



Agricultural Land Reserve

Information Bulletin

Revised: August 2022

What is the Agricultural Land Reserve?

The Agricultural Land Reserve (ALR), is a provincial land use zone in which agriculture is recognized as the priority use. It was created in 1973 to preserve agricultural land and encourage the maintenance of farms as a secure food source. If your property is in the ALR, it is subject to the Provincial *Agricultural Land Commission Act* and the Agricultural Land Reserve Use, Subdivision, and Procedure Regulations. These can be found on the ALC website: www.alc.gov.bc.ca.



What is the Agricultural Land Commission?

The Agricultural Land Commission (ALC) is an independent provincial agency responsible for administering the ALR. It is the final decision-making authority for all ALC applications.

What control does the City have?

The ALR takes precedence over, but does not replace, other legislation and bylaws that apply to the land. Activities designated as 'farm uses' in the ALC regulations cannot be prohibited by the City, whereas 'non-farm uses' can. Before making a significant financial investment, please ensure you familiarize yourself with the [City's Zoning Bylaw No. 0265](#) and other regulations that can be found on our [Zoning Bylaw](#) webpage. The City cannot approve a subdivision of ALR lands, adopt a Zoning Amendment Bylaw, or issue permits for any non-farm use on ALR lands until written ALC approval is received.

How do I find out if my land is in the ALR?

To confirm if a property is within the ALR, you may identify the property through the City's map viewer www.WestMap.ca. Enter the property address and select WK Tax Parcels in the left-hand column, and then select Tax Parcel for the subject property. Scroll down to the Development layer in the left-hand column and check the ALR box. You may also choose to consult staff at the City or the Agricultural Land Commission. You may also check the title certificate of the property.



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How is an application made?

Before an application is submitted, the applicant should meet with Development Services staff to discuss the proposal and determine if there are any additional requirements. Applications are made through the ALC's online application portal.

What is the application cost?

The cost of an application varies depending on its complexity. Typical costs usually consist of:

- Application fee as per the City's **Fee and Charges Bylaw No. 0028**
- Required documents and plans (i.e. Agricultural Assessment Report, water study, etc.)
- Public notification (only for exclusion applications)

Your pre-application meeting with staff will outline these submission requirements.

When is an application required?

An ALC application is required when an owner of land in the ALR intends to:

- Include land in the ALR
- Subdivide land in the ALR
- Use ALR land for non-farm purposes
- Place, fill or remove soil for non-farm purposes

Resources and Further Information

Applicants are strongly encouraged to review the ALC's *Application Portal Quick Guide for Applicants* available from the City or through the ALC's website. Additional information on the ALR, the ALC's review process, legislation, and policies can be found on the ALC website at www.alc.gov.bc.ca or by calling 604-660-7000. Development Services staff are also happy to answer any questions you may have.