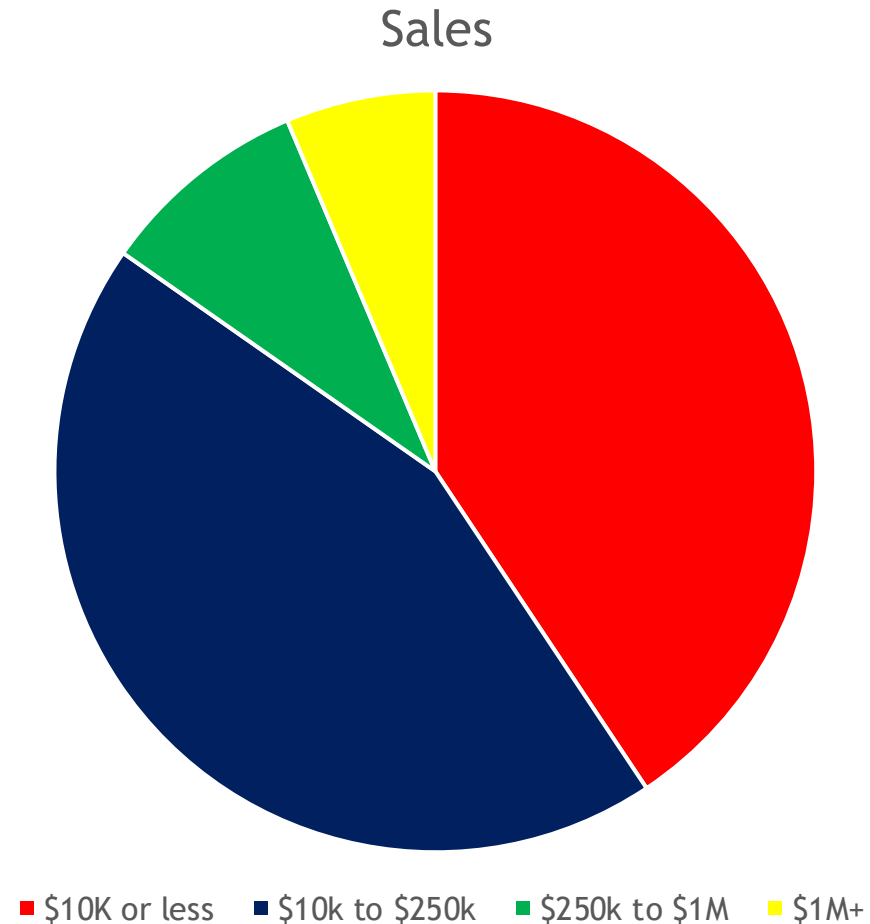
Raspberry Industry Development Council

United **Flower** Growers' Co-Op

Presentation Overview

- Farm Classification
- The Agricultural Land Reserve (ALR) and Regulations
- Opportunities

Farms by Operating Revenue – Census of Agriculture, 2021



Farmland as Critical Infrastructure

- Farmland recognized as “critical infrastructure” in 2009 National Strategy for Critical Infrastructure
- During COVID-19 pandemic, agriculture recognized as essential service by FPT governments
 - Government of B.C.: “those daily services essential to preserving life, health, public safety, and basic societal functioning”

Revising the Revenue Thresholds

- Clear need to update revenue thresholds for farm classification
- Some options explored by sector:
 - Index to inflation
 - Establish different thresholds for each ALR administrative region
 - Create a tiered system of benefits
 - Create one simplified threshold, reviewed every 5 years
 - Update to reflect mean farm income per acre

Ideas from Quebec

- B.C. is not alone in facing this issue
- March 2025, Quebec adopted Bill 86
 - Municipalities can levy additional tax on unused and underutilized farmland
 - Non-farmers need to secure approval from CPTAQ (sort of like ALC) to buy farmland, demonstrate credible plans to farm
 - CPTAQ to maintain transaction registry

Growing Farmland Productivity

- Resourcing the Ministry
 - Lowest public spending as portion of sector GDP in Canada
- Revisions to the ALR Use Regulation
 - Streamline on-farm worker housing
 - Other permitted uses

Premier's Task Force on Agriculture and Food Economy

- Launched in February
- Recommendations issued on water and competitiveness
- Land to be an important topic this autumn
- Continues work through January 2026



BCAC

BC AGRICULTURE COUNCIL

THANK YOU!

Union of BC Municipalities –
Annual Convention

The Future of Farmland

info@bcac.ca

