

From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Agricultural Land Reserve - Engagement Report
Date: Monday, April 16, 2018 10:32:10 AM
Attachments: [Agricultural Land Reserve Engagement Report to Apr 15 2018.docx](#)

Hi

Attached is the engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Weekly Engagement Report: February 5, 2018 – April 15, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Feb 5-11	Feb 12-18	Feb 19-25	Feb 26-March 4	March 5 – 11	March 12 -18	March 19 - 25	March 26-Apr 1
Site visits	3,112	1,034	796	734	1,253	792	1,106	541
Average site visit duration	11:33	12:35	12:03	10:22	9:58	8:29	10:34	10:38
Number of Surveys	425	128	116	82	173	88	158	80

	Apr 2 - 8	Apr 9 - 15	Total
Site visits	902	571	10,841
Average site visit duration	12:13	9:29	10:59
Number of Surveys	158	89	1,497

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 5,015 site visits and 343 feedback forms in the first 10 weeks.

3. Top referring sites April 9 - 15

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Google and Provincial Agricultural Land Commission.

4. Most popular pages April 9 - 15

The most popular pages were Home page, Share with a Friend (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve – Georgia Straight, February 5, 2018

Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission - CBC News, February 5, 2018

ALR land is no place for pot greenhouses, says Central Saanich group – Peninsula News Review, February 8, 2018

Government seeking ALR input – Prince George Citizen, March 20, 2018

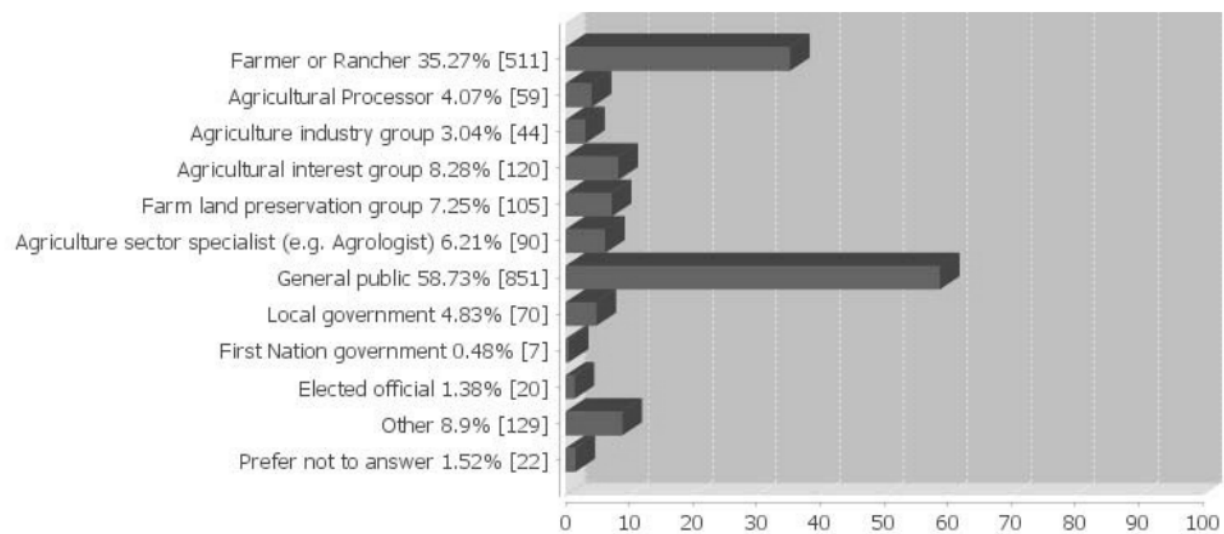
Pemberton farmers look to province for stricter rules and regulations on farmland - Pique, April 5, 2018

6. Social Media

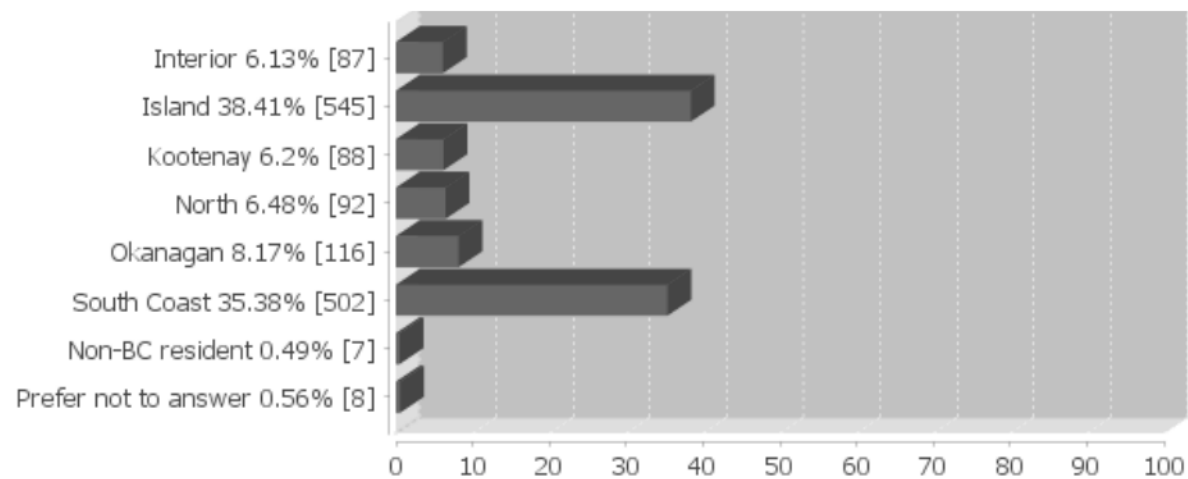
Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

7. Survey Snapshot as of April 16, 2018

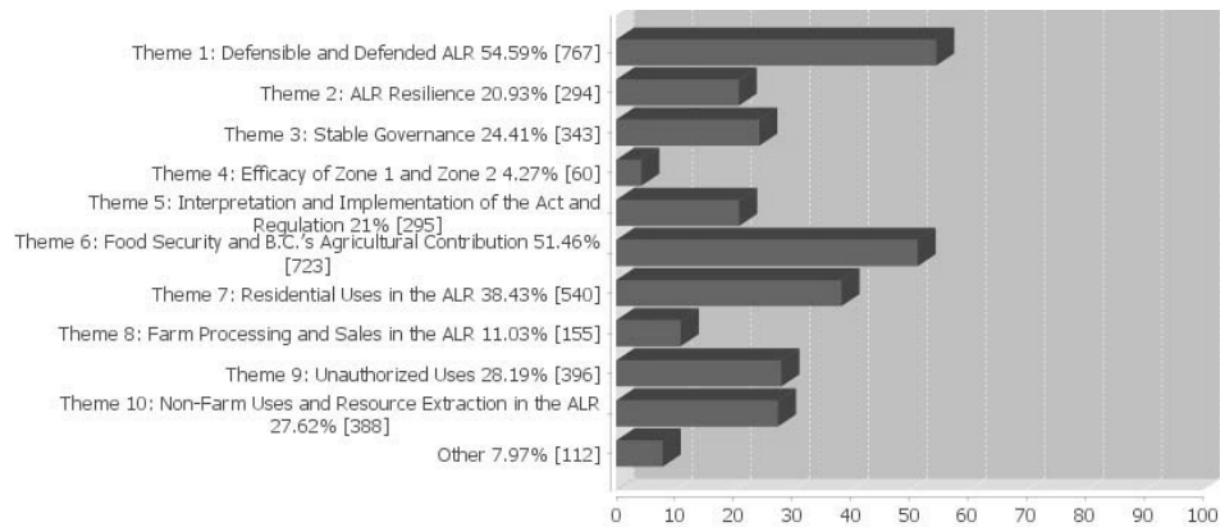
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Agricultural Land Reserve - Engagement Report
Date: Tuesday, April 3, 2018 10:54:46 AM
Attachments: [Agricultural Land Reserve Engagement Report to Apr 1 2018.docx](#)

Hi

Attached is the engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Weekly Engagement Report: February 5, 2018 – April 1, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Feb 5-11	Feb 12-18	Feb 19-25	Feb 26-March 4	March 5 – 11	March 12 - 18	March 19 - 25	March 26-Apr 1	Total
Site visits	3,112	1,034	796	734	1,253	792	1,106	541	9,368
Average site visit duration	11:33	12:35	12:03	10:22	9:58	8:29	10:34	10:38	10:56
Number of Surveys	425	128	116	82	173	88	158	80	1,250

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 4,609 site visits and 325 feedback forms in the first 9 weeks.

3. Top referring sites

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Google and Facebook.

4. Most popular pages

The most popular pages were Home page, [Share with a Friend](#) (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

[B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve – Georgia Straight](#)

[Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission - CBC News](#)

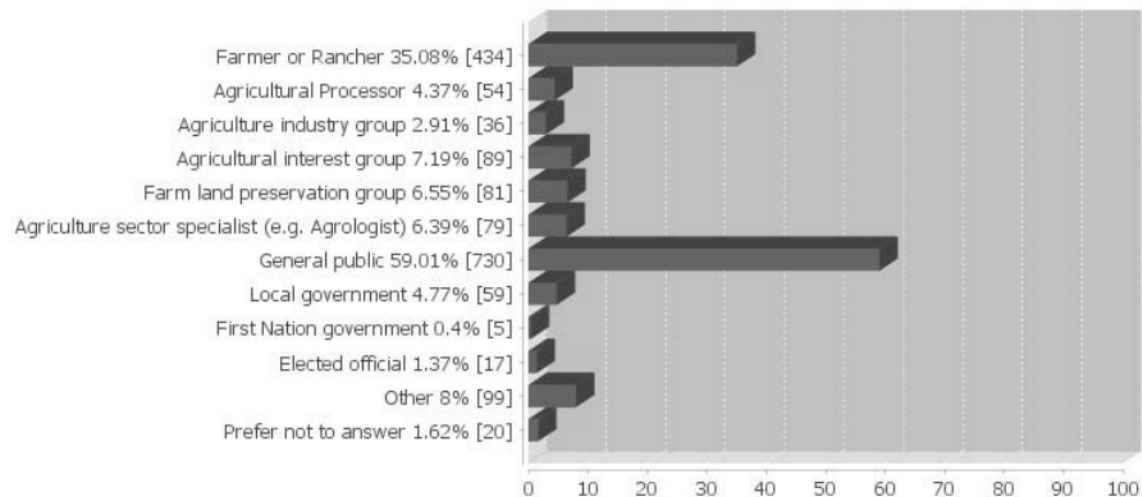
[ALR land is no place for pot greenhouses, says Central Saanich group – Peninsula News Review](#)

6. Social Media

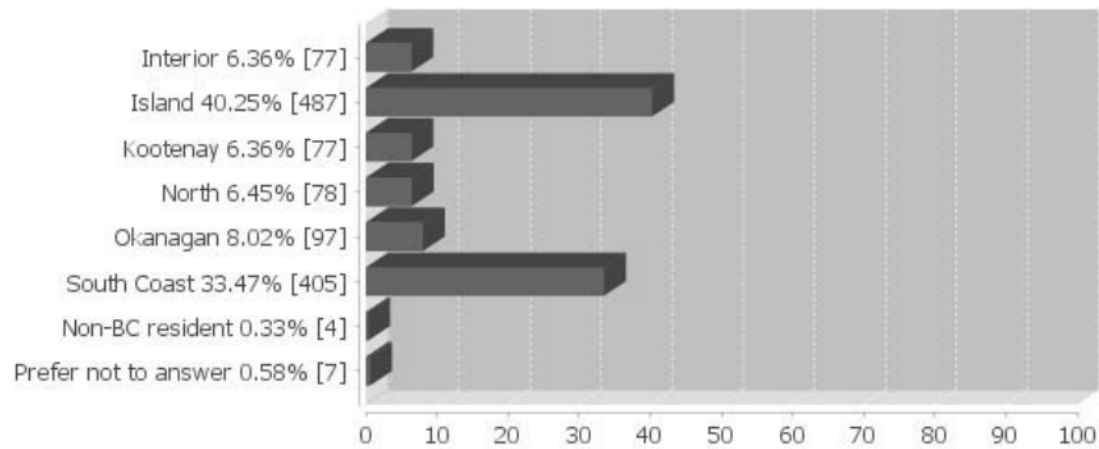
Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

7. Survey Snapshot as of April 3, 2018

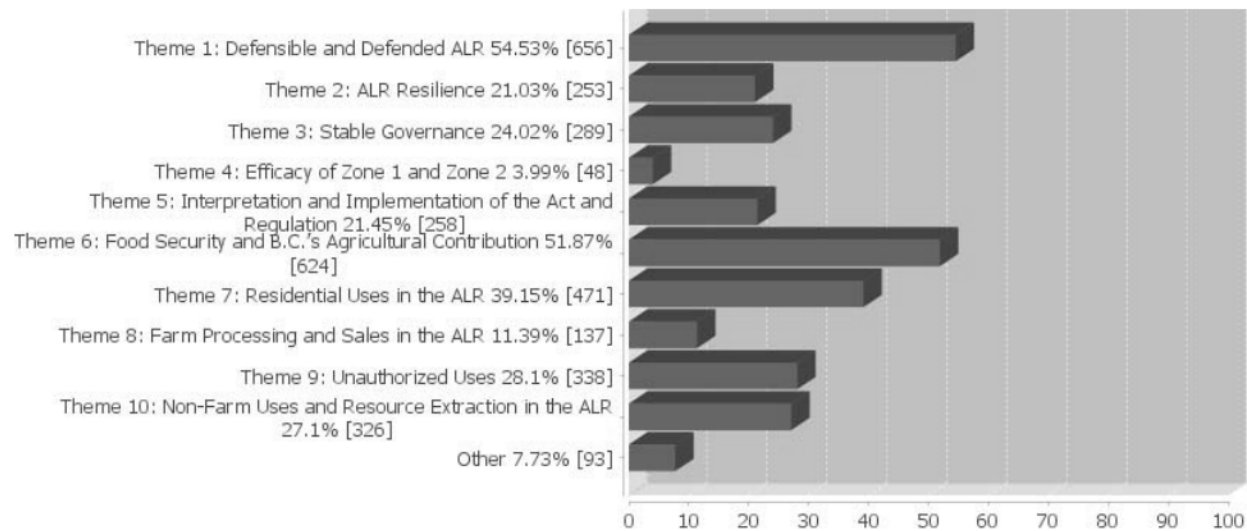
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Agricultural Land Reserve - Final Engagement Report
Date: Tuesday, May 1, 2018 11:02:14 AM
Attachments: [Agricultural Land Reserve Final Engagement Report to Apr 30 2018.docx](#)

Hi

Attached is the final engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Final Engagement Report: February 5, 2018 – April 30, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Feb 5-11	Feb 12-18	Feb 19-25	Feb 26-March 4	March 5 – 11	March 12 -18	March 19 - 25	March 26-Apr 1
<i>Site visits</i>	3,112	1,034	796	734	1,253	792	1,106	541
<i>Average site visit duration</i>	11:33	12:35	12:03	10:22	9:58	8:29	10:34	10:38
<i>Number of Surveys</i>	425	128	116	82	173	88	158	80

	Apr 2 - 8	Apr 9 - 15	Apr 16 - 22	Apr 23 -30	Total
<i>Site visits</i>	902	571	1,264	2,342	14,447
<i>Average site visit duration</i>	12:13	9:29	10:01	10:27	10:46
<i>Number of Surveys</i>	158	89	294	575	2,366

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 7,811 site visits and 444 feedback forms in 12 weeks.

3. Top referring sites during the engagement

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Facebook and Google.

4. Most popular pages during the engagement

The most popular pages were Home page, Share with a Friend (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve – Georgia Straight, February 5, 2018

Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission - CBC News, February 5, 2018

ALR land is no place for pot greenhouses, says Central Saanich group – Peninsula News Review, February 8, 2018

Government seeking ALR input – Prince George Citizen, March 20, 2018

Pemberton farmers look to province for stricter rules and regulations on farmland - Pique, April 5, 2018

Final week for ALR input – Summerland Review, April 22, 2018

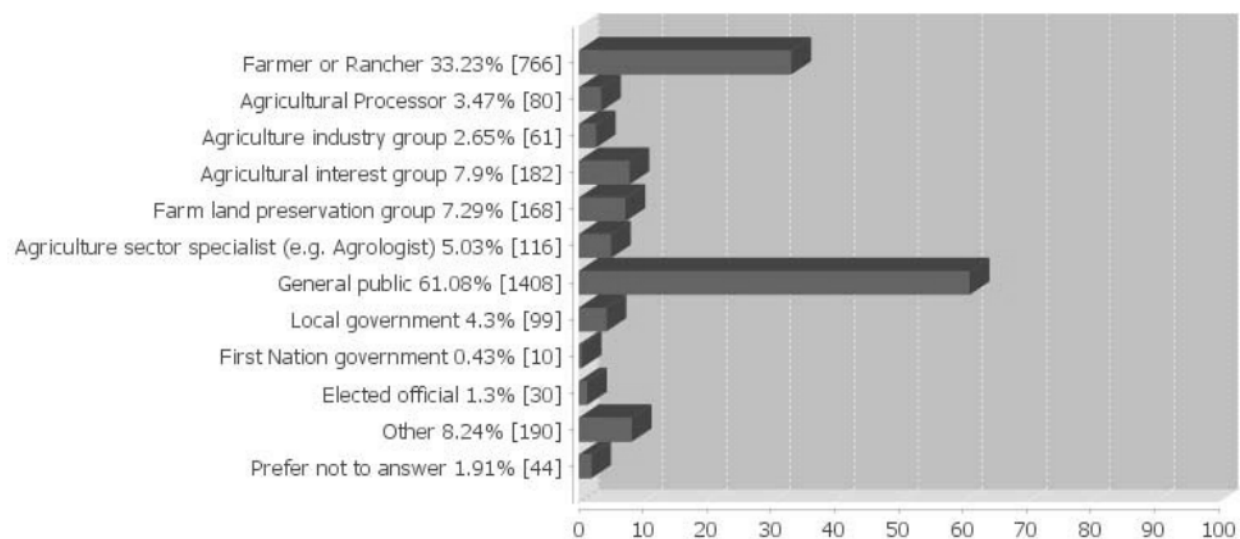
6. Social Media

Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

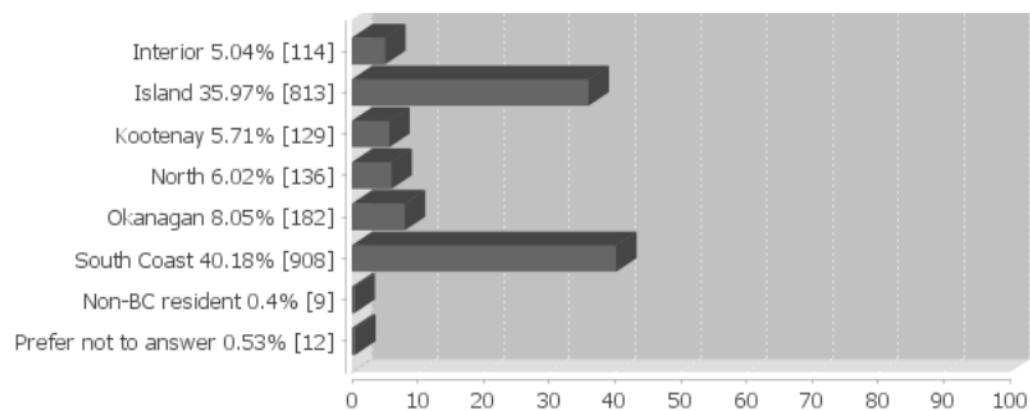
Minister Popham's final day tweet has 10 likes, 18 retweets and 1 comments.

7. Survey Snapshot as of April 30, 2018

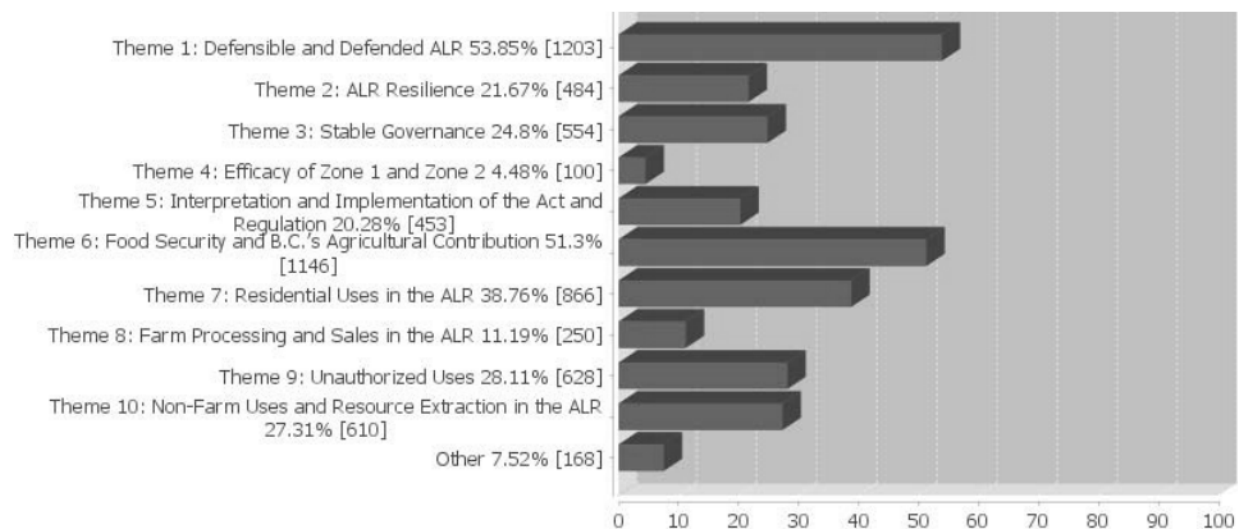
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Agricultural Land Reserve Engagement - Engagement Report
Date: Monday, March 5, 2018 10:08:08 AM
Attachments: [Agricultural Land Reserve Engagement Report to March 4 2018.docx](#)

Hi

Attached is the engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Thanks

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Weekly Engagement Report: February 5, 2018 – March 4, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Feb 5-11, 2018	Feb 12-18, 2018	Feb 19-25 2018	Feb 26-March 4 2018	Total
Site visits	3,112	1,034	796	734	5,676
Average site visit duration	11:33	12:35	12:03	10:22	11:40
Number of Surveys	419	133	117	78	747

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 3,353 site visits and 285 feedback form in the first four weeks.

3. Top referring sites Feb 26-March 4 2018

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Facebook and [ALC](#).

4. Most popular pages Feb 26-March 4 2018

The most popular pages were Home page, [Share with a Friend](#) (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve – Georgia Straight

Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission - CBC News

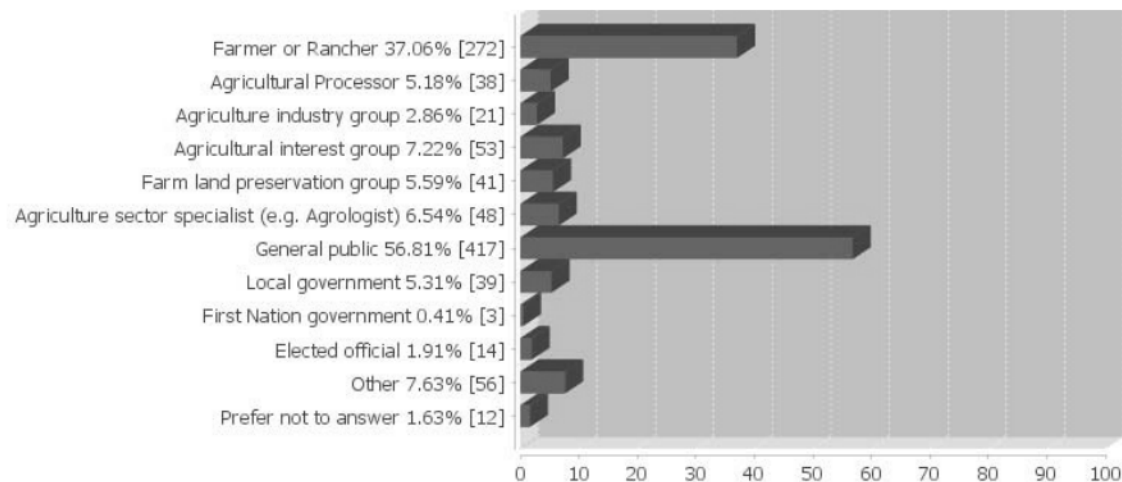
ALR land is no place for pot greenhouses, says Central Saanich group – Peninsula News Review

6. Social Media

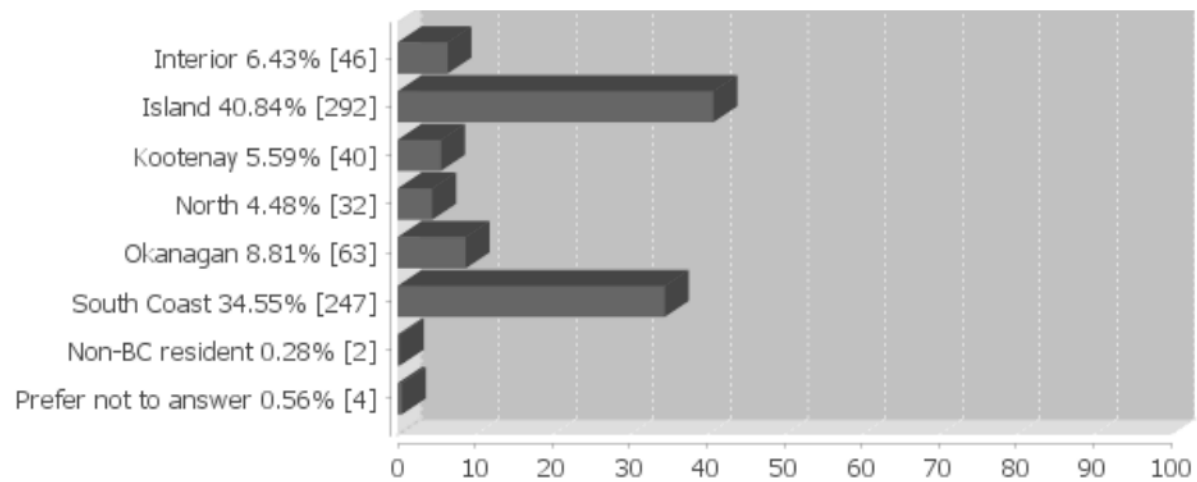
Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

7. Survey Snapshot as of February 23, 2018

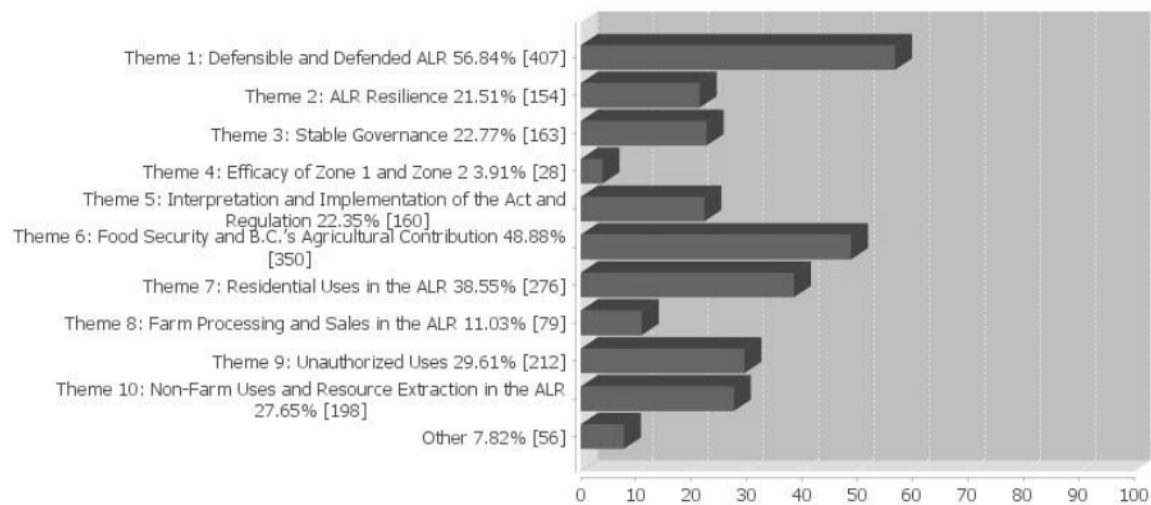
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#); [Bronee, Amy GCPE:EX](#)
Subject: Agricultural Land Reserve Engagement - Launch Day Report
Date: Tuesday, February 6, 2018 3:11:06 PM
Attachments: [Agricultural Land Reserve Launch Day Report Feb 5 2018.docx](#)

Hi

Attached is the launch day stats report for the Agricultural Land Reserve engagement.

If you have any questions please let me know.

Thanks

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Launch Day Engagement Report: February 5, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Total
Site visits	645
Average site visit duration	11:02
Number of Surveys	59

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 232 visits to the site and 62 feedback forms.

3. Top referring sites

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Facebook and [CBC](#).

4. Most popular pages

The most popular pages were Home page, [Share with a Friend](#) (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

[B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve](#) – Georgia Straight

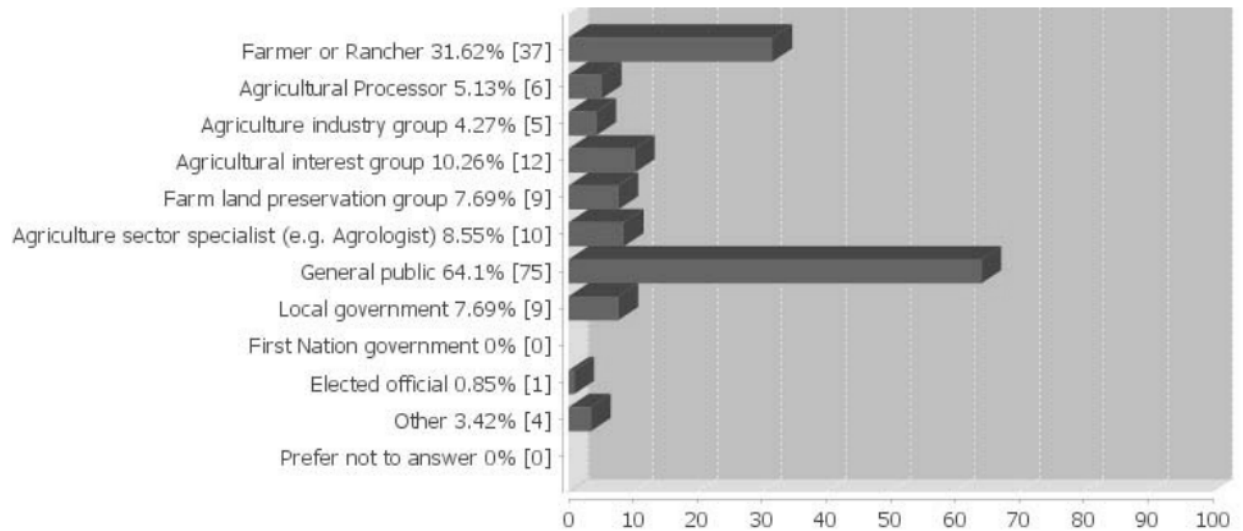
[Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission](#) - CBC News

6. Social Media

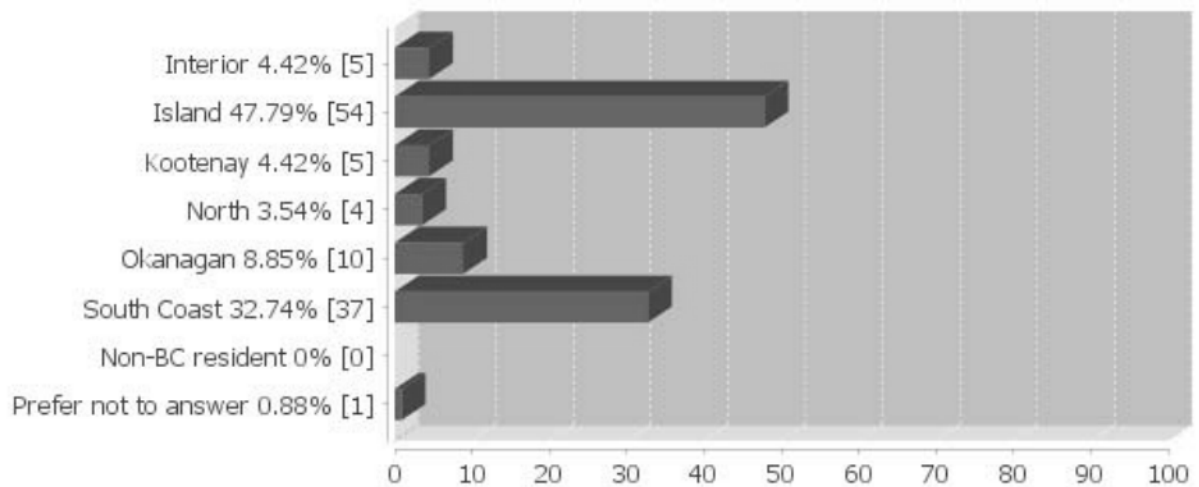
Minister Popham's launch day tweet has 31 like and 34 retweets.

7. Survey Snapshot

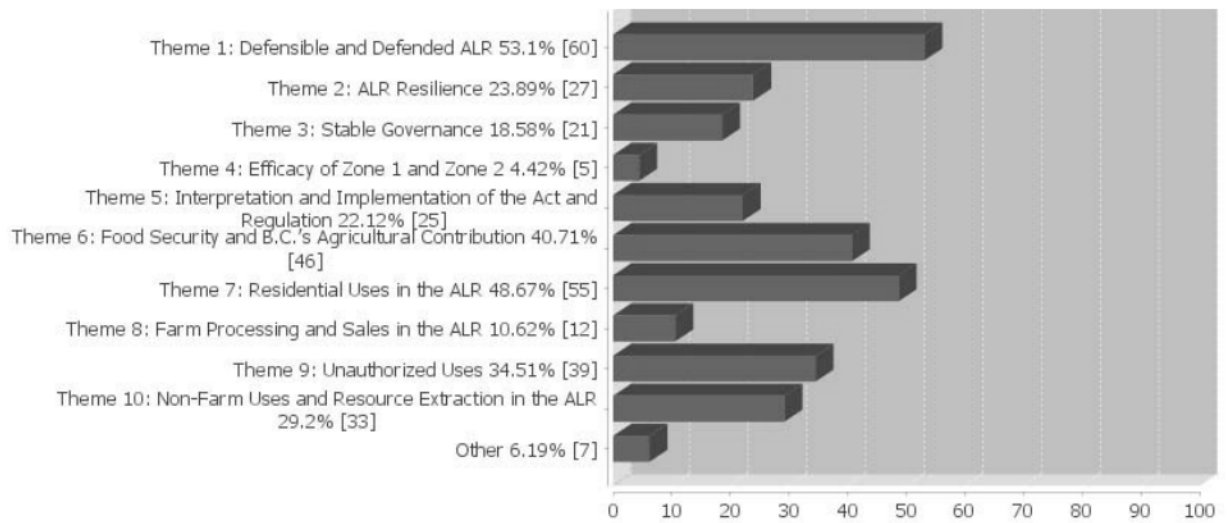
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Agricultural Land Reserve Engagement - Weekly Engagement Report - Feb 12-18
Date: Friday, February 23, 2018 2:43:23 PM
Attachments: [Agricultural Land Reserve Weekly Report Feb 12-18 2018.docx](#)

Hi

Attached is the weekly engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Thanks

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Weekly Engagement Report: February 12, 2018 – February 18, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Feb 5-11, 2018	Feb 12-18, 2018	Total
Site visits	3,112	1,034	4,146
Average site visit duration	11:33	12:35	11:47
Number of Surveys	419	133	552

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 918 site visits and 156 feedback form in the first two weeks.

3. Top referring sites

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Facebook and [CBC](#).

4. Most popular pages

The most popular pages were Home page, [Share with a Friend](#) (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

[B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve](#) – Georgia Straight

[Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission](#) - CBC News

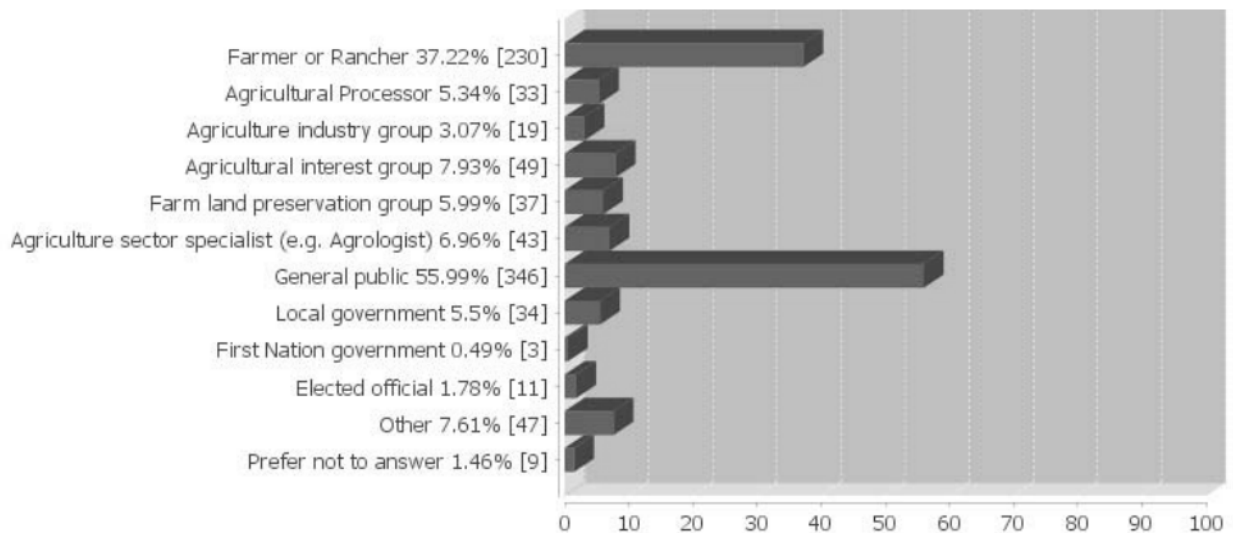
[ALR land is no place for pot greenhouses, says Central Saanich group](#) – Peninsula News Review

6. Social Media

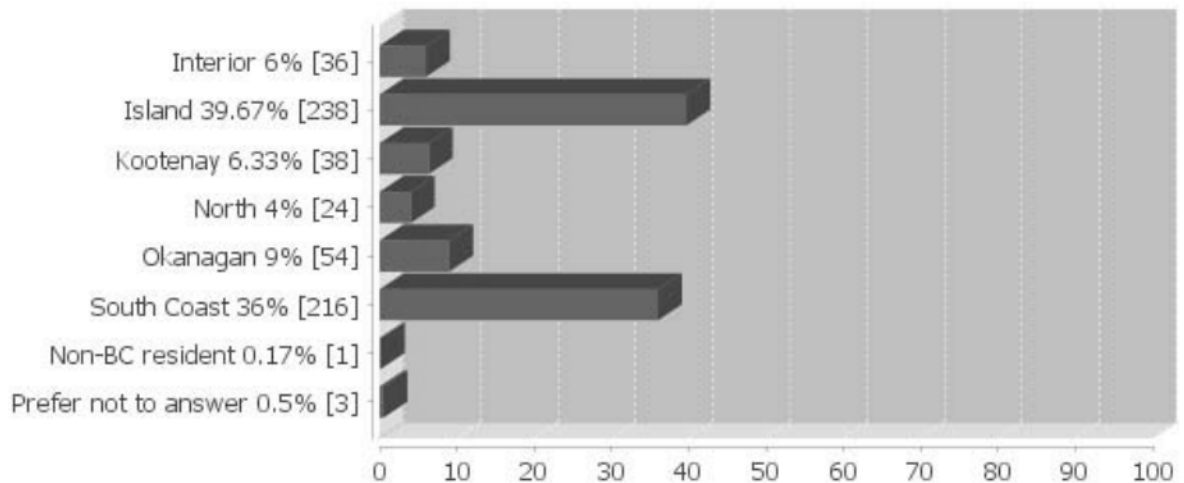
Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

7. Survey Snapshot as of February 23, 2018

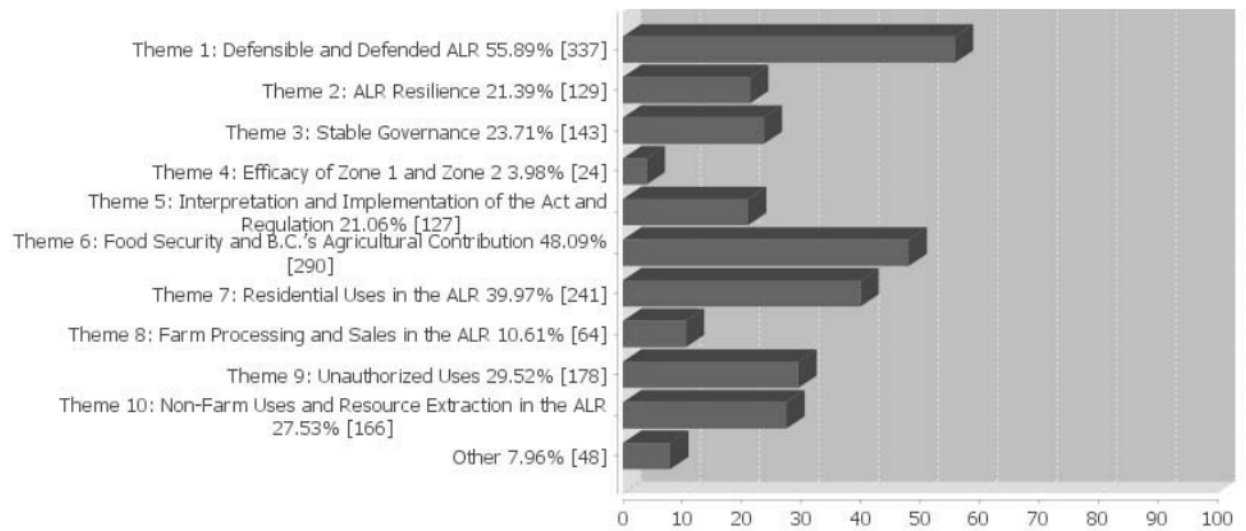
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Agricultural Land Reserve Engagement - Weekly Engagement Report
Date: Wednesday, March 14, 2018 11:45:13 AM
Attachments: [Agricultural Land Reserve Engagement Report to March 11 2018.docx](#)

Hi

Attached is the weekly engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Weekly Engagement Report: February 5, 2018 – March 11, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Feb 5-11, 2018	Feb 12-18, 2018	Feb 19-25 2018	Feb 26-March 4 2018	March 5 – 11 2018	Total
Site visits	3,112	1,034	796	734	1,253	6,929
Average site visit duration	11:33	12:35	12:03	10:22	9:58	11:18
Number of Surveys	425	128	116	82	173	924

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 3,353 site visits and 347 feedback form in the first five weeks.

3. Top referring sites

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Facebook and Google.

4. Most popular pages

The most popular pages were Home page, [Share with a Friend](#) (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

[B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve – Georgia Straight](#)

[Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission - CBC News](#)

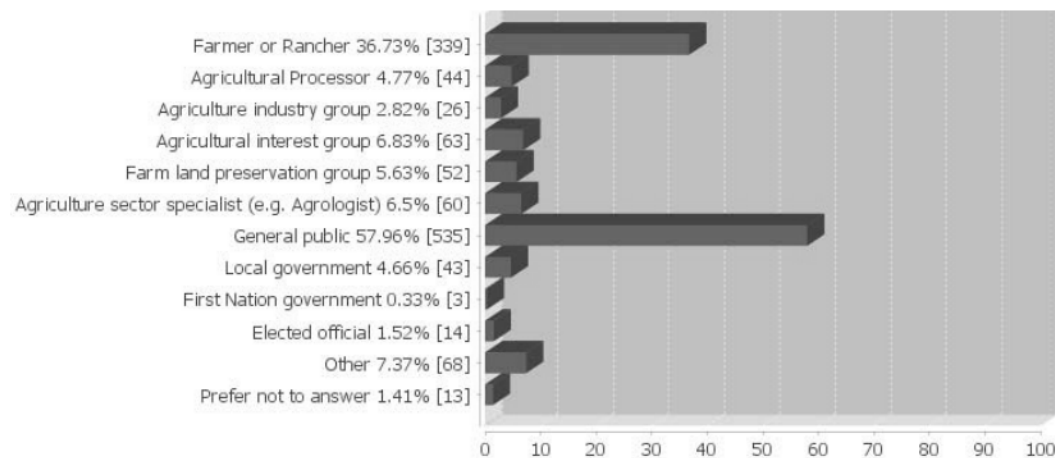
[ALR land is no place for pot greenhouses, says Central Saanich group – Peninsula News Review](#)

6. Social Media

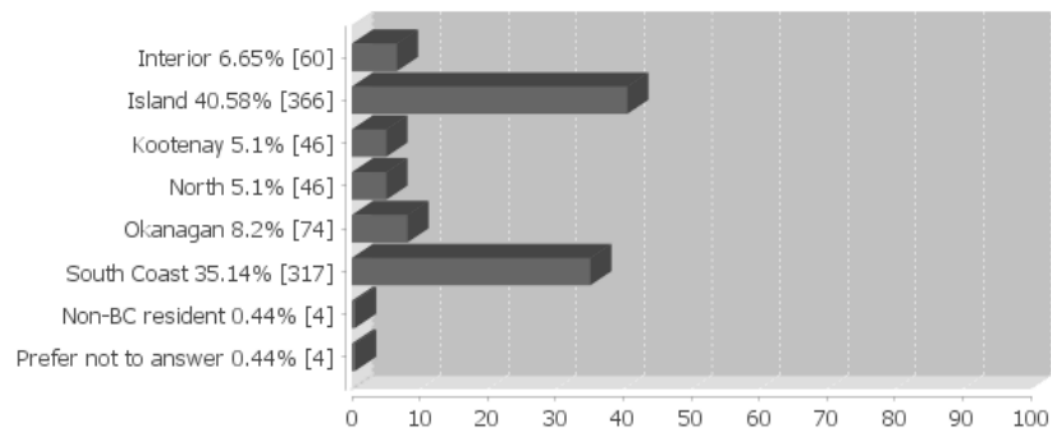
Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

7. Survey Snapshot as of March 14, 2018

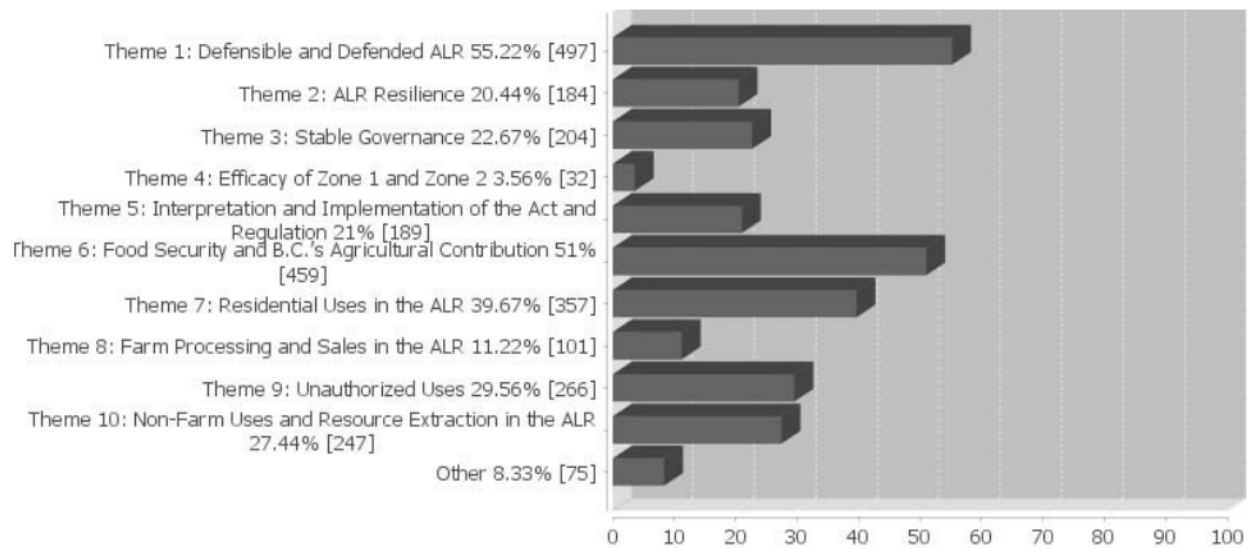
What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#); [Boelens, Robert GCPE:EX](#); [Massoud, Simone GCPE:EX](#); [Twynstra, Tanya L GCPE:EX](#); [McRae, Meghan GCPE:EX](#); [Hold - 181012 - Irvine, Britney AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#); [Bronee, Amy GCPE:EX](#)
Subject: Agricultural Land Reserve Engagement - Weekly Engagement Report
Date: Tuesday, February 13, 2018 2:24:29 PM
Attachments: [Agricultural Land Reserve Weekly Report Feb 11 2018.docx](#)

Hi

Attached is the weekly engagement report for Agricultural Land Reserve.

If you have any questions please let me know.

Thanks

Lisa Guiney

Citizen Engagement

Government Communications and Public Engagement

1st Floor 553 Superior | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

Agricultural Land Reserve

Weekly Engagement Report: February 5, 2018 – February 11, 2018

1. Site statistics

These statistics are based on visits to the home page of the engagement site. Site visits are not unique visitors, so may include repeat visitors.

	Total
Site visits	3,112
Average site visit duration	11:33
Number of Surveys	417

2. Comparison to other engagements

A recent engagement on Poverty Reduction saw 918 site visits and 156 feedback forms.

3. Top referring sites

Citizens come to the site from other web sites. The most popular referral sites came from direct traffic to the site, Facebook and [CBC](#).

4. Most popular pages

The most popular pages were Home page, [Share with a Friend](#) (page where users are directed after submitting the survey) and Ways to Participate.

5. News Articles

Sample articles:

[B.C. committee launches citizen engagement on revitalization of Agricultural Land Reserve](#) – Georgia Straight

[Public input sought on revitalization of Agricultural Land Reserve and Agriculture Land Commission](#) - CBC News

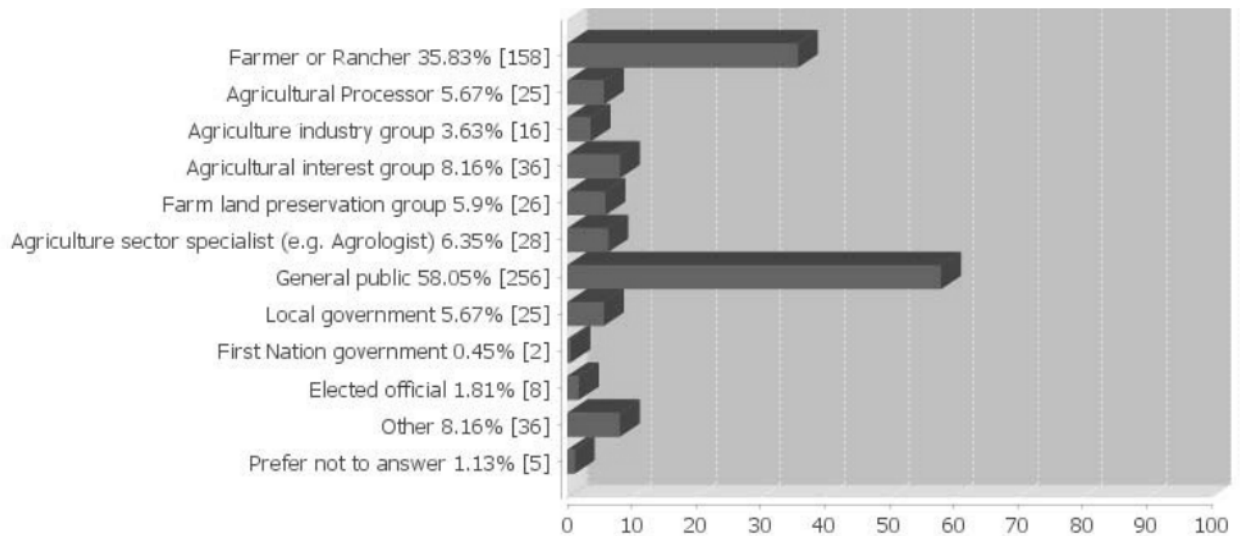
[ALR land is no place for pot greenhouses, says Central Saanich group](#) – Peninsula News Review

6. Social Media

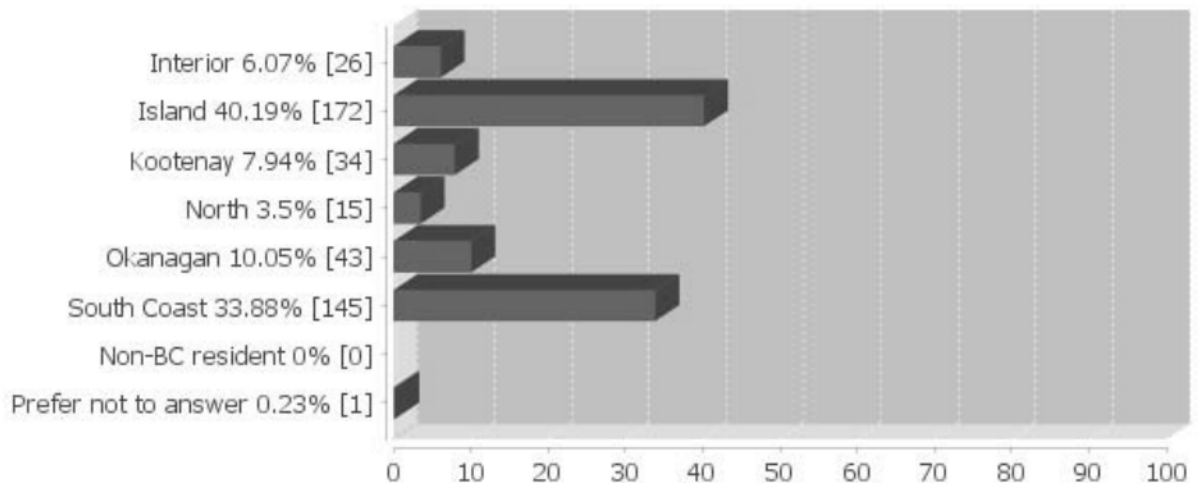
Minister Popham's launch day tweet has 40 likes, 36 retweets and 14 comments.

7. Survey Snapshot

What group(s) do you identify with?



In what region(s) of the province do you live?



After considering each theme, please select what you think are the top three (3) most important themes to be addressed:



From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#)
Cc: [Seiterle, Dominic GCPE:EX](#)
Subject: Agriculture Survey - Export
Date: Wednesday, June 13, 2018 9:52:15 AM
Attachments: [ALR and ALC - Raw Export Final Export.xlsx](#)

Hi Martha

Attached is the survey export I sent at the close of the engagement.

Lisa Guiney

Citizen Engagement

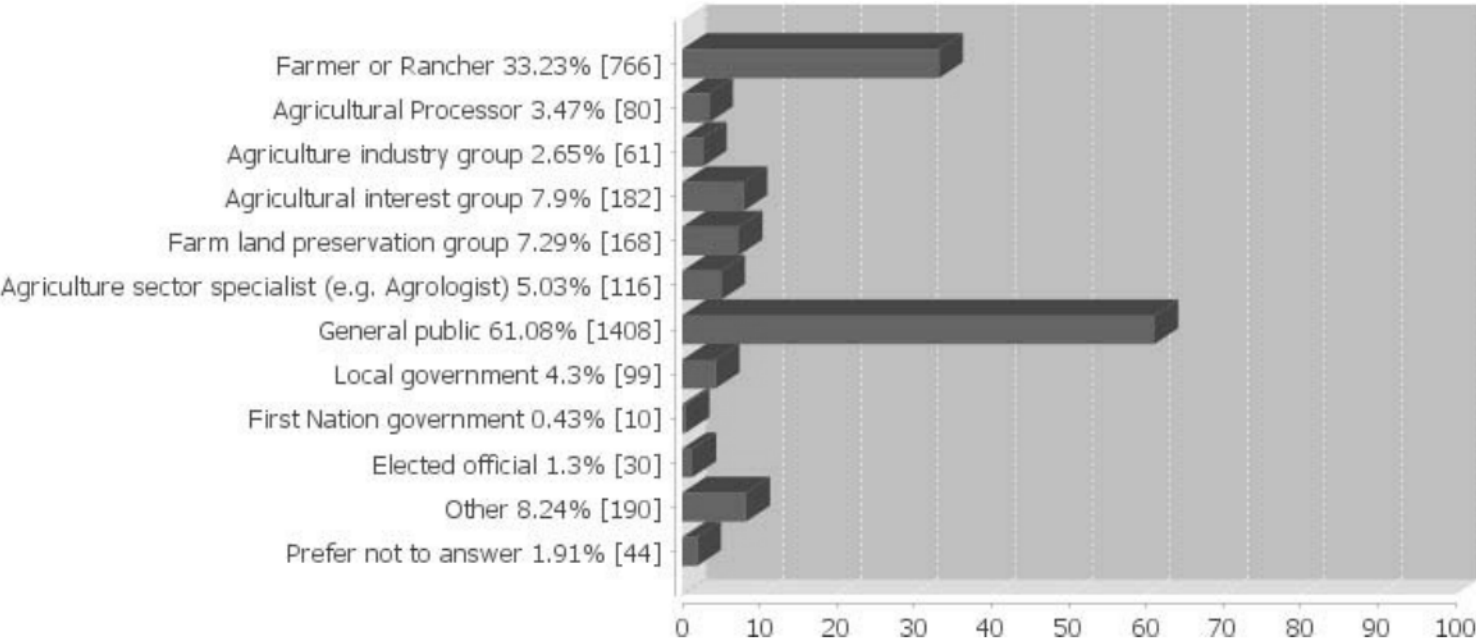
Government Communications and Public Engagement

4th Floor 617 Government | Victoria BC | 250-415-1873

@Lisa_Guiney | Lisa.Guiney@gov.bc.ca

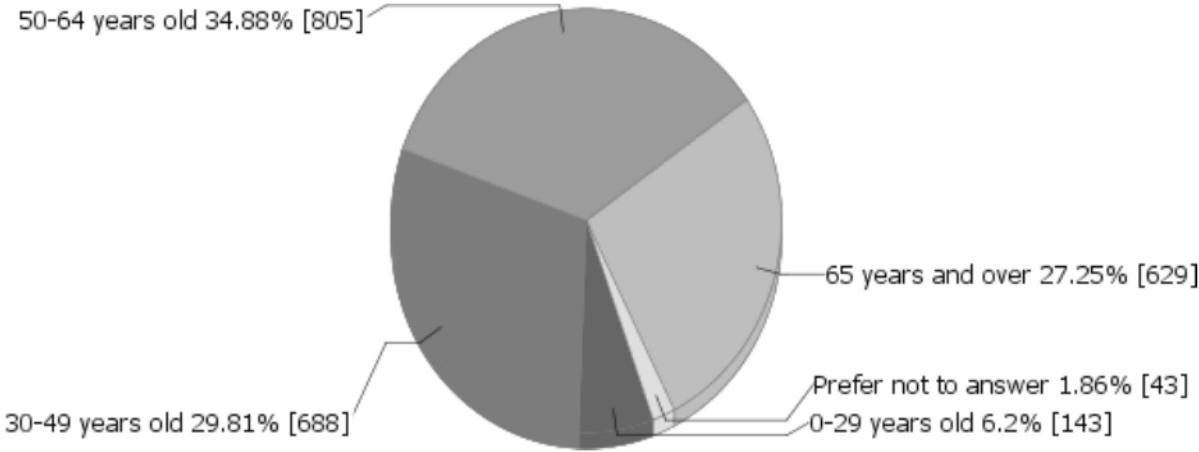
ALR and ALC - Summary Statistics

Q1-Group



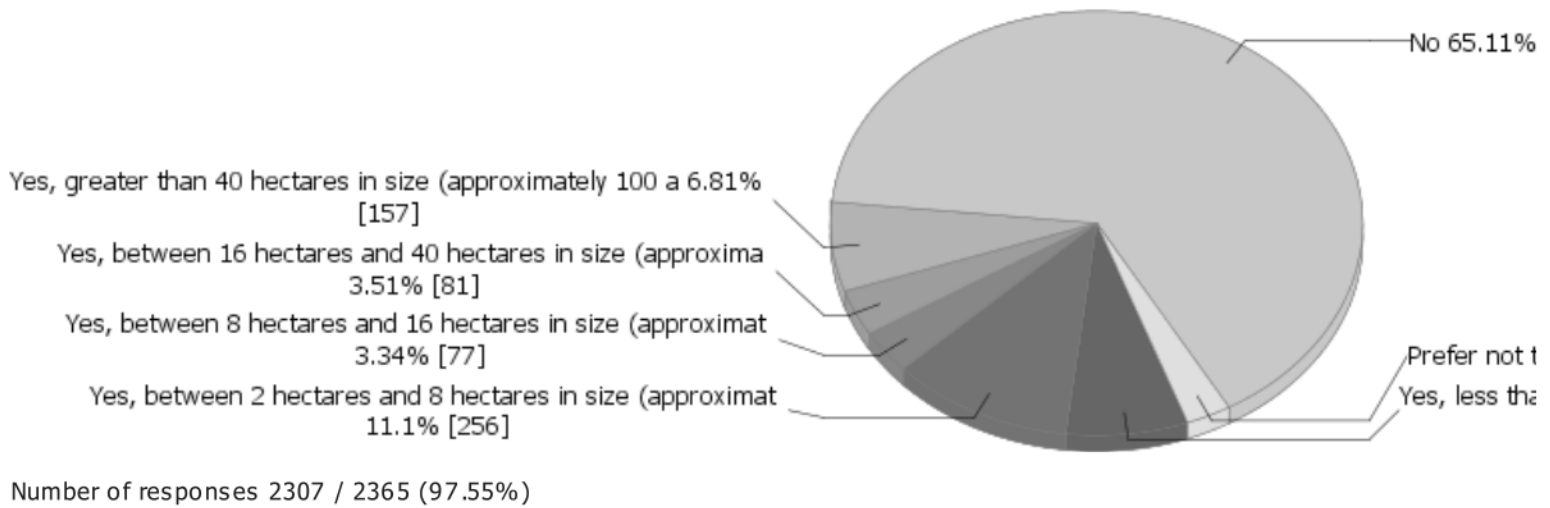
Number of responses 2305 / 2365 (97.46%)

Q2-Age

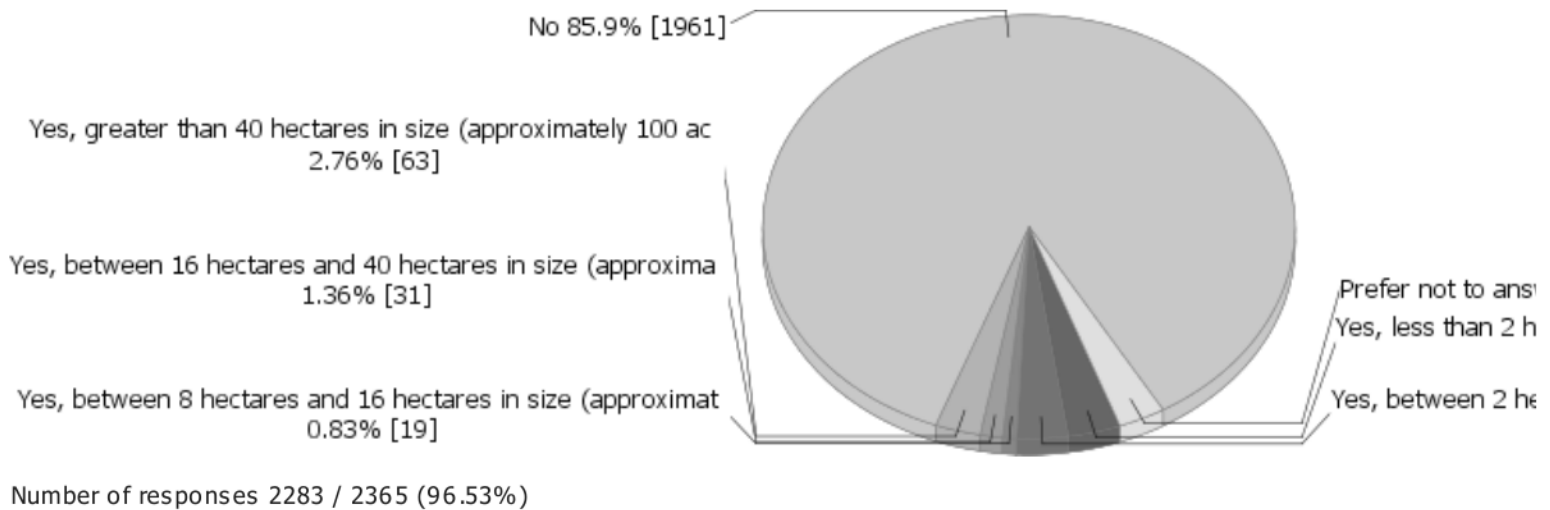


Number of responses 2308 / 2365 (97.59%)

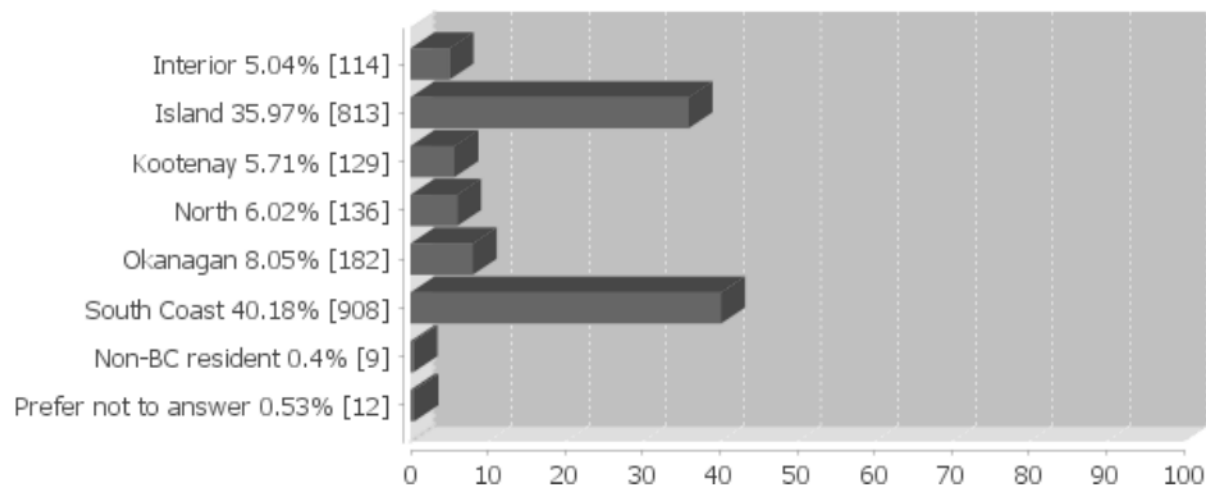
Q3-Own Land



Q4-Rent/Lease

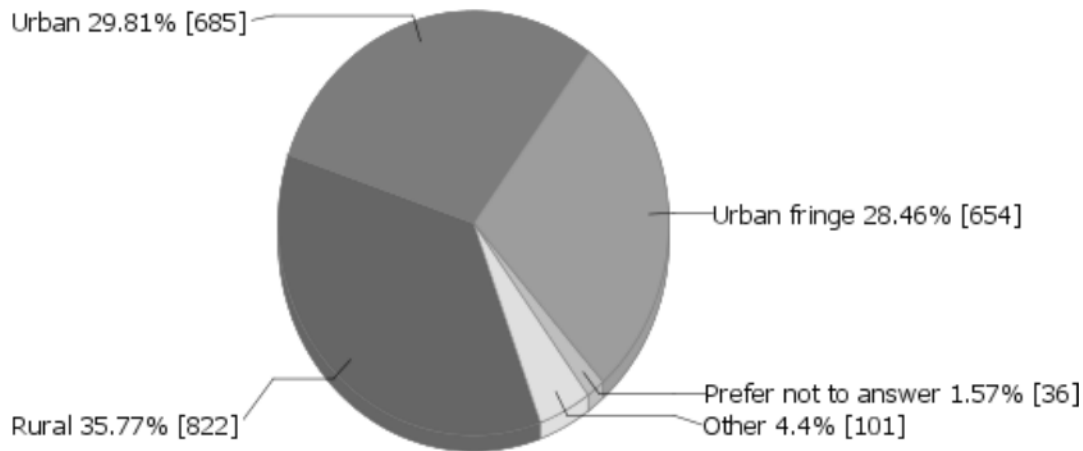


Q5-Region



Number of responses 2260 / 2365 (95.56%)

Q6-Fringe



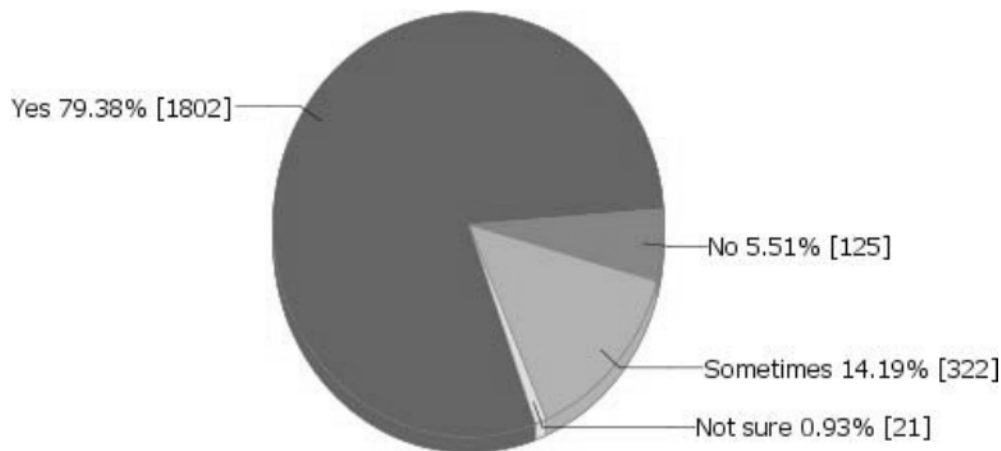
Number of responses 2298 / 2365 (97.17%)

Q12&13-Theme 6

	Very important	Somewhat important	Not important	Not sure
How important is the province's ability to produce and provide food to the residents of BC?	2070 (91.47%)	139 (6.14%)	48 (2.12%)	6 (0.27%)
How important is the province's ability to produce and provide food for export?	688 (30.44%)	1195 (52.88%)	328 (14.51%)	49 (2.17%)

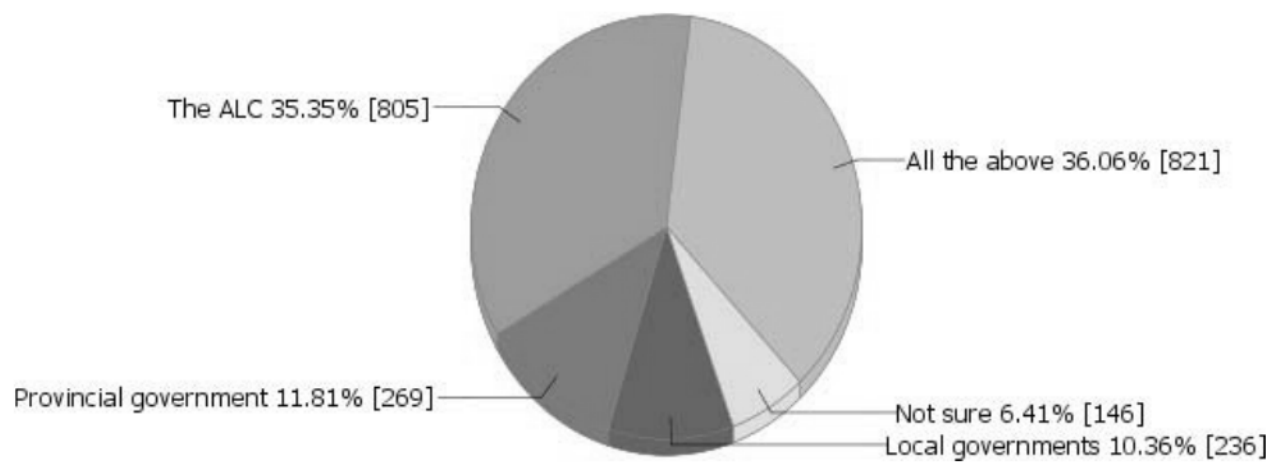
Number of responses 2266 / 2365 (95.81%)

Q15-Theme 7



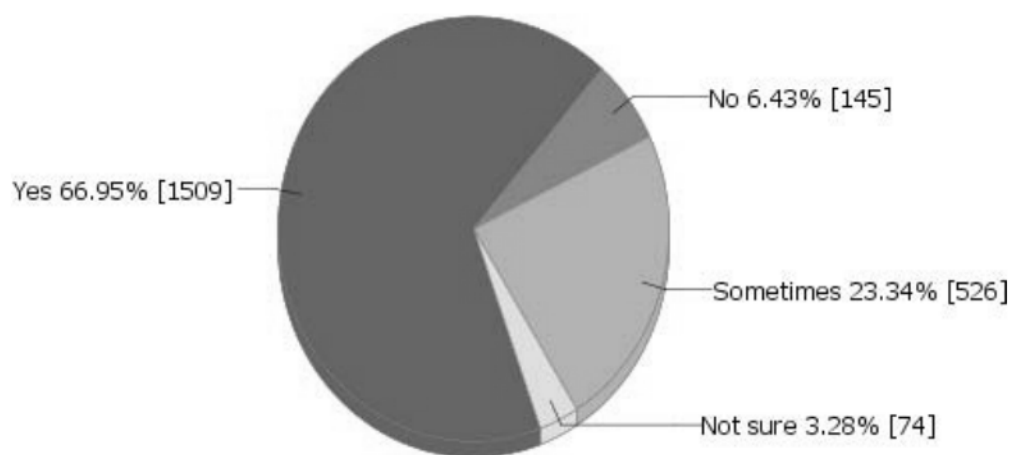
Number of responses 2270 / 2365 (95.98%)

Q16-Theme 7



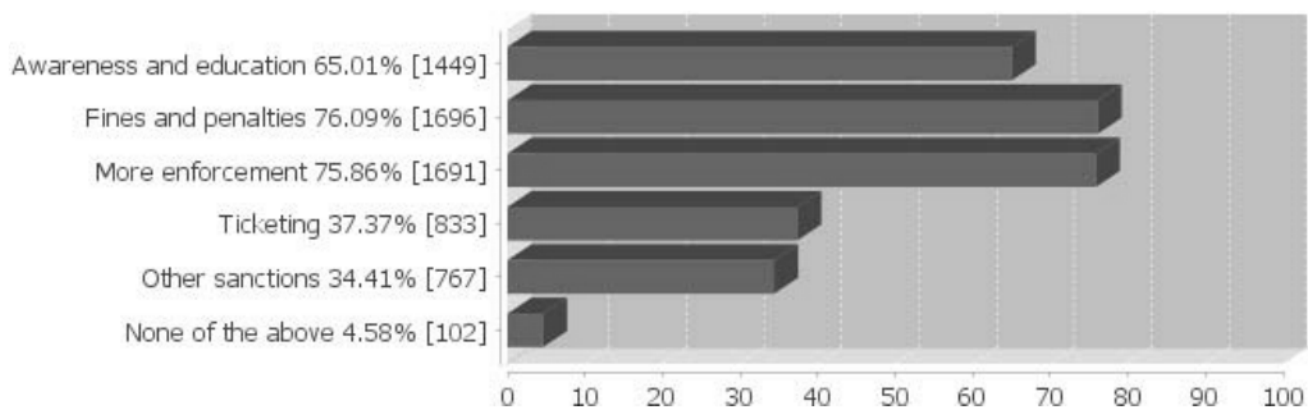
Number of responses 2277 / 2365 (96.28%)

Q18-Theme 8



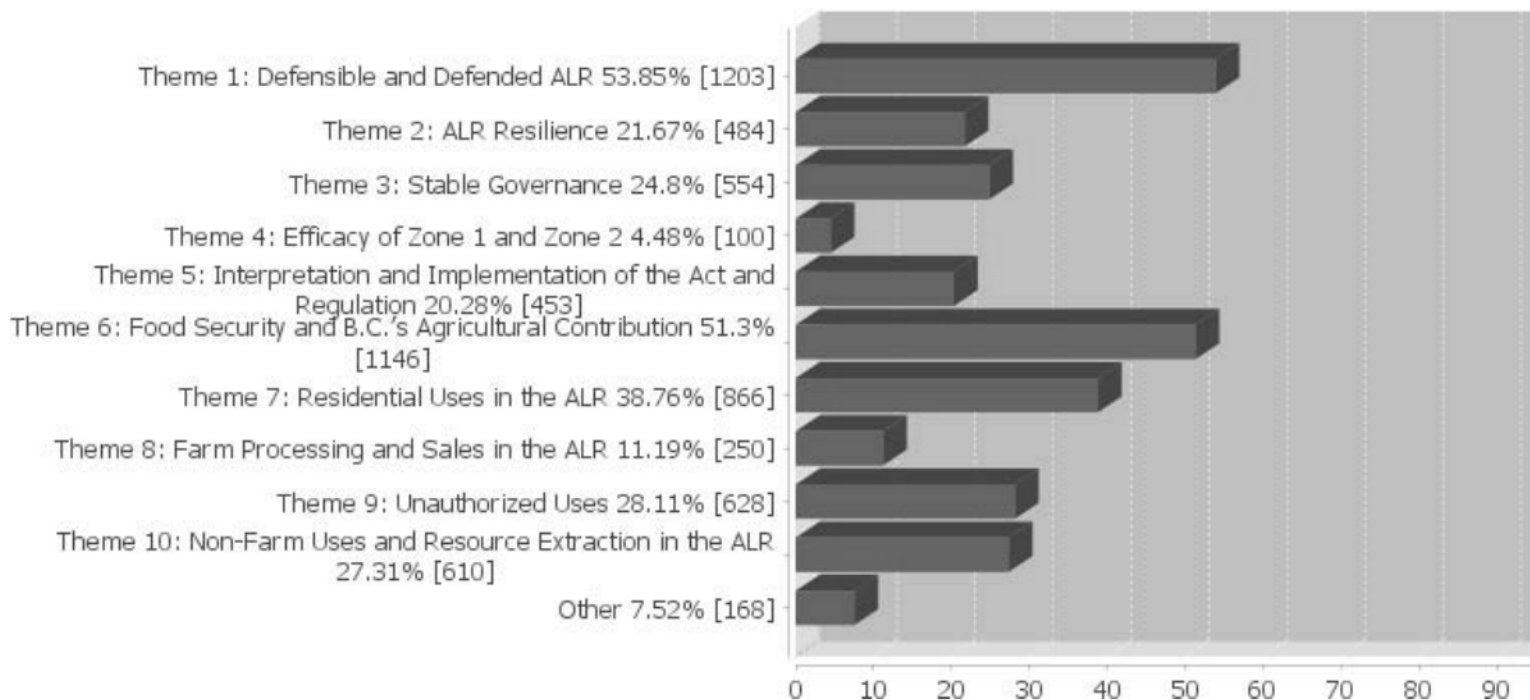
Number of responses 2254 / 2365 (95.31%)

Q20-Theme 9



Number of responses 2229 / 2365 (94.25%)

Q23-Theme Ranking



Number of responses 2234 / 2365 (94.46%)

Report Settings

Participants

Completed On: Options: Any Value

From: [Guiney, Lisa GCPE:EX](#)
To: [Anslow, Martha AGRI:EX](#)
Subject: RE: Questions: Survey report out
Date: Tuesday, May 1, 2018 9:42:19 AM
Attachments: [Final Export ALR Summary Statistics.pdf](#)

Hi Martha

I have a few reports to send today now that ALR engagement is closed. Attached please find summary statistics.

From: Anslow, Martha AGRI:EX
Sent: Monday, April 30, 2018 3:40 PM
To: Hrycuik, Lorie AGRI:EX; McRae, Meghan GCPE:EX; Guiney, Lisa GCPE:EX
Subject: RE: Questions: Survey report out

Thanks for checking into this. There was a discussion today between the Advisory Committee chair and the MA; I believe there will be more time to prepare this public report than we previously thought. We expect to have the higher level analysis done in the next few weeks, to give to the contractor.

Thanks,
Martha

From: Hrycuik, Lorie AGRI:EX
Sent: Monday, April 30, 2018 1:23 PM
To: McRae, Meghan GCPE:EX; Guiney, Lisa GCPE:EX
Cc: Anslow, Martha AGRI:EX
Subject: RE: Questions: Survey report out

Ministry staff are doing a high level analysis of the reporting on the survey. I will confirm the level of analysis before we identify the statement of work. It will be a public report.

Lorie Hrycuik
Ministry of Agriculture
250-356-8299

From: McRae, Meghan GCPE:EX
Sent: Monday, April 30, 2018 11:21 AM
To: Guiney, Lisa GCPE:EX
Cc: Hrycuik, Lorie AGRI:EX
Subject: RE: Questions: Survey report out

I'm not sure but it looks like we were emailing each other at the same time, so I'm adding Lorie in. Lorie will have a better idea of her team's capacity to do any sort of initial analysis or not.

From: Guiney, Lisa GCPE:EX
Sent: Monday, April 30, 2018 11:20 AM
To: McRae, Meghan GCPE:EX
Subject: RE: Questions: Survey report out

I had a quick look and there's over 2,000 surveys. If we proceed with drafting a statement of work, will the ministry do any first cut of analysis or do they want a contractor to do it all plus the summary report? And would the report be for internal use or a public facing report?

Thanks

From: Guiney, Lisa GCPE:EX
Sent: Monday, April 30, 2018 11:17 AM
To: McRae, Meghan GCPE:EX
Subject: RE: Questions: Survey report out

Hi

The normal process is that the ministry (with our team) will draft a statement of work. Our team will

then select vendors and send the statement of work out to quote. We then review the quotes with the ministry.

From: McRae, Meghan GCPE:EX
Sent: Monday, April 30, 2018 11:15 AM
To: Guiney, Lisa GCPE:EX
Subject: FW: Questions: Survey report out

Hi Lisa,

Following up on this one for program staff.

Thanks!

Meghan

From: McRae, Meghan GCPE:EX
Sent: Friday, April 27, 2018 10:56 AM
To: Guiney, Lisa GCPE:EX
Cc: Boelens, Robert GCPE:EX
Subject: RE: Questions: Survey report out

I think they're hoping for someone who can do a bit of qualitative analysis and write the report.

Would you mind sending me the standing offer list so I can share it with the program area?

Thanks!

Meghan

From: Guiney, Lisa GCPE:EX
Sent: Thursday, April 26, 2018 4:10 PM
To: McRae, Meghan GCPE:EX
Cc: Boelens, Robert GCPE:EX
Subject: RE: Questions: Survey report out

Hi

In several engagements we have hired a contracted writer to develop the what we heard report.

GCPE has a pre-qualified standing offer list of writers.

Will ministry staff or the committee be doing the initial analysis? Then you would want a writer to refine their results?

From: McRae, Meghan GCPE:EX
Sent: Wednesday, April 25, 2018 10:26 AM
To: Guiney, Lisa GCPE:EX
Cc: Boelens, Robert GCPE:EX
Subject: FW: Questions: Survey report out

Hi Lisa,

We'll make edits to the web content as requested.

On the same topic, do you know who has drafted these "what we heard" reports for other engagements? Has it been done through Engagement/GCPE, or do the ministries provide you with the documents for posting afterwards?

Thanks,

Meghan

From: Irvine, Britney AGRI:EX
Sent: Wednesday, April 25, 2018 10:03 AM
To: Boelens, Robert GCPE:EX; McRae, Meghan GCPE:EX
Cc: Anslow, Martha AGRI:EX
Subject: Questions: Survey report out

Good morning Rob and Meghan,

The Advisory Committee's survey is open to the public until this Monday, April 30th. We are currently considering, with the Committee, what would be the best approach to present the findings of the survey.

A couple of questions for you:

- Is GCPE a central resource for the ministry when it comes to report creation?
- If yes, would something like the below link be possible? We believe the format of this report is similar to what the Committee is looking for and the report is on a similar survey to the ALR and ALC Revitalization survey.

<https://engage.gov.bc.ca/app/uploads/sites/217/2017/12/Cannabis-Regulation-in-B.C.-What-We-Heard.pdf>

Thank you so much for any advice you can provide.

Britney.

ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Abbotsford

Date: February 21, 2018

Statistics

Summary Statistics

Number of organizations met with	11
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Theme 1: A Defensible and Defended ALR

A defensible and defended ALR was a common topic at the Abbotsford consultation, in particular speculation, exclusions, and boundary reviews. Specific examples include:

Discourage land speculation. Farmers in competition with all other users, need provincial policy to reduce speculation.
Not supportive of the idea of subdividing ALR and selling off parcels to gain equity.
Expectation in the general community that certain land can be removed. This leads to increasing prices, perhaps without merit. Longer-term plan pressures.
Need to improve consistency for what types of applications are going to be approved.
Balanced longer-term, wider plans will reduce speculation pressure (industrial, residential, farms).
Many small lots (1-2 acres) and challenging/unopened road dedications to subdivisions. This causes pressure to subdivide small lots and remove them from the ALR.
Pressure to exclude close to industrial areas.
Support for a no-net loss style for applications. Also financial contribution for future farming, administered by community for future development of small farm operations.
The ALR drawing was a desktop exercise originally; a lot of it is not good for farming.
A big population expansion is expected, and people need places to work. Need proper industrial land. Need to look at what is possible for industrial expansion. High tech parks need fibre optic/high-speed. Need to look at ALR boundaries and the non-farmable land that is captured. Quite prepared to look at land that is farmable and include it.
Need to review boundaries in a more holistic way. People are very important and how they live needs to be considered. Live near your work.
May be unpopular, but take out lands that cause highway traffic (environmentally burdensome).
Time for Province to take a holistic look and review the boundaries with respect to all needs, especially getting people off highways.
We can save all the land, but if there's no viable farm operation then the farmer will leave. Need boundary reviews and the ability to plan for growth.

Theme 2: ALR Resilience

ALR resilience was not a topic of great discussion at this consultation. Specific examples include:

Require ALR land to be farmed.
Require ALR land to only be owned by trained farmers.
Find ways to get farmers interested in the ALR land that is not farmed and focus on those areas.

Theme 3: Stable Governance

Stable governance of the ALC was a topic of conversation at this consultation, particularly funding/resourcing and how the ALC can better work with local governments. Specific examples include:

ALC needs adequate funding to fulfill mandate.
ALC could consider itself as a community investment agency to build agriculture out in a similar way.
Regional ALC committees are very positive. Every zone is different, as are municipalities. Their residential needs and how they plan for this seem to be a cost effective way to do site visits.
Strengthen management of ALC. Needs good funding and resourcing. Enforcement for preservation is left to municipalities; this is not consistent and needs to go back to ALC.
Strong support for ALC and ALR. Have a good working relationship, but could use some fine tuning.
Better alignment with ALC and FIRB. Need to work out a better process related to inconsistent decisions related to farm use.
Need an effective mechanism to work on collaborative planning with local governments.
Regional thinking sometimes is at the expense of the community (e.g. do not need industrial lands).
The ALC sometimes forgets about the Regional Growth Strategy.
Recommend a regional look at the needs of all the communities in the area, rather than a site specific decision. Regional Growth Benefit Plan – build in a strong agriculture component, to show how all the uses mesh with agriculture. Municipal agreement is the problem with this approach.

Theme 4: Efficacy of Zone 1 and 2

The zones were not brought up by stakeholders at this consultation, except for one comment:

Support for two zones.

Theme 5: Interpretation/Implementation of the Act and Regulation

This theme was not a topic of great discussion at the Abbotsford consultation. Specific examples include:

Interpretation issues of the ALC Act. Winery and processing regulations – basically taken an agriculture parcel and made it industrial.
How is agricultural land being used and how are we going to regulate it? For example, parcel size, temporary foreign worker housing, urban rural interface, retail, tourism, farm based events, innovation.
When considering changes to the Act and Regulations, the question is: is it good for agriculture? Is it good for agriculture in the future?

Theme 6: Food Security and BC's Agricultural Contribution

Food security and the province's agricultural contribution was not a topic that the stakeholders brought forward at this consultation, other than one specific example:

ALR needs to focus on food production, not shrubs/nursery plants and not greenhouses.

Theme 7: Residential Uses in the ALR

Residential uses in the ALR were a topic of great discussion at this consultation, particularly size, siting, and developers. Specific examples include:

Update residence/house regulations, size, location and type of house. This would support priority for housing on-farm workers and farm owners to have residences.
Housing requirements are a problem. Multiple siblings can't live on the farm and can't afford to live off

the farm. Support for a second dwelling without subdivision.
Support for a standardized policy per zone regarding housing on the ALR.
Home plate sizing needs consistency and understanding that different types of agriculture may need different amounts of homes. Houses should be for the needs of the operation.
Residential house size is a big deal.
There is demand to purchase small lots, close to the airport to build large houses for both foreign and domestic consumption.
Private developers are buying land around Port Metro Vancouver and will sell once the Port expands. Surrounding lands are prime soils. How to deal with the federal government on this matter?
Whatever the maximum house size is what they will build. The Province needs to solve this problem. Standardized house sizes should be administered by ALC, not up to each individual city to implement.
To regulate home size and home plate, need to understand the size and number of lots.
Need a rule to not have farmland increase like residential property value, but how to do that? Need to de-link value of farmland from residential value.
Real estate companies advertise that municipalities change and if you buy now you can cash in later. Need to lower the maximum house size, to reduce this problem.
The house size and siting by-law is effective. Any new regulations should be aimed at the municipal level to give flexibility or it will result in exemptions. In favour of a regulation for consistency.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales in the ALR was discussed briefly at this consultation. Specific examples include:

Why would anyone put processing on industrial land when the tax break is so good on ALR? The ALR has no infrastructure to support the processing plants (e.g. roads can't support trailers).
For on farm food processing and retail, should have the ability to regulate size but cannot prohibit. Need to understand the size of what is needed. Challenge with infrastructure, traffic and unintended consequences.
Currently pack in one place – on farm. If this is pushed to industrial land, the farmer can't survive. Margins will not be big enough to survive the increase in taxes.
If you allow full scale processing, there would be incredible growth. Need to tie this to the operation so that you don't end up with unintended consequences (e.g. wash and bag is good, but not transforming).

Theme 9: Unauthorized Uses

Unauthorized uses were not a topic of great discussion in Abbotsford. Specific examples include:

Unauthorized uses are a problem in Richmond. A lot relates to enforcement. Fill comes in but it is never used and is only to make money.
Unauthorized use is a problem. Need to fix the problem of ALR not being used. Need more bylaw officers.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses and resource extraction in the ALR were brought up a fair amount by the stakeholders in Abbotsford. Specific examples include:

End applications for exclusions and non-farm uses.
Gathering for events is a new topic and they are trying to understand it better. A few large events have happened and they are trying to reconcile.

Agri-innovation. Is there room for municipalities to explore things that are good for agriculture but fall outside of regulations of ALC? When they are ready, they submit an application.
Need compliance for truck parking, soil and fill. A bylaw compliance strategy, structure and systematic approach to handling bylaw compliance.
Would like to see northern farming innovation to capture heat from oil and gas to heat greenhouses (some new type of geothermal storage needed).
Should be greater link between BC Assessment and land use activity. If you are found to be operating a non-approved use, you should lose farm tax status for five years as a penalty.
Have to be consistent with non-farm uses. Have an excellent bylaw in place and did what they can to enforce. Have to be strict – tempting to let regular Joe slide, but must be consistent.
High-tech hub to promote new agricultural based innovation was not approved on ALR land. It supports, but does not produce, food; however, it is an integral part of agriculture.
Need to look at reclaiming lands that were used for gravel pits (e.g. Abbotsford).

Other Themes for Committee consideration

Taxation

Taxation is a good tool for incentives and disincentives.
Definition of farmer with taxation seems very low. Should remove some that are not farming.
Concern that foreign buyer's tax does not cover farmland. This is needed, at least temporarily.
75% of Abbotsford is in the ALR. The 2% tax requisition doesn't collect enough money to maintain this area without subsidy from urban areas.
If someone is leasing, they should get less tax incentive. The incentive should go to the farmer who is leasing the land and not to the land owner.
Taxation is very low for farms. Consider assessing residential portion of farm separate from active farming area.
Lack of taxation at a municipal level impacts their ability to provide services. If the municipalities are charged with protecting a provincial resource (ALR), they should be compensated for it. Propose a grant from government to communities with significant ALR.
Taxation benefits should be tied to/based on food production.
Need to look at tax framework to see if it needs changing.

Loans/Financial Support

Make sure leasing land continues to be an option. Look at policy that helps make leased land more secure to increase environmental sustainable practices and allow farmers to get capital or loans from banks. Registering leases on title is a good option.
Continue to support innovative partnerships for developing farmers and getting them into farming (e.g. Richmond farm school, young agrarians Surrey project). Funding and support for initiatives like this is good.
Access for land needs to be addressed, through grants for local food production, zero interest loan projects, and small micro-financing based on character.
Consider looking at credit union network across BC. ALC could leverage assets held cooperatively to make meaningful investments to support future farmers build resilience over time.
Need an investment in ways to deal with supply chain issues, in order to understand industries in the agriculture sector. This is different at the corporate scale rather than local communities.

Enforcement

The ALC needs help with enforcement on Class 1; there is not enough by-law enforcement. Local governments don't have the resources to do this.
Enforcement is downloaded onto municipalities, and they have no money to deal with it.
Enforcement needs to be enhanced. Land owners do what they like because they know no one will do anything.
Enforcement from ALC needs improvement, but they can't deal with everything. Very costly to prosecute.
Agriculture plans and OCPs help with enforcement.

Cannabis

Cannabis should not be on productive farmland. If on farmland, then need high air quality controls.
Especially if recreational cannabis is allowed, taxes will not cover added expenses for municipalities.
Very concerned with cannabis growers in open land and in greenhouses. This is not about food production. Tempting because of big dollars. Increases cost of land and young people cannot compete.
Cannabis grown in greenhouses is for export. Greenhouse owners claim they cannot make money on tomatoes.
ALC should say no to cannabis and give authority to municipalities.

Soil

Greenhouses do not use native soils. The question becomes is this industrial or agricultural?
Crops should be based on quantity and types of soil. You should not change the soil that is suitable for that area.
Protect prime farmland. Activities that happen on Class 1-4 soil need to use the soil.

Other Comments

Could look for ways to build some type of equity for those who lease land (e.g. processing, co-ops).
Seed entrepreneurs to work along with farmers to build their capacity.
Build a more sophisticated appraisal system for agricultural land. Farmland appraisal should be aligned with ALR rather than the highest and best use appraisal for all owners of ALR. Need a real value, versus what your appraiser is telling you it could sell for with no restrictions.
Succession planning is a big struggle.
Farm status is an issue. BC Assessment should look closely at this and what people are farming/doing on the land.
Need an industrial land base to make sure that land is available to support agriculture.
Land needs to be made available for young people.
Need to encourage leasing out lands, not just a big house on the hill.
Growth management strategies – required by law to do this planning, but the ALR stops the municipality from doing this. Perhaps take a look at allowing heavy industry that is farm related on ALR lands (e.g. hay equipment, manure spreaders, manufacturing, etc.).
ALR with industrial agriculture on it – the backup industry you need for farming needs support too.

ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Cranbrook

Date: March 8, 2018

Statistics

Summary Statistics

Number of organizations met with	8
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Theme 1: A Defensible and Defended ALR

This consultation included discussion around applications, non-farm uses, subdivisions and boundaries. Specific examples include:

Number of farms or ranches disappearing and becoming long-term campgrounds, golf courses, etc. These bring increased pressure on all lands (private and Crown). Some rationale for exclusions was for economic reasons (ranchers weren't able to make a living). But the problem is compounding; infrastructure is at its limit.
So much land in the ALR is not viable for farming. Rock piles don't run in a line; put a GPS pack on and map a new boundary.
Only one subdivision can be done for a relative, but what about those with more than one kid? Need to support retiring farmers and succession planning. If there's a rock pile or a hillside, for example, should be able to subdivide more.
Must be a way to allow for family subdivisions for more than one kid (succession planning).
If rules become stricter for exclusions and subdivisions etc., must make sure that properties that shouldn't be in the ALR aren't there. We have technology to pinpoint things more precisely now. Suggestion that folks taken out of the ALR that don't want to be are given ten year tax holiday (fund to make it neutral for them for 10 years). Allows for properties to not push inaccuracy forward.
When older farmers wants to subdivide a plot, don't make it a long process. Kids can take over the farm and the farmer can stay in their house.
To help define the borders and the areas, treat each property and Crown land region individually. Have ALC or representative do site visits to check on integrity of land for agricultural purposes.
Stop allowing subdivision on prime ALR lands. Bring land prices and agricultural lands to the same level, therefore making land profitable. Land worth should be proportionate in BC.
Land is not comparable in different parts of the province. Cannot take out land in the Fraser Valley and add in land in Prince George.
Pressures on ALR removal and subdivision (e.g. for golf course). What used to be cattle ranches are still ranches but there's no cattle. Ranching community has shifted priorities.

Theme 2: ALR Resilience

The specific theme of ALR resilience was discussed briefly in Cranbrook consultations. Specific examples include:

Encourage farming on existing ALR lands by using the carrot and stick approach, through incentives (lease the land, tax break or benefit) and penalties (if land not used for X years and is viable).

Should be stiff penalties or a tax for landowners not actively farming ALR land, either themselves or through lease.
Strengthening the ALR can mean different things to different people. Hopes this means strengthening as a whole, not just putting land into a bank that cannot be used by the families that are there.
Importance of zone 2. Most ALR land residences are zone 2, but majority of the profit is from zone 1.

Theme 3: Stable Governance

Stable governance and the ALC were discussed during the Cranbrook consultation, particularly regional panels, site visits and ALC decision making/actions. Specific examples include:

Seeks to activate ALC's participation to ensure land decisions on Crown land portions of ALR are in alignment with ALC objectives.
Keep regional panels. They are more active with more site visits.
Support for regional panels.
The ALC is not accountable to the electorate and this must change.
The ALC needs to respect decisions of regional boards. They are a level of local government. Local people must be making local decisions.
Executive panels reconsidering decisions has issues. Suggestion that it be mandatory for executive panel and Chair of ALC to do a site visit. Completely unfair that local member gets outvoted by those who haven't walked the land.
The current process of applications first coming to local governments must continue. Want situation where there is more alignment (approval at local government and ALC levels).
ALC should be arms-length from government.
ALC needs to look at second half of mandate – enhance and encourage.
ALC should be “boots on the ground” once in a while, to see what it's truly like.
Should be regional approach to all aspects of the ALR, particularly non-productive farmland. Regional districts already approve or disapprove applications – why need further layer of bureaucracy?

Theme 4: Efficacy of Zone 1 and 2

Consultations included mentions of the efficacy of zone 1 and zone 2, with a mixture of support for and against the zones. Specific examples include:

Not in favour of two zones. No reason why ALR cannot operate well within one zone.
Zone 1 and zone 2 was perfect; the intent was there, but it never got a chance to work.
Support for zone 2. Agriculture throughout BC is different in each area.
Against two zones from the start. Soil type and diversity of crops says they should be in zone 1, but they are in zone 2.
Allow zone 2 to function as intended. Designed for smaller scale farming and to generate non-farm use income. Without those opportunities, agriculture in this area is suppressed.
Importance of zone 2. Integral that part of ranching industry is covered by zone 2. Need diversification to survive.
Keep the zones. Taking zone 2 out of the ALR will diminish the importance of this area.

Theme 5: Interpretation/Implementation of the Act and Regulation

Interpretation and implementation of the Act and Regulation were occasionally mentioned during the Cranbrook consultations. Specific examples include:

Government must implement legislation and policy that strengthens its purpose statement, including
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fostering action on the ground. The restriction on effectiveness is lack of government commitment.
Need more creativity when it comes to the Act, especially when dealing with succession and retiring farmers.
ALR Act is one of the most progressive land use policies ever regulated in North America. Hope we can all work together to preserve farmland and accommodate more serious situations.

Theme 6: Food Security and BC's Agricultural Contribution

Cranbrook consultations rarely included food security and BC's agricultural contribution. Specific examples include:

The cost of food security for everyone all ends with the farmers, which comes off of their bottom line (regulation or tax). Help make land more attractive for those who want to farm.
Many valuable foods are grown in BC but we still have some that think we should import food and just develop ALR land. This does not make sense.

Theme 7: Residential Uses in the ALR

Residential uses in the ALR were discussed during the Cranbrook consultations. Specific examples include:

Conflicts with ranchers and developers. Some have seasonal trailers, but they are there year round. The Province controls the Crown land. Need better system for listening to people on the ground.
Residential pressures are a big issue. Opposed to loss of farmland to housing developments.
Has to be rules in place for specific size limits of houses. This must be enforced and known by all (relators included).
In some areas there should be provisions made for siting, where the house goes and how much land can be covered.
Minimum farm size should be established for allowing multiple dwellings. This will reduce speculation.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales were not a focus of the consultations in Cranbrook.

Theme 9: Unauthorized Uses

Unauthorized uses were briefly discussed during this consultation. Specific examples include:

Full phase land management is being skipped. Logging practices where they don't have to reclaim the roads or worried about the weeds their vehicles bring onto site.
A lot of places where unauthorized uses are happening, but there is no oversight or enforcement (e.g. parking RVs for winter storage, log sort yards).
Enforcement is important. Awareness around the ALC complaint line is needed. Need to educate the public on how they can express their concerns.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses were greatly discussed during the Cranbrook consultation, in particular recreation. Specific examples include:

When a decision is made, in support of a recommendation or against, caveats are placed on non-farm use applications and there is no oversight. Why can this be done on a government lease when it can't be done on private land?
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Recreational pressures bring up question of use versus preservation.
Non-farm use applications have become more strict recently. If you are using existing structures (e.g. for weddings and retreats) then how can the ALC say no?
Uncontrolled recreational use and planning between Crown lands and the ALR (designation for agricultural uses) seem to be hit and miss throughout BC.
Many long-term campgrounds are on prime lake land. Tremendous amounts of pressures on ALR land.
Financial diversification needs to be looked at differently. Most lands have some non-productive land. Utilizing this land will help the agricultural portion stay viable and will help bring young people to the land.
Ecological goods and services is an example of diversification.
Ranchers should be given opportunity to supplement income within ALR. Restrictions don't allow for second job to come from operation on the land (e.g. mechanic business in garage).
No objection to solar panels, but they should be placed in gravel pits, on roof tops, etc.
Prime ALR land has turned into campgrounds (river bottom land) or is under houses, malls, parking lots and highways.
A lot of issues with development pressures from recreation. Mechanized use (motorized use of Crown range) and non-motorized mountain bike trails. Very popular and aggressive about establishing trail networks.
Ranchers are letting their Crown tenures go due to recreational activities.
Recreational trails come with parking lots (e.g. one approved trail has five parking lots) and picnic areas.
Recreational activities are incrementally pushing ranchers into a corner. Now have to haul cows to grazing an hour away; this is impractical.
For recreational trails, our laws should match what they do in southern Alberta, or else everyone comes here to destroy our lands.
Non-farm use applications (e.g. house boats). Who is running the show? Decision from regional district, communications through different agencies, and then decision is completely reversed by ALC. Happens time and time again.
Leery that the ALR process comes with restrictions and promises of support. When business diversification can happen without impacting agriculture potential of land, supportive of this. Anything to restrict competitiveness would be of a huge concern.

Other Themes for Committee consideration

Cannabis

Cannabis should not be on farmland.
Cannabis is a legal, legitimate agriculture crop that is soil based. Hard for struggling individuals to say no.
Cannabis should not take over good growing land. This drives price of land for no reason. No agricultural producer can afford to touch it. Can't compete with the returns that cannabis growers are making.
Cannabis and wine can be replaced by carrots if we are starving. Greenhouses aren't physically using dirt.

Water

Need to consider water allocation (mostly for cattle and hay).
Water problems. Has land that could be farmed, but doesn't have any water. Needs a water license.
Water infrastructure is important, particularly for range lands within the ALR.

Ecosystems

Much of the Trench is in need of ecosystem-restoration treatment; needs government commitment.
Change tenure system on NDT4 (ecosystems with frequent stand-maintaining fires) to pull out of provincial forests or whatever category of authority. Full phase approach to management.
Ecosystems Good and Services is an important policy. Can make or break somebody staying on the land, as the farmer is rewarded financially for looking after the ecosystem.

Timber Management

Need FLNRORD support for burning program and prescribed burning maintenance tool.
Ranches are affected if you don't keep thinning/burning, due to loss of forest potential. The issue is how to maintain this. Thinning forests also contribute to other high priority things for government (stopping forest fires, restoration of land, etc.).
Can't have range management without timber management.
Grass will capture carbon, as will trees if they are spaced properly. Wants to see ALC be more forward in promoting this.

Other Comments

The added land transfer tax is a real burden.
Increased quantity and quality of Crown Range land would be of direct value to the viability of the cattle industry, and consistent with ALR/ALC revitalization goal endorsed by government.
Many things could be dealt with at ministerial level, if objectives were to be addressed in treatments proposed (perhaps financial contribution as well).
Land must be accessible to those who genuinely want to farm, or else going to lose use of land and those who are willing to do it.
In the future, technology may enable crops to be grown or we can use greenhouses on lower quality soils. Also, those who can only afford marginal land may be willing to work hard.
Foreign buyers should be banned from purchasing farmland.
Raise dollar amount required to keep on-farm status. Would make more people go through with farming and make more of an effort (better business plan, etc.).
Need to help young and entry level farmers to get into business (entry program or tax incentives).
Right to Farm legislation needs an update to make sure that it is strong.
Advocate for Crown held ALR. This needs to enable agriculture.
Large majority shareholder of ALR land is the government. Province needs to step up. The land bank is there, with not a lot of development on it in the last 4 years.
Rural-urban divide. In this area, need more acreage to make the same amount of money. Have to truck things long distances (expensive) and are competing with Alberta and the Coast.
Viability and sustainability of farming – there are no programs that help young farmers. ALR lands are tied up and young farmers can't expand.
Need more support for aging farmers. Want to allow son to live on property and take over when they get older.

ALR and ALC Revitalization – Analysis of Public Feedback

Mail Submissions

Date: February 5 to April 30, 2018

Statistics

Summary Statistics

Number of mail submissions	17
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Theme 1: A Defensible and Defended ALR

Some adjustments are needed from when the ALR was first drawn up in 1972. Put some land back in the ALR and sell or lease it to local farmers. This would support the main goal of the ALC of maximizing food production.
Continued and strengthened ALC involvement in municipal land use planning and bylaw development is encouraged to bolster the shared understanding of land use relationships and the critical importance of local decision-making.
Clarity be provided regarding the ALC application processes and timelines, regarding boundary changes.
Develop guidelines which set out a standard or criteria for consideration of applications to modify the ALR boundary and/or permit non-farm uses.
Educate property owners of land in the ALR about how they are permitted to use their land while maintaining the ALR designation.

Theme 2: ALR Resilience

The ALR, ALC and agriculture in BC should be stable and resilient for generations to come and should always endeavor to maintain intact parcels of land.
The ALC should strengthen the administration and governance of the ALR to both increase public confidence and to ensure that land use regulation and land use decisions are preserving agricultural land and encouraging farming and ranching in the ALR.
The ALC should increase awareness about agriculture in schools and provide educational materials as part of the school curriculum on agriculture and the role of the ALR/ALC.
The ALC should develop stringent remedies that reflect an ability to prevent and/or recover from any damages that arise as a result of unauthorized non-agricultural uses through, injunctive relief, penalties that reflect the costs associated with land remediation, and more significant financial penalties if the damage is permanent.
The ALC should be sufficiently resourced in order to ensure enforcement and recovery is a primary priority.
Consider measures to coordinate agricultural lands with broader growth management objectives locally, regionally and provincially, in order to be able to develop strategies to properly address this issue.
Support efforts to reform property assessment and taxation measures consistent with Metro Vancouver's farm property tax review and recommendations.
Provide or encourage the provision of expertise to support farming.
Improve clarity in the ALC process for considering applications by providing timely responses to local government enquiries, refining the ALC "Portal" process to better align with local government

processes, increase the portion of the ALC fee given to the municipality and provide timelines for processing and receiving a decision from the ALC.
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Theme 3: Stable Governance

There is a need for clearer regulations and consistency in interpretation and specially a list of what activities are not permitted to be established.
The B.C. government should accept input from the public and the ALC with respect to where the ALR should be at future milestone dates, set these out clearly and reports on progress towards meeting the milestones.
There should be greater transparency when proposals are made at any level of government that might detract from the objectives and milestone targets with respect to non-agricultural uses of agricultural lands.
The ALC should make the reasons for their land-use decisions available to the general public online.
The ALC governance and decision making model should be made less susceptible to outside influences.
The ALC governance and its decision making model should not be able to be easily changed through legislative amendments and changing government direction.
The BC government should mandate policies and programs including support staff positions which provide support to all farmers provincially for the purposes of developing agricultural products, marketing, farmer training, crop research and carbon sequestering.
Independence is an important component for a strong ALC and ALR, however this should not result in ALC isolation that sacrifices open communication and information sharing with stakeholders (still need local government consultation).
Consider actions which translate into a more open, accessible and transparent governance model.

Theme 4: Efficacy of Zone 1 and 2

All land in BC be subject to the provisions for zone 1.
Improved consistency across the ALR may help level expectations and opportunities across jurisdictions.

Theme 5: Interpretation/Implementation of the Act and Regulation

Further clarity on local government authority for regulating agricultural uses in the ALR would be beneficial for preparing and implementing municipal regulation.
Develop checklists and guidelines to assist property owners, farmers and applicants with regulatory processes.
For decisions involving interpretation of ALC regulations that may be delegated to municipalities (e.g. additional farm housing, lot line adjustments), it is recommended that the ALC make their expertise available to municipalities.

Theme 6: Food Security and BC's Agricultural Contribution

Develop policy to provide additional support for organic farms, and soil improvements.
The ALC should encourage farming of land in the ALR for uses related to agriculture and food production.
Measures should be put in place that encourages more intense food production such as scalable tax incentives for small scale (up to 10 acres) food producers.
Ownership of ALR land be restricted to Canadian companies or citizens.
Policies that create opportunities for agriculture should be explored to better utilize land in the ALR, such as supports to improve access and affordability for new farmers. New and innovative agricultural

practices that go beyond traditional farming could be explored as permitted uses to increase farm activity.

In shaping ALC policy, prioritize use of agricultural land for food production.

Theme 7: Residential Uses in the ALR

Support for second residences on larger pieces of farmland, especially for farmers who have lived on the farm for many years. This residence would be for family or outside people, who could help with the farming.

Retain the fact that two dwellings are allowed on one quarter.

Rapid expansions of residential housing appear to be increasing and endless. With a continued increase in population, we will require more nutritious food. Need to preserve agricultural land, encourage farming and accommodate farm use and uses compatible only of agricultural lands.

Strengthen policy to limit the real estate/speculative value of ALR land. Consider limitations on size of residential buildings on properties in the ALR.

Provide regulatory framework for farm worker housing solutions on ALR land.

Prior to the subdivision of ALR land into 5 acre parcels, owners should need to prove that a smaller parcel is more workable than a large parcel. The purchaser of a 5 acre parcel of land should need to submit a farm plan before a building permit could be issued for a house, to keep farmland from being wasted on trophy houses and fancy yards.

The perspective that the ALR is available for urban uses should be vigorously opposed.

The current cost of land, especially large parcels, can greatly restrict the entry of new farmers and entrepreneurs. Allowing a secondary smaller residence rented to tenants other than only to staff may off set some expenses such as land costs. Restrictions could be set in place such as generating a certain level of agricultural income and possibly falling into a much higher tax bracket if conditions are not met.

ALC dwelling occupancy restrictions are challenging to regulate effectively and efficiently as farm needs, operations, and property ownership changes over time.

More flexibility be given to home site severance being expanded to continuous ownership of a family rather than a single owner.

Additional farm houses and/or additional housing be considered on a single property relative to intensification operations of the farm.

The residential development component within a property be contained within a designated home plate.

Residential uses in the ALR should continue to be regulated by local government.

Provide criteria or guidelines to local government for establishing the need for additional farm houses and housing.

Theme 8: Farm Processing and Sales in the ALR

Develop and enforce and approach to farm processing, agri-tourism and sales that supports facilities in processing, retail and ancillary uses and more effectively guide facility siting and building footprints.

While farm processing and sales are becoming increasingly important components of any farm operations, ALC allowances create some ambiguity in cases where permitted uses extend beyond conventional farming and blur agriculture with industrial or commercial activity, creating inequities and competitive tax advantages. Greater provincial clarity through more practical and enforceable regulation would better distinguish between ALR and non-ALR land uses.

Continue and strengthen measures to regulate uses ancillary to agriculture in the ALR.

Clarify methods for measuring compliance with thresholds or obtaining information on inputs for the storage, processing and preparation of agricultural products and mushrooms, on-farm composting, and

sale of products where some are not produced on farm.

If municipalities are to have a role in enforcing conformity with regulations, ensure that they have the tools required to accurately and fairly determine compliance.
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Theme 9: Unauthorized Uses

More effectively enforce unauthorized uses such as soil dumping and fill, and support organic matter recycling and composting.
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The ALC should take on a more prominent role with respect to enforcement of activities within the ALR, in coordination with City supports.
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Regarding unauthorized soil deposition, the ALC is encouraged to explore proactive approaches. Quicker turn-around times for ALC soil deposition applications may also reduce the appeal of unauthorized options.

Allocate ALC resources to increase awareness and education, and to enforce ticketing and penalties in dealing with unauthorized uses on ALC lands similar to the Delta model.

Review the effectiveness of the ALC enforcement role and if it is determined that significant additional resources cannot be allocated, consider other alternatives.
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Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Need ALR rules to allow for other means of generating income, for farmers to supplement their income or be their total farm income. This includes tourism, events, farm tours, petting zoos, etc.

Land owners should be able to continue to excavate natural resource, where natural resources are scarce.
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Pressure for non-agricultural uses in the ALR should be strongly and consistently opposed and options for increasing the ALR should be considered.
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The ALC should support the educational and financial benefits of agri-tourism but these activities should not have a disproportionate impact on the environment nor on the use of land for agriculture.

A new emphasis could and should be adopted by the ALC decision makers: the health benefits of recreation in nature merged with recreation in open park lands. Would result in health benefits, the health system cost savings, and preserved land.
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The timely remediation of resource extraction sites will support increased capacity and productivity in the ALR over the long term. May include increased security deposits and strengthened coordination between the ALC and local governments to improve remediation follow-through.
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Require that non-farm use applications be accompanied by an agrologist report to assess the application in regard to the overall impact/benefit to farming. Such reports may be subject to peer review.

Provide a set of specific criteria to local government staff for reviewing non-farm use applications and preparing Council Reports.

Other Themes for Committee consideration

Other

Potential for greenhouses to be built on top of warehouses or other commercial buildings.

Concerns over program that allows crown land to be purchased for agricultural development.
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Regional Districts should have more authority and impacts on ALR decisions when communities need to expand into ALR lands.
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Small farms stimulate the local economy creating options that large corporations do not offer. An entrepreneur willing to engage in agriculture should not have restraints and regulations to wind up exhausted and giving up.
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Include Section 2(c) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation dealing with activities designated as farm use, such as a receiving station, in the review. Currently is unduly restrictive and has the potential effect of denying producers access to a facility to whom to deliver their product.

Critical to consider the influence of taxation and economics on land use in the ALR. Without strong economic policy being implemented in conjunction with other adjustments being considered, the goal of a revitalized ALR may not be achievable.

Cannabis

Put food security for British Columbians ahead of the interest of the cannabis industry. Building proposed by the cannabis industry can be placed on properties that are unable to grow food or fodder.

Create policy and design guidelines for cannabis production (coordinate with local government to protect farmland and ensure that enclosures are not constructed on fertile farmland to produce cannabis that meets existing security requirements).

Consider the social and environmental impact of cannabis farming in your recommendations. Very large, permanent greenhouses are a risk of cannabis production on farmland, particularly on high class soils.

Prohibit or limit cannabis production on ALR lands, or convey authority to municipalities to do so.

Impose industrial-tax rates for non-medical cannabis grown on agricultural land and restrict all cannabis growers from having farm status for taxation purposes.

Soil

The BC government should reaffirm the overarching principle of the preservation of enhancement of soil.

The ALC should preserve the productive capacity of land in the ALR with respect to the quality of the soil.

A review of the legislation must include as a paramount consideration the strength and preservation and enhancement of the use of soil for in-ground production of food.

The legislation should not allow the nature and scope of permitted uses to include industries such as mine and LNG, large scale commercial cannabis growing, large scale mushrooms and greenhouse operations.

The BC government should consider incorporating the classes of soils into the ALR land use legislation and that the most arable be limited to in-ground food production.

Good soils are invaluable, and should be cherished for future generations.

Indigenous Peoples/First Nations

Identify processes for the ALR and ALC to support Indigenous food harvesting activities.

Address the Indigenous food systems impacts from conventional farms operating on ALR lands.

Work with First Nations to secure food producing lands through the ALR system.

ORGANIZATIONS

- B.C. Hazelnut Growers Association
- Capital Regional District
- Citizens Protecting Agricultural Land (CPAL)
- City of Abbotsford

- Corporation of Delta
- North Saanich
- Prespatou Farmers Institute

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Email Submissions

Date: February 5 to April 30, 2018

Statistics

Summary Statistics

Number of email submissions	264
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Theme 1: A Defensible and Defended ALR

Follow through on the promise made so many years ago for the boundaries to be fine-tuned.
Properties not suitable for growing vegetables should be given permission to build green houses or remove them from the ALR.
Add properties that are of good farmland into the ALR to compensate for the loss of some that are not.
Our valuable farmland must be preserved at all costs for all citizens of BC, even Canada, to continue being able to produce food for our citizens in case of international food crisis.
Look for an incentive for people who own good agricultural land that is not currently in the ALR to request an inclusion for it.
The underlying and ongoing problem with the ALR is the technical background of the establishment of the ALR and therefore the borders are very poorly understood and the purpose and functionality of the ALR is consistently subject to challenge.
Embrace small parcels of agricultural land, don't marginalize them.
The ALC must communicate a deeper and broader understanding of what is 'good' land and why within the ALR. It was a bold move to base the ALR on biophysical (climate plus soils) land capability.
The ability to exclude land from the ALR as a result of 'fine tuning' in response to more detailed mapping and/or local government planning needs to remain an option.
Boundaries need to be re-evaluated to include the better lands than much now included.
It is time to consider only allowing applications from land owners for agricultural related uses. Applications for exclusion of ALR lands should only be considered from local governments through the planning process where no other options for expansion and growth exist.
Eliminate subdivision in the ALR where this would increase the number of parcels created and the soils classifications are less than a 4 or 5 rating.
The process of releasing land from the ALR to meet our community's other needs has always crated speculation and drives the prices of farmland in the ALR. The practice of allowing this land to be excluded with no benefit to the ALR needs to stop. ALC should adopt a "zero loss" to the ALR with soils capability 4 or less.
Land Swaps that increase the quantity and quality of the land in the ALR should not only be considered, but should be actively pursued.
Perform the fine tuning of the ALR boundaries, which was intended originally but not followed up. Then reef down hard on exclusion applications and reduce the appeal for residential developers or industrial uses through changes to the Act or taxation levels or local government zoning amendments.
Ongoing boundary reviews are necessary. When originally established, the boundaries of the reserve were rough drawn and there remains land within the reserve that doesn't have agriculture potential. Before undertaking additional boundary reviews, the Commission should ensure the process is efficient and effective.
A commitment by the Provincial government to Increase the ALR land mass by 10% every year, or at the very least increase the ALR land mass by reclamation by the same amount that is taken out of the ALR

every year.
Keep strengthening requirements for changes to the ALR- ie. annexation of land into municipalities.
Look at policies around subdivision- consider only plans that increase production
Provide incentive for land to be added to the ALR.
Local communities should have the power to review ALR changes through a public engagement process and make local case-by-case decisions.
Create funding for regional and municipal governments to research ALR changes.
Create an appeals process for ALR removal decisions through the court system.
Continue to work with local governments to plan for agriculture and strengthen bylaw provisions in support of farm use of ALR lands.
Though difficult, consideration should be given to a review of 'Farm Class' with a view to encouraging farming and preservation of land and water resources for agriculture.
The severe restrictions on subdividing property has resulted in excessive land prices for acreages or lots being very expensive throughout BC, and increasing housing costs for new families dramatically.
I respectfully suggest that the Agricultural Land Reserve on the Sunshine Coast be reviewed on the basis of soil/climate rating, existing farming activities and the location of the ALR vis a vis urban growth patterns.
Consistent application of the objectives and regulations of the ALC. Strong, clear and consistent administration of the principles and regulation of the ALR throughout the province will reduce speculation and provide consistency for landowners and local governments.
Consideration of public objectives. Consider proposals that achieve broad public objectives where no alternatives exist.
The timeline for requests to remove land from the ALR is 90 days. This must be extended to 180 days so proper /rigorous investigation can be completed.
ALC should conduct a study using the latest mapping and land classification techniques to determine if the existing boundaries of the ALR should be revised.
ALC decisions to approve removals should be conditional and time sensitive. Failure to complete by the deadline should automatically reverse the decision and return the land to the ALR. It is critical that the ALR legislation and regulations governing ALR removals and non-farm use include provisions for the ALC to enforce the conditions that it sets for these approvals.
The ALC should be more responsive to the amount of actual arable land within the province and ALR.
Examine parcels that have been subdivided down to 20 acres or less and their suitability for viable agricultural practices.
ALR boundaries should be permanent no more exclusions—block applications should be very expensive and only approved if every other option has been carefully examined.
I propose any parcel of land showing less than 2 or 2.5 acres of farmable tillable soil (not roads) be excluded immediately from the ALR. There is no critical mass to be economic. Minimum critical land mass must be a factor for inclusion into the ALR.
It is important to acknowledge the value of proactive and comprehensive municipal planning when evaluating ALR boundary adjustments.
Raise the standard for allowing subdivisions making subdivision smaller than 10 ha almost impossible and absolutely no subdivision creating parcels smaller than 4 ha.
Moratorium on further ALR exclusions.
Where exclusions are unavoidable, must be compelling evidence that the proposed land uses cannot be accomplished elsewhere. Also a mandatory Agricultural Impact Assessment.
As climate continues to change the range of crops suitable to grow in new regions has the potential to expand. There may be the possibility to include new land in the ALR. We would encourage these lands

be included in the ALR.
As land is taken out of agriculture either from ALR exclusions or land zoned agriculture but not in the ALR a mechanism should be found to place an equivalent amount of land in the ALR.
Needs to be an awareness campaign so that BC residents don't view the boundary as temporary and adjustable.
I would like to see more additions of land parcels to the ALR.
Return to the original vision of the ALC and ALR. A provincial farmlands trust, and that when farmers retired
Provide a more stringent and robust protection of the ALR, especially given ongoing loss.
Ensure transparency of process of applications to withdraw land from the ALR.
Going forward there should be more emphasis on the ALR as zone for agriculture and agribusiness. It's also time to move past the original criteria and solidify the ALR boundaries through rebranding the ALR. There are opportunities to identify areas, which should be available for agriculture use and could be added to the ALR for food security and other reasons in future.
Undertake the refinement of the ALR boundaries as necessary, to ensure that the boundaries more accurately coincide with the extent of agricultural capability. This process should include an opportunity for land owners to submit evidence relevant to boundary refinements without having to pay an application fee.
A review of land in the ALR is extremely overdue.
Land swaps in the ALR will probably not be going away any time soon. Make it fair.
Generally, increase the minimum revenue per acre required to achieve the class 9 status .
Introduce new rules to prevent 'fake sale' of product from qualifying as legitimate farm product sales.
Clearer guiding principles and more stringent evaluation criteria are required to support the ALC and local governments in reviewing and making decisions on ALR exclusion requests. Applications are often assessed based on "a net benefit to agriculture". This is an important concept which contributes to a more defensible ALR but lacks sufficient guiding detail.
The ALC should have a greater role in encouraging farming through a range of policies, incentives, services and programs (e.g., a land matching program, educational programs, training, tax benefits and agricultural grants). Such initiatives could help to put underutilized ALR land into agricultural production and thereby assist existing farmers, as well as the next generation of farmers.
Many of the sites currently included in the ALR are not ideal for farming and sit adjacent to areas of major goods movement hubs. A science-based approach may confirm this and unlock such sites to contribute to a better allocation of land uses that would ultimately improve the overall economy.
Expand capacity of ALC so that they can process applications and focus on other mandates.
Large penalties for speculative activity (e.g. putting in fill so the land isn't farmable, then applying to exclude it from ALR)—with transparency as to where/how fines are used.
Develop criteria and education for local governments on ALR applications (and exclusions) to screen applications before they go to ALC.
Ease inter-generational transfers by allowing a one-time home site severance on parcels greater than 39 acres if they have been part of a qualified farm operation for at least 20 years.
Develop guidelines which set out a standard or criteria for consideration of applications to modify the ALR boundary and/or permit non-farm uses.
Educate property owners of land in the ALR about how they are permitted to use their land while maintaining the ALR designation.
In the interest of our populations' health and ability to access food now and into the future, having a defensible and defended ALR is very important.
An independent third party agricultural impact assessment should be required for farmland exclusions

and urban development that is within a specified distance to farmland and/or farm operations.
The Ministry could initiate a provincial campaign messaging to the public the value of the agricultural industry to BC's economy and social well-being.
Parks and Recreation land use should not be included or used to offset land for farming in the ALR.
For evaluation and comparison purposes, farmland could have a capability grading based on irrigation, drainage, soil, location and accessibility.
There are a variety of factors that should be used to assess ALR exclusion applications that are more than just farming and food production. Other factors to consider when assessing applications include economic, cultural, and social values and regional and community planning objectives.
We would like to see an ALR with strong boundaries and the support of all levels of government so that farming can be more viable.
Automatically grant farm status (under BC Assessment rules) if the land is in the ALR. The ALR designation limits the uses of the lands and has the advantage of retaining the land base for future agriculture activities.
Provide explicit recognition (both financial and non-financial) to farmers for the practicing Beneficial Management Practices and for the provision of environmental services/ecological assets to society as a whole.
The ALR boundaries should not be temporary nor be flexible with the expectation that ongoing changes can be made whenever municipal and/or regional governments feel it is necessary to allow to use the ALR lands for urban and industrial expansion.
The fact that, originally, there was a generating of "inaccuracy" and now, unfortunately, surfacing of consequences with subsequent need to adequately clarify and correct mistakes. It means, "boots on the ground" or use of systematic drone imaging to include types of soil consistent with the mountains as well as availability of water
I am very concerned that our local politicians are allowing ALR lands to be slowly chipped away in our area.

Theme 2: ALR Resilience

Set a minimum lot size, such as 10 acres, which is big enough to be farmed and small enough to be manageable by one family.
The preservation of farmland must be closely linked to encouraging farming on ALR land. Change the wording from 'encourage' to 'ensure' to mandate the ALC to take bold action to bring our preserved farmland into food production.
The current operation of the Commission is effective at protecting lands for agricultural purpose. In keeping with the Commissions' mandate, we encourage the Minister to facilitate opportunities for the promotion of agriculture.
We believe that there needs to be a role within government – either the Ministry or the Commission – whereby the needs of agriculture are championed and the efforts are undertaken to eliminate unnecessary burden.
ALC has to have provisions for change – a certain amount of fluidity for future.
Educate real estate markets in BC about the ALC Act.
ALR status should be permanent, not negotiable.
Enforce the ALC Act.
Annual reporting. Annual reporting on the status and stability of the ALR would be an effective tool to monitor ALR resilience for the public and local governments. A monitoring program to ensure consistent decision making is executed across the Province will ensure equity and stability.
Possible solutions include:

<ul style="list-style-type: none"> - financial disincentives to ALR removal, such as performance bonds and the addition of land to the ALR; - restrictions on ownership of ALR land; - incentives for gifting ALR land to provincial and local Farmland Trusts.
In addition to preserving the ALR, its productivity depends on the conservation and enhancement of our soil and water resources, especially in anticipation of climate change. The ALC should have the capability to monitor practices that degrade soil.
ALR resilience should consider measures to coordinate agricultural lands with broader growth management objectives locally, regionally and provincially.
<p>The top three challenges to ALR and ALC resilience</p> <ol style="list-style-type: none"> 1. Combat pressure from land speculators. 2. Increase support for small scale farmers and organic food production. 3. Consider how ALR lands fit into the broader ecosystem.
If you want to save the farming you have to make the rules more strict with no loopholes and better inspection. Make everything over 5 acres to grow something and report at least 10 times more income than what is now and the tax for ALR if you don't get the income to be very high.
If the ALR and ALR is to endure for future generations, the continuation and expansion of non-agricultural uses and even some agricultural uses (e.g. site intensive structures) on prime arable lands has to be discouraged and stopped. Foremost is the use of ALR for non-farm residential purposes, e.g. rural estates.
Stop processing exclusions.
Introduce more stringent requirements for non-farm use of ALR property by utilities and governments and eliminate schools and churches as an allowable use in the ALR.
Introduce regular post-exclusion reviews, so that land released from the ALR, but not subsequently developed, is returned to the ALR.
Three key challenges: competing land uses, lack of local control and greater encouragement for farming.
Support efforts to reform property assessment and taxation measures consistent with Metro Vancouver's farm property tax review and recommendations.
Provide or encourage the provision of expertise to support farming
Improve clarity in the ALC process for considering applications.
Require new owners of farmland to provide a farm plan and/or business plan.
A stable and resilient ALR is important and the first priority for the ALR should be agriculture production and support for agriculture.

Theme 3: Stable Governance

The ALC should provide more education and information to those working ALR.
The ALC should be notified of all local government permits issued on ALR.
The province needs to take a more active role in the ALC.
The current process of referring regional panel decisions to the Chair for review and potential reversal is cumbersome, slow and confusing. The Executive Panel review process undermines the value contributions of regional panels to the ALC decision making process.
I would like to see more clarification in the administration and decision making process.
The ALC should not delegate any authority to the oil and gas commission.
Support for a strong, independent and well-funded ALC to manage the ALR throughout BC.
Any possible 'advantage' to regional panels is vastly overshadowed by the risks and dangers the 2014 legislative amendment introduced. There needs to be an independent, provincial commission for the benefit of present and future generations.

There needs to be some oversight where decisions of the commission can be reviewed perhaps by an ombudsperson, as for some reason there appears to be some improper or unfair decisions.
I would like to see real transparency in the selection of commissioners with documentation on why they were deemed qualified. Each one needs to have a posting with their CV on the Land Commissions website.
Greatly expand ALC role in farmland protection and leasing (e.g. require a permit from ALC for the transfer of beneficial ownership of farmland, create a large bank of leasable farmland, etc.).
Local panels are subject to local politics, with no oversight to ensure that the mandate of the ALC is being carried out. An earlier makeup of six Commissioners and a Chair who decided on applications as a group provided for much more consistency in decision making and focus on the purpose of the ALR.
The political and operational independence of the Commission needs to be restored.
ALC should manage and govern appraisals, to ensure ALR farmland valuation reflects its intended use as farmland.
Ensure adequate funding for the ALC so that it can carry out its important mandate.
Strongly opposed to delegation agreements and feels that the ALC be the only decision maker for applications and use approvals about lands within the Reserve. The ALC needs to be properly funded to support decision making without the use of delegation agreements.
Rigorous requirements for legislative changes/amendments.
ALC should not be influenced by the political party in power at the time - keep at arm's length from Government.
Commission and Chair should be part of selection process for Commissioners.
Consultation with Ministry staff needs to be routine with respect to policy and legislative changes which may impact the ALR and ALC decision-making.
Independence of Commission in decision making is paramount and perhaps could be mandated in legislation.
There are too many government agencies involved in the manipulation of the Reserve and its original purpose.
The commission has never acquired agricultural growth in its mandate. Its sole purpose is the protection of an ill-defined tract of land.
The commission has a budget to pursue its only current, relevant function which is the policing of the continuous regurgitation of applications for changes to the Reserve by the owners of reserve properties and various other levels of government. Pursuit of agricultural enhancement tasks will require a higher level of funding.
The public nor its elected government of the day has no control over the Commission, the reserve, or the provincial agricultural enhancements that are thought to be the fruit of the system.
I would like to stress the importance of the new framework governing the ALR/ALC. The future is at stake!
As agricultural land becomes less and less, our ability to eat will become less. The role of the ALC is extremely important and should be strengthened.
ALC Commissioners and ALC staff should be held accountable for ALC decisions. Applications that will have a long term impact on communities should have consultation with residents, and should be scrutinized for conflict of interest between any OPC, APC or other local government committees or representatives, and the approval process.
Establish a Review Committee. Establish a standing independent review committee which is at arm's length to the government to oversee changes to the ALC Act and Regulation.
The ALC must be more autonomous and arm's length from government.
Support for the manner in which regional panels are established. Strongly against any change that would

further remove the ALC decision making authority from the local regions.
Maintaining the independence of the ALC is critical. The ALC must be isolated from outside pressures and its ability to protect ALR land strengthened. We support the principles of consistency, fairness, and transparency in ALR decisions.
ALC planning principles should include good data, long term regional planning, responsible growth and OCPs.
Support for a strong administrative process, intrinsic decision making, a transparent and objective approach, and education and expansion of knowledge regarding the ALC and ALR lands.
Farming is a time consuming activity. A lot of paperwork and red tape is not conducive. Profit margin is low so hiring someone to do paperwork is not affordable. Less control and people will join the farming community.
The ALC structure as an independent decision-making body is a good structure by which to administrate the ALR. It could use less tinkering and more independence. The credentials of the commissioners needs to be tightened up and they should have a legitimate interest in agriculture and be able to take the long view.
Regional panels are not as effective as one larger provincial panel.
ALC governance should not be tinkered with by Provincial Government.
Independence is an important component for a strong ALC and ALC, however this should not result in ALC isolation that sacrifices open communication and information sharing with stakeholders.
The Ministry of Agriculture must ensure that the ALC is funded adequately so that the ALC can properly meet the demands of the challenges of assuring a resilient ALR and ALC.
It is absolutely critical that the ALC governance and decision-making be kept somewhat independent from the interests and directions on the part of governments and elected officials, at all levels.
The discussion process of the ALR is opaque and should be more transparent. The ALC should be able to clearly identify the issues that drove a decision to remove lands from the ALR. Decisions should be posted online and consistent in application.
Ensure independence from partisan government influence.
Promote leaders with a long-term, global vision that resonates with the interests of farmers and an evolving public, conscious of sustainable living and the value of the goods and services that healthy ecosystems provide.
To prevent the political interference that has plagued the ALC in the past, consider setting up a more independent agency to administer the ALR and ALC. Also critical is the need to ensure that the ALC has ongoing representation from local and regional governments, First Nations and the farm community.
Allow participation of 'alternate' panelists from neighbouring ALR panels.
The number of regional commissioners must be maintained.
As an administrative tribunal, the Agricultural Land Commission's ability to exercise its statutory decision making functions independently should be respected and not be overturned by senior levels of government. The ALC's legislative framework should be strengthened, and a clear procedure for delegation and exceptions should be provided to ensure transparency in the decision making process.
Have non-partisan appointments (via a selection of non-politicians) (e.g. senate model).
Shorter terms on ALC with staggered turnover.
Consider actions which translate into a more open, accessible and transparent governance model.
An appointed provincial agricultural assessment panel could include a hydrology engineer, certified agrologist, environmental advisor, land use planner, sector specialist and an economist.
Implement a new regulation that enhances the powers of the Agricultural Land Commission (ALC) to protect farmland, provide access to farmland and encourage farming.
We would like to see more diversity reflected on the ALC Executive Committee. This may include

individuals with expertise in land economics, urban planning, and land development.
Empower the ALC to defend farmland in assessment of the impacts of major projects.
Independence is supported but I suggest that government can provide better analytical tools to support this objective. Current financial, analytical tools are limited in their scope and have difficulty evaluating the benefits and costs of taking a holistic approach to management and trade-offs.
The Agriculture Land Commission should have their powers at least maintained or increased to protect the ALR and the agriculture industry within the ALR.
The Agriculture Land Commission should remain independent from government and the pressures of competing interests and the ALC should not delegate any of its authority to any local governments or other entities such as the Oil and Gas Commission or others and all of the existing delegation agreements should be terminated.
ALC needs to be more communication friendly.

Theme 4: Efficacy of Zone 1 and 2

Get rid of the 2-zone concept. It never had any defensible basis and is inconsistent with the spirit and intent of the ALR.
The zones should be abolished. Why there are different rules for farmers depending on which zone they are in makes absolutely no sense.
Remove the lower coastal zones and island zones to make these zones ALR zone.
The creation of two zones within the ALR has neither been a threat nor a benefit to agriculture. This is primarily because of the way applications are adjudicated and the fact that the Commission has been diligent in upholding the principle that agricultural use or benefit must be the priority.
Eliminate zones. One province = one zone.
Each region (ecological, geological) should be its own zone/range.
Zone 2 is perceived to be less important than zone 1, that perception needs to be changed. Zone 2 land needs to be protected.
Need to create more precise, clear rules on what can and cannot be done in zone 2.
Zone 2 is best served by Northern Commissioners with detailed knowledge of their area. Revitalize their positions without ALC control and involvement.
Eliminate the 2 zones - this division is not based on agricultural activity or social need.
Maintain zones. Support for the maintenance of Zone 1 and Zone 2, with corresponding varying regulations to meet the specific needs of each zone.
Consider restoring the older one zone for ALR lands. The values of a two zone system have not been proven.
Support for the division of the ALR into 2 zones. Strongly against returning to a single zone. The existence of two zones allows the ALC some ability to develop the Act and regulations in consideration of the northern BC context.
Revert the ALR to one zone covering the whole province.
We do not support the two-zone classification. Regional provisions under a strong umbrella of provincial regulation should be considered.
Vancouver Island could be considered an independent area, Zone 3. It's geographical uniqueness, being an island; bring concerns into play concerning the supply of agricultural materials and foods. Should disaster strike, natural or man-made, the more agricultural independence Vancouver Island has, the better.
I am generally not in favor of loosening of rules in Zone 2 but would be in favor of very strict rules in zone 1 if you must persist with the two zones.
Primarily, maintain and strengthen the protection of agricultural land in BC.

Serious consideration should be given to whether the current province-wide ALR 2 Zone classifications are meeting that mandate.
The province should be treated as a single entity.
Improved consistency across the ALR may help level expectations and opportunities across jurisdictions.
The current two zones should be amalgamated into one zone so that the whole province is governed by the same regulations and policies.
I don't see a reason to maintain this division of ALR lands. If protection of farmland is the goal, I see no need for different zoning.
Our team recommends removal of the two zone ALR designations. They diminish the importance of the ALR.
Make the two zones into one again.
Each municipality should be consistent in its application processes involving ALR lands. I support a single zone and consistent application of the overriding principles of Zone 1.
Restore a unitary decision-making process.
I recommend scrapping the multiple ALR zones. I do support having flexibility in the regulations to allow for regional differences to occur within the context that the ALR is first and foremost an agricultural zone.
The same rules should apply to everyone.
We feel that what was trying to be accomplished by establishing Zone 2 has been helping.
Return to a single zone approach, or failing that, include the Kootenay region in Zone 1.
We believe it is imperative to maintain the division of the ALR into Zone 1 and Zone 2 because the needs and considerations are different for the two zones.
Would support removing the two-zone approach as land use decisions made by the Agricultural Land Commission should be based on the purposes related to agriculture rather than other economic interests, and consistent criteria across the Province.
All zones should be treated the same.
Instead of Zone 1 & 2, govern land by soil capability/class.
We encourage the Ministry to ensure that any new zone proposal, including combining zones, ensures that Section 4.3 of the Act pertaining to economic, cultural and social values is observed.
The additional items that are considered when exercising power in the ALC Act in Zone 2 (economic, cultural and social values, regional and community planning objectives, other prescribed considerations) may impact the agriculture capacity and BC's food self-sufficiency in the future.
Expand measures in Zone 1 for Lower Mainland municipalities such as Richmond that will help protect and preserve farmland in metro areas. These threats may not exist to the same extent in Zone 2, and it may therefore be necessary to have measures in Zone 1 that do not apply to Zone 2.
Eliminate the two-zone system that currently treats land use decisions in southwestern BC differently from the rest of the province.
Having the two zones within the ALR is generally not a benefit to agriculture, and the two zones can only serve to weaken the ALR in Zone 2 unless the ALC strongly upholds the principle that agriculture use is the priority for all ALR land throughout the province no matter where that land is and no matter if it is best suited for growing high value vegetable crops or is suitable for pasture.

Theme 5: Interpretation/Implementation of the Act and Regulation

Come up with decent rules and regulations, and then leave them as is unless absolutely necessary. It is working well.
It is my strong opinion that the ALC is failing at part (b) of Section 6 of the Agricultural Land Commission Act. This section is the main purposes of the ALC, and section (b) specifically is that the ALC encourages

farming. I do not see close to enough encouragement. What I do see are people owning and buying ALR land, with no intent of farming/leasing it, no incentives to farm/lease it, and no consequences for not farming/leasing it.
ALR regulation between different municipalities and regional districts vary. What is defined as a manufactured home? And What does it mean to build a second dwelling above an existing farm building? Where ambiguity exists in ALC regulation, the default position is that the ALC staff will interpret the nuances of the policy. Many local governments throughout the province have already made interpretations of ALC policy.
The regulations often have very little connection to the actual impact on long-term use of land (e.g. residential uses, second dwellings, manufactured homes).
Need clear wording of what is not allowed in the land reserve, and a more simplified and less costly process of enforcement.
Supports efforts to ensure consistent decision making of lands within the reserve. However, we must ensure that there remains flexibility to allow uses that may benefit agriculture. Decisions on allowable activities and subdivisions within the ALR should involve the ALC as they have the necessary agricultural expertise.
Define agriculture and the priority of the ALR - is it to protect farmland or food land? We can't lose agricultural land to marijuana and ethanol production.
Define terms to strengthen interpretation.
Address the intent of the act- Is it to preserve? Or are we aiming to promote production?
Consider further regulating and prohibiting some specific uses in ALR which are clearly against the Commission's purpose.
Strengthen enforcement provisions in Act and regulations; possibly increase fines?
By establishing strict definitions of the allowed and disallowed activities the ALC, land owners and local government will make fewer applications for land use that does not benefit society in general. The ALC could issue special permits in certain circumstances (along with fees) that ensure only valid sustainable activities are permitted.
Provide specific regulations for permitted uses.
The 50% rule is exceptionally difficult to administer and enforce. It should be replaced with a base area (in hectares) for crops with direct input into the secondary use, on the subject site.
The requirements for leased land used to support structures on other ALR properties should be clearly outlined, both in terms of area of farmed land as well as lease duration. These requirements should be straightforward and consistently applied.
Where additional permitted non-farm uses are allowed, (e.g. gatherings) additional provincial enforcement resources should be provided to ensure compliance. For example, the responsibility and process for tracking number of events and number of guests should be undertaken by the ALC and not downloaded to local government.
Interpretation of allowable projects must be better defined and must be based on realistic, factual and sustainable environmental and economic values.
Prohibited uses should be listed in the Regulation, as well as permitted uses.
There is a need for clearer regulations and consistency in interpretation, and greater ability to enforce. At the same time remaining open enough to allow for local consultation and adaptation to future climate and economic changes.
Permissive regulation works, but better surveillance by LG's and somehow get citizen engagement.
Clarity is critical to ensure a coordinated response and implementation of the regulation by local government. Further clarity on local government authority for regulating agricultural uses in the ALR would be beneficial for preparing and implementing municipal regulation.

It would be so much easier to recognize when abuse of ALR land is taking place if there was a clear listing online of what activities are allowed, as well as those which are not.
Repeal any subsequent legislative changes that reduce or detract from the level of protection of agricultural land and agriculture provided by the original Agricultural Land Commission Act in 1973 and combine retained legislative changes with the document of this Act so as to create a single, coherent, and updated Act document.
Encourage a framework that promotes streamlined consultation and collaboration on changes of land use without onerous and lengthy permitting processes by increasing funding for ALR representatives to meet more frequently with farmers so that the Act and Regulations can be clarified and the ALC be made more aware of land uses.
Simplify and synthesize rules and regulations regarding land and water use, waste disposal, and wildlife conservation across the various jurisdictions so that farmers can more easily see both constraints and opportunities for their operations.
I strongly agree that there is a need for clearer regulations, consistency in application, education programs and expanded monitoring and staffing resources.
Update criteria for Bone Fide farm status.
Update permitted use criteria.
Eliminate those sections which allow for individual applications for subdivisions, exclusions and non-farm uses.
Address the difference in ALR regulations between municipal governments.
Introduce farm worker housing bylaws that make sense for agriculture and make the bylaw uniform across local government.
Section 2c of the Agricultural Land Reserve use, Subdivision and Procedure Regulation dealing with activities designated as farm use, such as receiving stations, is at presently worded unduly restrictive and has the potential effect of denying producers access to a facility to whom to deliver their product. Please include this in your review.
Some of the permitted uses in the ALR require specific definitions, regulations or thresholds. Interpretation on whether such uses meet the intent of the Act and Regulation can vary. Clearer definitions, regulations, thresholds and guidelines for interpretation should be provided for the following permitted uses in the ALR: alcohol production facilities, agri-tourism and ancillary uses, and farm retail sales, value-added activities and associated buildings.
Give examples of allowed and not-allowed uses. More detail and stricter guidelines.
Provide interpretation guidelines for local governments and landowners (and real estate agents?).
Outline “conditional uses” e.g. certain activities are allowed if land is actively farmed (make sure definition of “farm” is clear).
ALC should regulate soil/fill deposition—ALC needs to sign off on local soil and fill bylaws.
ALC should govern residence sizes and allowable buildings (I.e. for temporary farm workers).
Develop checklists and guidelines to assist property owners, farmers and applicants with regulatory processes.
For decisions involving interpretation of ALC regulations that may be delegated to municipalities (e.g., additional farm housing, lot line adjustments), it is recommended that the ALC make their expertise available to municipalities
There is an opportunity to be creative in order to meet both the growing need for affordable housing and protection of our valuable farm land.
Over time the ALR Act and Regulations have been allowed to be interpreted differently and changes have been made to allow new and detrimental uses that were not intended in the original document in order to satisfy the lobbying by non-agricultural users.

Theme 6: Food Security and BC's Agricultural Contribution

Eat local is not just a slogan, it will soon be necessity.
The ALR protects farmland but it does not require these lands to be “in production”, as such British Columbians have a false sense of food security. Growing agriculture in BC requires the ability for farmers and ranchers to make a living. If the economy is there to support herd expansion, then the market will respond accordingly.
Incentivize farming - Encourage small farms and family farms - Create more policy incentives for ALR land to be used for agriculture
Some areas in the province experience road closures and are in rural/ remote areas, it is important to maintain food production in these areas.
Continue to raise agriculture's economic, environmental and social contributions to the Province.
Quantify environmental services protected farmland provides including carbon capture.
The Province and all levels of government need to further support the economics of farmers. This could be a number of policies or initiatives, including policies that government agencies buy BC produce, provide crop insurance, representation at NAFTA, etc.
Develop policy to provide additional support for organic farms, and soil improvements.
The cost of land and getting entrant farmers onto the land and being productive is as major concern.
Support for promotion and education of alternative crops to help foster and increase food security, particularly in the North Peace Region.
Food security is not trivial and will be an issue faced by future generations. I would be in favor of favoring new entrants who are planning on growing food for local markets in some kind of scheme. I am not in favor of anyone owning farmland; you need to be a legitimate farmer. I am also not in favor of foreign ownership of farmland.
If you want food security you need to get back to family mixed farms. The ALR by design of need to control blocks of land for the bureaucratic existence of the ALC make corporate farming and thus single export based food stocks more economical.
Policies that create opportunities for agriculture should be explored to better utilize land in the ALR, such as supports to improve access and affordability for new farmers.
On ALR land, food production involving plants in the ground or animals on the ground, should have top priority. It is critical that we preserve farmable land in B.C. for farming, because we must protect our capacity to grow food to feed our provincial population in the future. We must put long term survival ahead of short term economic gain.
Paramount to food security is ecological security, which includes stronger management of chemical applications to ALR lands (e.g., neonics, nitrogen) to protect other environmental/ecosystem values.
Increase continuing education regarding quality and variety of food.
Food security is increasingly a concern of many British Columbians and should be a cornerstone of a renewed ALR and ALC.
BC's ability to produce and provide food for both local use and export allow the agricultural sector to remain economically viable and competitive both in domestic and international markets.
Supports maximizing the amount of land for food production with supportive services being accessory to agriculture. In some cases where there is limited agricultural production, supportive services to agriculture may be better suited on industrially designated land.
To improve the financial viability of farming, help farmers achieve long-term economic success, and to ensure agricultural sector continues to contribute significantly to the BC economy, more province-wide programs, initiatives and incentives are required.

Food grown in BC should be kept in BC first. Feed community first. benefits: keeps costs down for consumers, improve environmental footprint, nutritional value, economic benefit, consumers want BC grown food. Surplus food could be exported.
In shaping ALC policy, prioritize use of agricultural land for food production.
Our current, global dominant food system, is not contributing to our population's health. There is opportunity to support BC's agriculture contribution for domestic consumption as a way to increase access of healthy, high quality food for our population.
BC agriculture is challenged with a competitive global market and high costs. The industry would benefit from the stability of long-term land leases. This would support farm operations to invest more and increase production.
The required level of gross income for farm classification and the reporting process should be reviewed.
Farmers have to turn a profit and make a living from growing food on their land in the ALR in order to continue growing food and contributing to food security. However unless the dollars are there to make it happen it will continue to be difficult to recruit new farmers to take over the farms and ranchers as the older generations retire or can no longer farm.

Theme 7: Residential Uses in the ALR

Many smaller local farms are now 'estates' with minimal harvest, just enough to claim taxes. I worry these lands will be overcome with weed and invasive plants. Is there no way to regulate the cropping and tilling of farm soils?
ALC should allow housing for farmers to be built on the farm, to allow farms to be more productive.
Housing for farm workers should be allowed up to the number of employees required for the efficient operation of the farm. It should be a requirement that such housing may only be used for persons currently working on the farm.
We must stop the proliferation of monster mansions built on this precious land. All monster mansions must be torn down and the land restored to its rightful purpose. Once the land is gone it's gone forever.
This land must never be used for residential purposes only. Growing food must be mandatory in order to buy farmland.
Farm workers are generally lower paid employees and will require operators to provide short term and long term accommodations.
Some farms need a second residence to help take care of the farm, especially once the farmers get older.
Small farms (50 acres) should be allowed to have a second dwelling. People that have second residences on their farm now should be grandfathered, so that if we need to replace a residence we can build another in its place.
Implement a housing strategy that encourages agriculture, such as a home plate policy, limited by parcel size. This would reduce the threat of mega-mansions and provide a solution to farm worker housing. Also would encourage farming by the next generation.
Limit farm home plate to 1,000 sq. m. for all farms. (Currently 2,000 sq. m.) with the septic field required to be on the home plate. Almost all Richmond farm mansions cover the entire allowed home plate with fill, no matter the size of the mansion.
Make current recommended farm house size limit of 500 sq. m. compulsory and continue current allowance for farm worker housing.
To deal with mega mansions on farmland, apply 15% Foreign Buyer's Tax to farmland.
While I can understand the need for additional farm help in some instances, relying on local government to make the determination is a concern. The ALR should not be a zone for residential uses.
The ALC should provide a regulation addressing mega homes. While there are a few local governments

who have implemented regulations, they are a minority. Provincial action is required.
Ensure that estates built on farmland are not idle.
Why is it such a struggle to provide a home site on an un-farmable couple of acres for a family member who works on the farm to sustain its viability, when others are subdividing cultivated land which is growing good crops to feed British Columbians and go to export?
There is a blatant disregard for the ALR with residential apartments and mobile homes springing up everywhere, which are supposedly for farm workers, but in reality are used year round for rental income.
The current animosity between developers and ALR will continue to increase if programs for encouraging the use of existing farmland are not developed for land currently in the ALR.
The policies relating to the types of buildings, number of buildings, size of buildings and location of buildings need to be reviewed. Once a multi-million dollar home is built on ALR land it is unlikely that a future potential purchaser of farm land will be able to afford this type of property to make a living farming.
I often drive by farmland with extremely large homes on them. To discourage this kind of "lifestyle" choice, perhaps the taxes on these homes should be determined by rates on nearby non-ALR land. Perhaps requirements that the land be farmed should be established; young farmers might be able to use the land for a predetermined amount of time. The decision about how to treat these large-footprint homes should not be locally but provincially determined; if left to local communities, there will be competition about who can provide the lowest taxes!
Recommend the farm home plate is not entrenched in the policy or regulations of the ALC. The farm home plate should be Province-wide and the size of dwellings on farmland should be left to the local government.
Home plate and house size restrictions need to be done at a Provincial scale and needs to be connected to the size and operation type of the farm. Specific criteria to amend these restrictions should be provided including requiring specific documentation that illustrates why additional sq footage of a house is a necessity for the operation of a farm. Reinforcement of temporary housing for families should be included in these decisions.
We agree that local governments allowing estate residences to build and live on ALR land is an affront to the integrity of ALR policy and maybe it is best to only allow the ALC to make such exceptions.
There are some existing legislative provisions for housing for farm workers on agricultural properties but much can be done to improve these provisions making farming and housing a more robust married agricultural solution. Since it takes people to farm, people who work the land need housing and they need to live close to the farm, water and harvesting.
Change the ALC regulations so that a lease farmer can park and live in a tiny house on the property. This simple rule change will solve problems for both aspiring farmers and landowners.
Have a maximum housing footprint on ALR land. This guarantees ALR land remains farmable, discourages mega mansions and allows for a permacultures or eco-village model.
Buildings within the ALR should be property sited to minimize impact on productive lands. Recommends that the Minister consider: a) increasing the threshold for farm taxation and/or b) link the percentage of income generated by farming activities to the total assessed value of the property and buildings.
Development fees levied to any permanent structure or alteration to the land that removes any land from its use for food production on ALR land, this would include such things as houses and large poultry barns etc.
Restrict residential size to avoid creating estates on farmland.

Allow on-site housing for workers and long-term residents to entice young people to go into farming and be able to stay year round.
Do not allow for ALR land to be used as vacation property.
Residential uses in ALR should have no concrete, no destruction of the land or contamination Issues.
Regulate maximum house size and/or building footprint in ALR and standardize regulation across municipalities at a minimum in South Coastal Region.
Introduce Provincial legislation regarding restrictions on sizing and siting of residential uses in the ALR.
Mega homes on ALC land with no farm taxes provide massive taxes for the municipality. The municipality provides fewer services for these homeowners, but collects large taxes. Revenue sharing on these existing properties could help support the ALC.
House size should be regulated by the province through the Regulation, not through policy of each individual local government or bylaw standards. This should be consistent through each zone, in order to avoid diverting the issue to neighbouring municipalities.
Farm Residential Footprint Size (2,000 m ²) should be provincially regulated through the Regulation, at least in Zone 1, for consistency through the zone.
Farm Residential Footprint siting should remain a bylaw standard, enacted by each municipality, because siting can be extremely variable between different municipalities.
The Province should consider the removal of the use of accommodation constructed above an existing building through the Regulation and return to the process of assessing the merits of each request on a case by case basis through a non-farm application.
The Province should review farm tax classification regulations. Ensure a fair system that benefits farmers yet is not an enticement for residential tax relief. The criteria of a farmer and a farm house should be rigorous, and reflect and respect the level of time and commitment that farmers dedicate to production on their land.
Strengthen policy to limit the real estate/speculative value of ALR land. Consider limitations on size of residential buildings on properties in the ALR.
Provide regulatory framework for farm worker housing solutions on ALR land.
The ALC should assume greater powers to regulate zoning and house size on ALR land.
Residential uses in the ALR (such as number, size and siting) should be regulated by the ALC.
There is a clear and critical need for farmworker housing on the ALR. We support allowing workers and family to live on the land for succession purposes.
Residential uses on the ALR should be adjudicated by the ALC and not Local government. Housing is not a given on the ALR and application fee for housing should be used to help support ALC in making housing decisions. Size siting should be heavily restricted.
The government, through legislation, set limits on house and farm building sizes on ALR land. Local governments should be encouraged to ensure that buildings, to the maximum extent possible, are located on the least fertile parts of the property so as to conserve arable land.
Review provisions for regulating (including monitoring and enforcement) of the accommodation for farm labour on ALR land, ensuring that farm labour facilities are of acceptable standard, while ensuring removal of facilities which are not used to house agricultural workers.
Farm residential siting, size and additional dwelling are important topics that require extensive and careful review, and community consultation.
No permanent housing allowed on parcels smaller than 4 ha (in the Lower Mainland).
Introduction of a provincial maximum home plate and residential foot print.
No permanent second residential dwellings on ALR land in the Lower Mainland. Clear guidelines in other areas of BC on when exceptions can be made. Decisions on allowing second dwellings should not be on

local government level but only by the ALC.
Restrictions on footprint size should be provincially legislated. Siting of residential uses recommendations should encourage siting so that the least amount of “farmable” land is used for the siting of the residence and ancillary buildings and uses.
The restrictions that some local governments are placing on sizing and siting of residential uses should be expanded province-wide. Building permits need to be more strictly controlled on ALR land and in all cases, the building process needs to be more closely monitored to ensure that owners build what they say they are going to, and for the purposes they state on building applications.
Residential footprints should not impede the production and service functions of the parcel.
Urgent changes are needed to the regulations to bring consistency across the province and to increase monitoring. Coupled with these changes should be changes to remove property tax benefits for owners and speculators who are currently “farming the system”. I strongly recommend that the Advisory Committee consider the ALR in a broader context and not in isolation from surrounding land uses and practices.
Update housing regulations and clarify guidelines for housing on ALR land. In municipalities in the most populated areas of BC there is an alarming rise of monster homes on farmland and yet small operators face burdensome regulations regarding additional housing for staff and farm workers.
Limitations on parcel size and residential density within ALR land should consider the potential benefits of small-scale farming, within the context of local opportunities and barriers to food production.
I would support limits on the square foot area of residential dwellings on ALR land to prevent mega-homes, and limits on the area of lawn allowed in conjunction with residential use of ALR land.
The ALC should instruct all local governments and regional districts to adopt the Ministers standards for house size and home foot print for construction of new residential facilities in the ALR.
Regulate the residential use of the ALR by ensuring that the owner of the residence is a bona fide farmer.
This issue should be mandated by the Province as the preservation of farmland is a provincial issue. Leaving this issue with local government creates an uneven playing field.
Establishing limits on the size of residential development on farmland tends to divide the local community and is difficult to find any kind of compromise. As the preservation of farmland is a provincial issue, limits to the size of residential development should be mandated across the Province rather than individually by each local government, ensuring consistency in the issue across the province.
We strongly encourage the Province to take a larger role in ensuring that development can occur in infill areas with minimal delays. This would not only improve affordability; it would also reduce pressure on the lands in the ALR (and industrial lands) from being converted to residential uses.
Residential uses in the ALR should be regulated by the ALC.
Any delegations to local government on residential uses should include a caution towards following ALR guidelines.
Residential uses should be allowed based on the amount of land that is being actively farmed, and there should be clear criteria on what “actively farmed” means.
Many new entrants to farming do not want to farm large parcels, so multiple residences could be allowed as long as the land is actively farmed.
Control house size. It is long past time for the BC Ministry of Agriculture to take back the responsibility of regulating houses on farmland and legislate the guidelines.
We fully support regulations around on-farm housing in order to preserve farmland, however, we would welcome amendments to the existing regulations to permit additional occupancies by multiple farm operators and Canadian workers on a single agricultural parcel.
We support maintaining the current home plate regulations while restricting the total aggregate floor

area of multiple residences to 10,000ft ² .
We appreciate that regulation of 2nd farmhouses lies with Municipal Bylaws but we would urge that the ALC's powers be strengthened to override Municipal government decisions which are made that are not in the best interest of agriculture.
Residential uses in the ALR should continue to be regulated by local government
Provide criteria or guidelines to local government for establishing the need for additional farm houses and housing.
There may be opportunity for regulation at the provincial level to address house floor area size as a way to ensure consistency throughout the province and to assist local governments in protecting ALR.
Explore the development of a new regulation specifically for Temporary Farm Worker Housing. We understand that there is currently collaboration between Ministries of Agriculture, Health and Labour to develop guidelines for this type housing; however there are strengths to having legislation for a regulation as a way to enforce compliance.
There is need for more dwellings within the footprint for farm workers and legitimate family farm members. This would support hiring more local workers and benefit family operated farms with younger generations to transition into the business.
Additional discussion is also needed on how to support the agricultural industry and the upcoming generation of farmers with the rising land costs. There are options like secondary suites, granny flats, coach houses and more that can provide supplementary and reasonable housing options that are not "mega-mansions" or high density.
Implement a new ALR regulation (not a guideline) specifying that a residence on ALR farmland must be for farm use. Limit the size of the residence to 500m ² . Make a regulation for the home plate, not just a policy interpretation, and restrict all non-farm use to the home plate including the septic field. The current ALC policy for amount of fill used for construction of a residence is 2000m ² . Reduce this to 1000m ² for all farms.
Set a maximum house size and non-farm footprint to reduce the impact of mega house estates on productive farmland.
Opposed to mega homes and lifestyle estates.
Generally, on-farm accommodation should encourage a higher standard of care for agricultural operations but it is recognized that there is a risk of adding more and more houses until the original agricultural operation is too heavily compromised to be effective.
There needs to be regulations that restrict the size and number of dwellings on land parcels within the ALR and where those building are situated so they minimize use of productive lands.
Government needs to promote rural subdivisions for 5 to 10 acre lots on non-arable lands outside of the ALR, but near to communities to prevent the Quarter Section Home Site issue.
Need a sensible solution to where the retiring farmer will live, as the new owners would have to take over the existing primary residence. Require a secondary residence for a "retiring farmer" is often refused.
Restrict house size and residential footprints in the ALR. Integrate the "home plate" concept into ALC legislation.

Theme 8: Farm Processing and Sales in the ALR

More resources be provided by the Province for enforcement on farm processing and sales.
Supports a policy that allows farm operators to further process goods and have retail space. Appropriate building siting must be done to minimize impact on high quality agricultural lands.
Prioritize food production over winery, herbal, ethanol sources, and brewery/ hops crops.
Allow storage facilities in the winter, where seasonality allows, with low impact equipment.

Allow small-scale milling with low impact.
Encourage infrastructure / buildings to be built off prime production land.
Structures should be built based on agricultural need such as dairy farm vs blueberry farm.
Better monitor processing and ancillary uses on farms in ALR. Consider requiring yearly reports of activities and improvements and/or coordinate with Assessment Authority use classification.
Secondary uses should be further defined and specific requirements for production identified. Ancillary uses such as kitchens, storage, lunch rooms, washrooms, parking etc. should be specifically regulated to size, beyond which a non-farm use application would apply. Site coverage should not be used, due to the great variability in parcel size.
Further investigation should be completed to assess if the ALR is the best location for large scale industrial uses that previously existed in industrial areas within an urban location. There should be potential consideration for ultimate size restriction, beyond which a non-farm use approval could be made for certain operations.
Develop and enforce an approach (with evaluation frameworks/criteria) to farm processing, agri-tourism and sales that supports facilities for processing (coordinate with local government), retail and ancillary uses and more effectively guide facility siting and building footprints (while respecting local government zoning authority).
Processing and sales on ALR land must be ancillary to the agricultural uses with a direct connection to the farming activities and agricultural production taking place on the land, and adjacent or related parcels in the case of a co-op venture involving several farms.
Footprint should be very restricted and 50% rule should also apply. If you want to go bigger go to appropriately zoned urban area. Taxation should reflect property use and farm class tax benefits would not apply if processing and sales were too high. So there should be no financial incentive for placement of these activities on the ALR.
While farm processing and sales are becoming increasingly important components of many farm operations, ALC allowances create some ambiguity in cases where permitted uses extend beyond conventional farming and blur agriculture with industrial or commercial activity. This blur can create inequities and competitive tax advantages in comparison to similar activities outside the ALR.
In collaboration with local governments, providing strong incentives for food storage and processing facilities to move into special zones outside but adjacent to the ALR
Providing tax incentives for companies that source local crops for food processing
Return to the 50% rule (i.e. 50% of ingredients must come from the parcel) for wineries and breweries on ALR land
The size of farm buildings such as barns or farm roads must be in a reasonable proportion to the parcel they are located on.
Mandatory exit plan for permanent structures of substantial sizes (say 200 m2 or 2% of the parcel, whatever is smaller) built on farmland.
The first priority on ALR land needs to be agricultural activity, before any other uses are approved, even those that have a connection to food production. Facilities that are not related to food production should not be permitted on ALR land unless they can be located in a portion that highly unlikely to be productive
Farm related processing and sales should be encouraged on ALR but not at the expense of high capability arable land.
Introduce farm processing and sales requirements or bylaws that are uniform across the ALR.
Ancillary uses on the parcel should be tied to agricultural production.
There are no specific regulations, thresholds or guidelines for parking or retail uses permitted in the ALR, and there are concerns related to intensification of commercial activities in the ALR. Specific guidelines

and more strict regulatory parameters should be provided in the ALR Regulation to ensure that negative impacts of these ancillary uses on agriculture are minimized.
Some of the ancillary uses that are currently permitted such as event spaces, and agri-tourism accommodation, should not be permitted as outright permitted uses in the ALR without requiring an application to the ALC.
The Regulation permits landowners in the ALR to process and retail farm products on a parcel of land subject to criteria that attempts to ensure that the product is associated with the farm or a registered co-operative. This is becoming an excellent means of employment for young people. We must support this.
Yes, ancillary uses should be tied to agricultural production.
Rules regarding value-added products should not be too restrictive because the value-added business still needs to be viable in order to help farmers.
Continue and strengthen measures to regulate uses ancillary to agriculture in the ALR.
Clarify methods for measuring compliance with thresholds or obtaining information on the inputs for storage, processing and preparation, on farm compositing and sale of products where some are not produced on farm.
If municipalities are to have a role in enforcing conformity with regulations, ensure that they have the tools required to accurately and fairly determine compliance.
Within an OCP, encourage or mandate municipalities and regions to use an agricultural land use (and inventory) strategy plan.
Keeping within a prescribed footprint and over 50% input rule should be kept, however prioritizing the needs of the food commodity sectors, the history and business plan of the operations at the location(s) should be considered. There should be flexibility to review applications individually while ensuring it follows regulations and adds value to the farming community.
Generally supportive.
Farm and ranch operators should be able to have processing and retail sales facilities on their ALR lands provided the buildings are situated where they will minimize impact on high quality arable lands.

Theme 9: Unauthorized Uses

Many of the abuses of ALR land could be minimized by having inspectors making regular visits to ALR land and meeting with owners.
Supports the ALC having adequate resources to conduct enforcement. Recognizing that enforcement action takes significant effort and budget, we encourage the Commission to collaborate/partner with Regional Districts wherever possible.
Legislation written that will allow for large fines to be imposed on anyone that degrades or pollutes ALR land. The revenue generated by these fines to be used for incentives to improve ALR lands and for ALR reclamation.
Do not allow for: <ul style="list-style-type: none"> - activities that remove earth/ soil - subdividing for non-agricultural use - large scale industrial operations - large housing estates - Golf courses
Needs enforcement for unauthorized use, including a reporting process and fines.
Set up a monitoring system for unauthorized uses in ALR and use Google Earth to track unlawful activity.
Solicit cooperation of local governments and incentivize them to report unlawful activities.
Maintain enough enforcement officers and an efficient contact system to allow time sensitive

complaints to be dealt with rapidly. Unauthorized landfills and soil removal can quickly destroy the agricultural capacity of farmland.
Fines for infractions need to be large and common place.
More resources are needed to address the backlog of issues and new concerns. Systematic and consistent enforcement on illegal uses is required for long term success.
More effectively enforce unauthorized uses such as soil dumping and fill, and support organic matter recycling and composting.
Greater protection against misuse of ALR lands must be implemented and enforced with field personnel. Illegal dumping, use of ATVs, bogging and defoliant sprays must be eliminated if land is to be preserved for agricultural use.
Better enforcement through arrangements between the ALC and local bylaw enforcement officers, coupled with awareness and education programs would help address this issue.
Unauthorized uses should be stopped. Fines should be easy to award to pay for enforcement activities. The word will get around. Lots more notices on title so people have clear expectations of what they can do when purchasing property.
Legislation and regulations regarding the placement of fill on ALR lands be tightened to ensure that the agricultural potential of the land is not lost, diminished or degraded, as a result of fill.
Removal of topsoil from ALR land should be prohibited. Topsoil can be used to augment soil in parts of the same farm.
Need the ability to effectively monitor and prevent activities that would degrade the productive capacity of the ALR.
The ALC is encouraged to reflect on its resourcing and consider the tools and systems needed to support compliance in areas where municipalities lack the resources or expertise.
Fill should only be placed on farm land to allow farming for the production of crops identified as suitable by the Ministry of Agriculture Soil Management Handbooks.
Provide clear quality standards for fill material.
Fill must improve the quality of the land capability for agricultural production.
Generally no fill on more than 0.5 acres.
Classify fill material that does not meet the soil quality standards as a pollutant.
Continue to strengthen the compliance and enforcement sector of the ALC. Also consider a more proactive approach rather than just relying on a complaint driven process.
Undoubtedly, we need better monitoring of activity on ALR land; and higher penalties for abuse. Perhaps better coordination with municipal and regional authorities would help.
The enforcement arm of the ALR is simply not there at the level it should be. The penalties should be based on environmental remedial assessments and should be significant enough to be a deterrent to those who engage in activities which cause permanent soil damage.
More monitoring and enforcement is needed here in addition to better regulations to better control this practice.
The ALC should consider using their authority under legislation to order removal of illegal fill in every instance where fill has been placed without ALC authority. Removal of illegal fill would be very costly, but the message would spread very quickly that this activity will not be tolerated.
Act to significantly reduce unmonitored, unauthorized use of ALR land.
The ALC's enforcement actions should be strengthened for non-farm uses such as illegal fill and unauthorized uses of farmland and farm buildings, and more efforts should be made to raise public awareness regarding the goals of the ALC and the permitted uses on the ALR land.
A long term coordinated response and plan with a regional approach addressing appropriate fill sites, including land within the ALR, needs to be considered. This combined with stronger regulations and

bylaw enforcement as they pertain to fill is required.
Clear guidelines for permitted activities that meet the intent of the ALC Act and ALR Regulation would decrease misinterpretation and the instances of unauthorized uses.
Opposed to any illegal dumping of soil.
The following would help decrease the instances of unauthorized use: <ul style="list-style-type: none"> • awareness and education (pamphlets for landowners, real estate agents, local governments) • more enforcement (“enforcement officers” needs to be plentiful and have enough funding to do site visits that are complaint-driven) • Other sanctions (e.g. lose farm status until unauthorized use is corrected)
Crops should be adapted to the soil and growing conditions on the farm rather than filling the land and changing the crops that will grow there. There is no need for fill and use of fill should be banned, except for special circumstances when pure topsoil similar to the receiving soil is used for levelling.
Allocate ALC resources to increase awareness and education, and to enforce ticketing and penalties in dealing with unauthorized uses on ALC lands similar to the Delta model.
Review the effectiveness of the ALC enforcement role and if it is determined that significant additional resources cannot be allocated, consider other alternatives.
It is recommended to have increased enforcement to prevent illegal filling. It would be beneficial to have a regional system that authorizes permits and tracks developer construction activity to discourage illegal fill on farmlands.
We do not condone any illegal dumping on agricultural land or any other area. This is a problem not limited to the agricultural land, and ties to broader issues in residential construction such as the underground economy.
Clarify and strengthen the regulations, monitoring and enforcement of dumping materials on farmland.
There is a need for a concise list of uses that will never be allowed under any circumstance within the ALR, such as dumping or landfilling of hazardous wastes, contaminated soils, construction and demolition wastes, and bio-solids and industrial waste that has not been properly treated and tested for heavy metals and other harmful substances that could contaminate the soil and water.
The ALC should have adequate resources to conduct enforcement action against unauthorized uses within the ALR.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Require that soils reports be made public, directly by the authority who issues the report, for one and all to see and review/criticize if need be. Create a database.
The current regulations recognize that in order to make ALR use and ownership viable, there needs to be appropriate allowances for ancillary/supportive uses to support the primary purpose and permissive regulations rather than restrictive.
Worried that in the future there may be more fracking about the province and the land set aside for growing food may suffer from effected water.
ALR land should not be used for waste disposal or landfills.
Oil and gas and utility transmission/production infrastructure should be subject to a provincial Environmental Review. The companies should be 100% liable for damage, restoration and removal of infrastructure when no longer being utilized or when abandoned.
The surface material (productive living soil) should not be used for large scale quarrying.
Need ALR rules to allow other means of generating income (e.g. tourism, events, farm tours, petting zoos, etc.). Gone are the days when you can make full time income without quota.
Farm hosts a garlic festival in September and an Easter event and a Christmas event, without a non-farm use application. Stakeholder submitted petition of over 700 signed and commenting on if these events

should be supported by the ALC under agri-tourism and if the farm should classify everything as non-farm use.
Base the scale of non-farm uses on percentage and quality of land base used for those non-farm activities.
Ensure that non-organic farms and neighbouring non-farm uses do not risk contamination of land and water.
I fully support mining and exploration of resources in the ALR lands.
Weddings and parties should not be permitted. They offer unfair advantage to farmers and take away business from legitimate Wedding and Party Venues and can be very disruptive to neighbouring Land Owners.
Agri-tourism and accommodation space devoted should be based on the size of the parcel and what the activities are, and how much farming is really done.
Decisions about non-farm use should be made by the ALC to ensure there is sufficient benefit for agriculture and that agricultural needs are met. We support the current ALC policies regarding agri-tourism and affiliated accommodation. However, large resource extraction such as oil and gas development remains a problem for the farm and ranch operators. Primarily because there is a large environmental footprint and the landowner has almost no control over the development. These major resource development projects should require a reasonable rehabilitation plan with a return to agriculture productivity as a focus
MEMPR to give a greater consideration to ALR designation when it makes decisions and giving approval for Mines and Gravel pits. No mining or gravel pits should be allowed on ALR land, the mine act to be amended to reflect this.
Golf course should not be allowed on ALR land as they are the most destructive and poison the land with all the herbicides and pesticides and chemicals applied to them
Allow for: <ul style="list-style-type: none"> - Farm tours- agricultural, eco-tours - Art production/ manufacturing - Educational opportunities to do with agriculture such as summer camps, low impact tours/ training, historical/ cultural education - Augmentation of farming income through weddings, etc, in addition to production
Regulate uses to protect other agriculture lands from disease, insects, weeds, etc.
Review impacts of agri-tourism activities in ALR looking at impacts on adjacent farms and also spin-off benefits ie. tourist spending in the community.
Monitor resource extraction in ALR in cooperation with responsible ministries and using Google Earth.
The ALC should review the Regulation and policies to assess what reasonable activities are permissible. These should be clearly outlined with specific parameters, including parameters such as size and scale. Should the requirements for the uses or structures be extremely restrictive or difficult to enforce, consider removing the permitted use from the Regulation and address applications on a case-by-case basis as a non-farm use application.
The BC plan for shale gas development allows the oil & gas industry to dominate agricultural communities in northeast BC.
Non-farm uses of ALR lands must not be supported. Projects of these natures must not be allowed unless ALL parties are in agreement. Such projects should include Claims under the Mineral Tenure Act, roads/highways, pipelines, railways, hydro lines/dams, airports, mines and quarries. If it is determined that lands cannot be restored to ALR use (such as open pit mines, that cannot be returned) the project must be rejected.
Mining applications that occur within the ALR should be denied.

Multi-use activities (oil and gas, forestry, aggregate extraction), even if short term and temporary, will be very difficult to reclaim for agricultural use in native grasslands. Once the soil is disturbed it takes centuries, if ever, to return to native grasslands. These activities should not be permitted in area of native grasslands.
Logging is deemed an acceptable ALR land use. But the logged land is often left open and not re-seeded for many years if ever. This must change – a realistic silviculture plan must be submitted prior to permit acceptance and be implemented within two years of logging.
Projects that may remove lands from the ALR must have full bonding to pay the full costs of returning that land to its former condition, and be returned to the ALR. "Yes" must not be forever.
Support for regulations that allow flexibility in relation to non-farm uses. This is important in maintaining viable farming operations in the north.
The ALR/ALC is not strong enough against the oil and gas sector. People are falsely in belief that landowners get a huge compensation for these activities.
Resource extraction in the ALR appears to us to be incompatible with the objectives of the ALC. However if resource extraction must take place within the ALR, it should be accompanied by the payment of a bond to the ALC sufficient to cover the cost of decommissioning, site clean-up and remediation at the end of the project.
When ancillary to farm production, Agri-tourism is a viable means for farmers to supplement their income. It can promote education, value added products, community marketing and agricultural awareness. It should not be the primary activity of the farm but complementary to farm activities, directly related to agriculture. The ALC should provide a definition of agri-tourism, which should include agri-education centres, retreats, community events, farm markets and farm tours.
ALR should not be turned into gravel pits, subdivisions, widened highways. Should be growing what we eat, used for pasture and keep our world green and growing.
Taxation policy needs to be changed to not favor non-farm use located on the ALR. It should not be cheaper to have these businesses on the ALR and if you develop a commercial or industrial enterprise on the ALR, you should have no hope of ever getting the land excluded and ability to get capital gains should be blocked.
Non-farm uses of agri-tourism should operate in narrow window. Very restricted footprints and direct relation to farm activity very important and no tax benefit for locating on farmland.
Accommodation is hard to justify. Very restricted scale 'cottage industry'.
The timely remediation of resource extraction sites will support increased capacity and productivity in the ALR over the long term.
Moratorium on non-farm use applications that do not directly support agriculture.
In my opinion, resource extraction should not be permitted on arable land. Food production must take priority over mineral, oil & gas, and aggregate extraction.
Non-agricultural uses like RV storage, pet kennels and breeding facilities, mills, alcohol production facilities, scrap yards, golf courses, churches, storage of materials for commercial or industrial use, exotic retreats etc. should only be allowed on land that is not farmable.
Renewable natural gas has the potential to benefit the ALR, farmers, the environment and British Columbians. The ALR is home to the largest source of lower-cost renewable natural gas potential in the province. Expanding renewable natural gas production in the ALR would serve to reduce GHG emissions for British Columbians and address potentially significant sources of short-live climate pollutants from farms.
In my view the preservation of soil and the enhancement of soils within the ALR for the purposes of food production and genuine ancillary agricultural endeavors such as grape growing and vineyards should be a paramount consideration. There are many ancillary approved endeavors within the legislation which

do not require agricultural soils and should not be situated on such lands.
Sufficiently protect the health of agricultural land from the environmentally damaging effects of the activities of other industries such as petroleum products and mining.
Some trade-off between educational use (agri-tours) and habitat remediation should be allowed.
All ancillary activities should be tied not only to agricultural production, but also sustained ecosystem health. They must ensure long-term agricultural and conservation mandates, with impact statements filed upon application prior to the activity, along with detailed, specific post-manipulation plans.
Address conservation concerns on and beyond the confines of the ALR parcel.
Protect sensitive areas and species.
There needs to be ongoing dialogue here with local governments and the farm community to ensure that the primary use of the land continues to be agriculture and not the secondary non-agricultural use. Critical to effective monitoring here is the addition of staffing resources and funding for the ALC.
Any regulation of non-farm activities on ALR land should be based on recognition of the essential role that non-farm income plays in many households on ALR land. Regulation should focus on preventing damage to the land and placing reasonable limits on the footprint occupied by non-farm activities, rather than outright prohibition of activities that may help to support the overall viability of food-producing households.
Introduce provincial ALR regulation of allowable non-farm uses of ALR land to eliminate variability between municipalities and Regional Districts.
Introduce a rule that resource extraction is permitted only if there is reclamation of the land to ALR status and top soil retained.
As there are no clear thresholds and parameters established for permitted agri-tourism activities, multiple agri-tourism activities can be combined and become the dominant use on an ALR property. There should be a clear set of regulations to ensure that the primary use on an ALR designated site remains farming activities.
Before further regulations are developed to manage aggregate extraction in the ALR, further consultation is needed with industry. We would want to ensure that any future regulations do not impact the costs of construction – and therefore the cost of housing.
Allow land use that helps supports qualified farm operators if the land use does not reduce the productive capacity of the land by more than 5%. For example, agri-tourism that does not impact the land's productive capacity is always ok, whereas a welding shop on 40 acres should not occupy more than 2 acres of land and is only permissible as part of a bona fide farming operation.
Permitted non-farm uses include conservation and passive recreation and open park lands. We submit that a new emphasis could and should be adopted by the ALC decision makers: the health benefits of recreation in nature merged with recreation in open park lands.
Require that non-farm use applications be accompanied by an agrologist report to assess the application in regard to the overall impact/benefit to farming. Such reports may be subject to peer review.
Provide a set of specific criteria to local government staff for reviewing non-farm use applications and preparing Council Reports.
Lands with capability to produce “non-farmed” products be identified and given the protection afforded to high capability farmland.
It is suggested that these are not necessarily in-compatible with agricultural activities but the ‘devil is in the details’.
Small scale manufacturing of products or machinery used within the agriculture industry in a farm shop during the slow season could be allowed to help keep a farm in business.
A farmer should be able to sell some farm equipment from their farm if the area used was reasonably small and did not have a large gravelled or paved lot or was located on non-arable land or on an existing

farmyard.
Oil and gas activity should only be allowed on or under ALR lands if an adequate fund for full remediation is in place prior to the start of that activity.
Concerned about the one-sidedness of the use by the oil and gas industry. At the very least there must be a provision for the requirement for a Development Plan for a given land area. There should be a provision for land reclamation. There should be a mechanism developed to address the principle of mutual benefit.
Better crafted legislation with measurable requirements that are easy to identify and real consequences for lack of compliance are necessary to prevent business ventures in the ALR that are not enabling actively farmed land. A combination of restrictions in home plate, farm property tax reform and a modernized assessment process may be necessary to enable appropriate business development in the ALR that champions agriculture production over the long term.

Other Themes for Committee consideration

Education

Hands on courses must be offered at the high school level for people not destined for academic careers.
The public needs education about land use issues in general, and especially the ALR and ALC. A start would be to include land issues in the education curriculum, and maintain an information campaign that outlines and interprets current regulations and processes.
Work with school districts on curriculum material on the important of local agricultural land for food security, social stability and life quality.

Forestry

Timber should also be considered as an acceptable farm crop (agro-forestry management) to diversify the output and timing of farm operations.
I wonder if there is a way to expand the definition of farming to include growing trees of quick maturity for some purposes?
Any policy measures the Committee recommends to government should be carefully designed not to require, promote or reward any deforestation within ALR lands.
I'm concerned about the threat posed by establishment of forest plantations on cleared farmland for the purpose of selling carbon offset credits. There are lots of areas of burned-over or cut-over forest lands with no agricultural potential and these should be used for such purposes.

Land Banks

A Land Bank is needed even more today. With non-farm owners of mansions on farms and the high cost of farmland there is an increasing need to get alienated farmland into productive agriculture. At the same time young people are finding it difficult to find land to farm.
Consider an agricultural land bank.
Within the current global real estate regime, it is essential that the ALR includes ways of creating land banks for farming, in addition to the system of farmers leasing directly from property owners.
To increase agricultural production there should be a land banking program.

First Nations/Indigenous Peoples

Give First Nations a larger role in helping to preserve ALR land.
Explore how the ALC can work together with Indigenous peoples to protect their foodlands – traditional food growing and gathering areas.

Give First Nations a larger role in helping to preserve ALR land.
Identify processes for the ALR and ALC to support Indigenous food harvesting activities.
Address the Indigenous food systems impacts from conventional farms operating on ALR lands.
Work with First Nations to secure food producing lands through the ALR system
The ALC must work with First Nations and respect indigenous history and values. Bipartisan collaboration between First Nations and the ALC on unceded land must include the honouring of ancient historical treaty imperatives. Historical pre-empted lands must be repatriated or compensation paid if the choice of the First Nations or other groups who lost lands.
Dialogue with First Nations is needed to identify culturally appropriate agricultural uses for ALR land in BC Parks.
Need greater knowledge about the role that the ALC and ALR can play in reducing barriers to First Nations food gathering and food sovereignty.
Explore the intersections between agriculture and Indigenous foodlands and how to support preservation of foodlands and Indigenous access to traditional foods.
Recognition be given to First Nations' need for land for culturally appropriate products and potential economic activity that could arise.

Water

To ensure water security, society along with federal and provincial governments need to invest in the development and maintenance of water infrastructure.
The issue of water licenses should be regulated within the ALC.
Who is responsible for reviewing storm and waste water management plans? If we are going to continue to allow these facilities in the reserve, all levels of government and the various ministries involved must have the opportunity for real input at the application stage.
Water licenses are challenging. The process and the administration of licenses needs to be reviewed.
An adequate water supply and planning for community water and sewer systems should be a requirement prior to application approval for rural subdivisions to prevent or at least minimise impacts on aquifers and other available water sources. Farming activities should have priority for water within the ALR.
Storm and water waste management plans should be submitted when necessary. Why are there bylaw standards (guidelines) but no mechanism or direction on how to effectively implement them?

Crown Lands/Tenures

Where Crown lands fall within the Reserve, we recommend that farming or ranching activities be given first priority over all other industrial uses.
A review of the status of lands where ALR and Crown lands overlap is needed, for access and use. The Committee should note the huge land base for skilled young and landless farmers and an engagement with First Nations Food systems.
FLNRO to give a greater consideration to ALR designation when it makes decisions on granting crown land tenures and leases
Ensure crown land in ALR is available for use - FLNRO to give a greater consideration to ALR designation when it makes decisions on granting crown land tenures and leases.
Include shellfish tenures in the ALR. Shellfish tenures are working farms and it is important that we preserve and protect these farms.
The lack of regulation that considers forage production has caused the management of crown land to move away from some of the common sense approaches historically adopted. The management focus on crown lands is timber. Our members who graze these areas struggle to get the timber industry to

consider the management of forage.

Land Purchases/Real Estate

People who purchase lands within the ALR should be made aware of the responsibility that comes with those lands. We support having a landowner declaration that is signed at the time of purchase.

Purchasers of land in the ALR should be required to sign an affidavit relating to the use of ALR land.

Another challenge we have is the purchase of ALR land by people who have other purposes in mind, or have the intent to farm but no knowledge or experience in farming. Information about the ALR should be disclosed to prospective buyers on all ALR properties offered for sale.

Climate/Climate Change/Ecosystems

Food security is a huge concern with climate change and the impact it is having right now on agriculture.

There has never been a proper study of the future agricultural potential of the current ALR under various climatic scenarios. With the advent of downscaling techniques which give much higher spatial resolution for the output of climate models, it's time to do this essential research.

There are many pressures on land use, most involve money. Unfortunately there is another user of land known as Nature. I hope that economic priorities will be considered in juxtaposition to the needs of natural processes. The clash between money and nature will be your greatest battle.

If BC cannot protect important and threatened environments and species, how can we credibly oppose actions by others (e.g. under federal jurisdiction)?

The ALC mandate needs to be modified to direct that wherever wetlands are included within the ALR, as the situation is so dire, their societal values must be given priority over farming needs. Guidelines need to be created for the management of each wetland type.

Greenspace be used for parkland; the local government is acquiring too much of the ALR for park purposes.

Climate change will continue to challenge agricultural products, providing new opportunities for local food production - this needs to be reflected in ALC regulation.

Need to ensure policies protect the natural pollinators.

The ALC must pay closer attention to the possibility of wildfire on certain leases, cut blocks or ranches, whether private or government leases. This will protect the viability and sustainability of the home ranch. Regional strategies should be cooperatively planned and implemented with local First Nations and ranchers.

The ALC must respect new Environmental Assessment laws when considering an application for removal of land from the ALR. New exclusion zones may be implemented for agricultural and non-agricultural purposes. Rare grassland ecosystems and water sources must be fully protected from all uses that would make full restoration impossible. Such projects would include mining, highways and hydro/retention dams.

The sequestration of carbon that happens in forests and wetlands is vital to combatting climate change. There should be a system where there are either incentives for keeping forests for carbon sequestration, or an acknowledgement that this is an important use of ALR lands. There should also not be incentives to clear and fill wetlands, and maybe it should be penalized.

Dialogue with BC Parks is needed to identify ecologically appropriate agricultural uses for ALR land in BC Parks.

At present "right to farm" legislation allows farmers to ignore the riparian zone regulations set by government. Recommends that this exclusion be reviewed, and preferably constrained, given the ecological values of riparian zones and the current problems existing with salmon and other fish stocks.

Management of ALR land cannot, in my opinion, be separated from climate change, preservation of our

environment, and stewardship of our natural resources. Farmland, properly managed, plays a huge role in maintaining safe and adequate fresh water supplies, ensuring preservation and maintenance of fertile topsoil, limiting the spread of invasive and possibly harmful plant species, and maintaining sufficient healthy trees to moderate wind and temperature.
Encourages agricultural management practices that are compatible with sustaining wildlife habitat.
Implement genuinely beneficial policies to adapt to climate change, including more frequent and extreme flooding, droughts, forest fires, etc.
Conserve and enhance wildlife and their habitats. Existing large scale monocultures endanger many species that are at risk.
Identify wetlands within the ALR (from the soil maps) and classify by type. Guidelines need to be created for the management of each wetland type.
Assess ecosystem health by conducting inventories of landforms, ecological functions, species and habitats (especially those at risk), interfaces, especially riparian, and others.
Promote habitat restoration that addresses what has been lost, and what can be enhanced
Intermesh general ecological well-being with economic sustainability.
Changes to regulation such as environmental legislation are a benefit to society at large. Accompany changes in these regulations with the funds to bring every agricultural operation affected into compliance without cost to the farms. Manage all regulation in the ALR in this manner.
Designations of ALR land for wildlife purposes, ecological reserves, parks, storm water retention areas, and other non-farm uses in the ALR should no longer be allowed.
Section 6 of the Agriculture Land Commission Act should be updated with an objective stating that the Agricultural Land Commission will ensure the present and future environmental sustainability of the ALR. Stewardship of the farming landscape ensures that wildlife populations continue to be conserved.
The impacts of climate change and sea-level rise on agriculture should be assessed and addressed.
Climate change is already here, and we will need all the farmland that we can hold on to in BC.
I suggest that economic and environmental considerations concerning such items as ecological assets, environmental services, habitat and movement corridors for rare and endangered species as well as pollinator species and important native birds be assessed and evaluated in making land use determinations.
The preferred action is to create a new avenue to maintain ecological services on agricultural land through covenants.

Co-ops/Cooperative Models

Co-op ownership of expensive farm machinery needs to be encouraged.
Encourage and support the cooperative model to ensure that economic and social benefits derived from our food system are realized and distributed locally.
Encourage Cooperative farming, this will help small farmers with the cost of purchasing farming equipment and machinery, seeds, fertilizers, and labour can be spread out amongst a group of individuals so that they all benefit.
Wholly endorses the establishment and support of co-op farming which permits the economic viability of small farms and promotes the goal of sustainability.
I strongly feel that there should be consideration in new legislation for communal ownership and stewardship of land and eco-village farming communities. My suggestion is to have legislation that allows multiple, smaller/low impact residences for people and families on an agricultural property with some cabins for work traders, as long as everybody is involved in farming and additional people are contributing to more farming activity on the land.
To encourage more farming, we would like to see ALR land used for the development of small, tightly

clustered farm villages on very limited acreages provided that the residents of the villages are constrained to obtain their incomes from farm activities by means of a Community Farmland Zoning Bylaw, Community Farmland Covenant Registration, appropriate Strata Farm Fees, and the Registration of a Housing Agreement.

Grant farmer owned co-op businesses the right to have multiple dwellings on site (within a reasonable house size) so that multiple young families can live on the land and farm it well.

New Farmers/Young Farmers/Small Farms

Enable ALC to support new and small farmers (mentoring, cooperatives, fund matching).

Focus on developing young/new farmers through extension services, business mentorship, start-up financial support, incubator farms and land matching services.

The ALR needs to strongly support all initiatives such as Farmers Markets, Food Hubs, agri-tourism, Young Agrarians and other such initiatives that help to support the growth of our smaller farms.

We need to review the issues relating to Food Safety, Distribution, and Marketing for small farm products and co-ordinate these with ALR land use policies to enable and encourage the use of small land farms.

There needs to be easier ways for local farmers to bring produce to market, and more financial support for farming start-ups.

Allow for land-sharing/leasing to give access to new entrant farmers.

We feel one of the main goals of the ALC should be the preservation of small acreages for young farmers, either for leasing or buying. The overall mandate of the ALC is to preserve topsoil, regardless of parcel size, for the production of food; and encouraging young farmers to farm small parcels supports this mandate. This is the way to ensure regional, national, and global food security.

Encourage the ALC to work with local governments to identify innovative ways to allow small producers access to small parcels of productive agriculture lands.

The threshold for achieving farm status should not be raised. Raising it would discourage small farms and young, beginning farmers.

Lease regulations to encourage long-term leasing of farm land, enabling young farmers to have access to land which they cannot afford to buy, should be enacted that would permit long-term leasing without requiring a subdivision application process.

An agricultural land bank that would make land available to new farmers should be established.

Encouraging farming requires that other agencies step up to support sustainable agriculture and that a diverse group of new entrants into farming be encouraged and supported with research, access to relevant information and expert advice.

We need more ALR with smaller acreages that allow farming to continue to occur, without the need for the same amount of land.

Create policies and programs that will help get the next generation of farmers on the land and help existing farmers retain skilled labour and enhance their business.

ALR regulations and policies should recognize and support the positive role that small-scale homesteading can play in producing food and protecting the long-term future of ALR land.

Regulations and policies are also needed to ensure that the benefits of small-scale farming are not used to justify the spread of mega-homes, country estates and rural recreational acreages on ALR land.

The Government's Agricultural Lease Program has been very successful in our area. Nothing will encourage young farmers more than knowing the bottom line in whatever agricultural business they want to get into. Government as well as mentorship programs would go a long way to achieving that goal if it was done properly.

We hear almost every week that new entrant farmers are looking for land to lease in Richmond but are

unable to find any, or who did find land but lost the lease or were unable to arrange for irrigation on the site, or were driven away by non-agricultural uses like vehicle storage.
Need support for small-scale bio-intensive farming and for a revitalized food strategy that supports bio-intensive farming.
We have many young people who want to farm and farm sustainably minded but cannot afford to buy; however, they would like to form co-operatives and live in small ecohousing while producing and manufacturing agricultural value added projects. This is an employment solution as well as an affordable housing solution.
Provide better support for small scale farmers, especially new entrants to farming, including access to more information and expert advice to help solve site-specific management challenges and to reassure landowners that their land is being cared for in an environmentally responsible manner.
The pool of new entrants to farming will draw from non-traditional sources including urbanites, First Nations, LGBTQ and youth in general and their potential contributions to the diversity and resilience of BC agriculture should be recognized and valued as we encourage new entrants in agroecosystem.
How about an Agricultural Land Trust and the Trust will act as landlord and rent out the land to young farmers. Old farmers can donate their land to the Trust and it will be a going concern.

Greenhouses

Greenhouses with concrete bottoms should be in other areas, not on rich land that can grow food crops or animal fodder for our future generations.
Agricultural land should only be used for the growing of food crops that do not require greenhouses. Greenhouse food crops should be located on land within or without of the ALR with cannot support open growing. Drug crops should not be permitted under any circumstances within the ALR.
Put a moratorium now on building building large scale greenhouses for nonfood crops on the top grades of agricultural land until the your committee to shape the revitalization of the ALR has made its recommendations.
We don't need to construct greenhouses onto perfectly suitable prime farmland. Will switch to more hydroponically grown foods and increase hydro costs. We need food security now.
The size and amount of concrete-floored greenhouses on ALR land should be restricted.
Decrease the conversion of ALR lands to greenhouses with their high carbon footprint.
Soil-based farming for food production should be the ALR's priority.
Implement a regulation to ensure that ALR farmland is used for crops. Greenhouses which use artificial lighting for indoor crops, including cannabis should be located in industrial zoned areas and not on farmland. Building of all permanent structures on farmland should require a permit from the ALC.

Taxes

A property tax policy change should allow a riparian zone to be set aside and not taxed by property taxes. Some farm land has fish bearing streams that run through them.
Review taxation policies to incentivize active farming on ALR. Farm threshold status should be increased.
Spend time and resources studying the way farmland is taxed and provide recommendations to government for improvements. The system can be abused where those who receive the benefit do not contribute to agriculture, it is not transparent nor ascertainable as a good tax should be.
Encourage and support succession planning and land transfer from farmer to farmer with tax incentives. Consider providing loan guarantees for financing these land transfers or acquisitions.
Any tax benefits or potential investment income from speculation in agricultural property without farming it should be ended.
The time has come where we need to update the criteria of "what makes a farm" for taxation purposes.

This includes changing the eligible farm income qualification threshold to \$5,000 and not discriminating against farms under 2 acres.
Adjust taxation to facilitate farm use. For example, require use of assessed values as cost base, eliminate local tax exemptions for non-farmed ALR lands, update provisions for gains taxes on farm succession.
No property taxes on ALR land used for food production, if the land is not used for food production and sits unutilized for greater than 1 year then should become eligible for property taxes.
Reduce the income tax level and provincial taxation that is paid by farm workers and farmers.
Taxes implemented on absentee ownership or owners not using ALR land for agriculture purposes after 'x' amount of years.
Speculation tax starts right at time of buying if agriculture production is not intended to commence with annual penalty/ increase every successive year no production happens
ALR land owners get tax breaks to lease land and have it put into farming production, we want this to continue.
Consider a farmland speculation tax to discourage speculative purchases of ALR land
A significant tax should be imposed when land is removed from the ALR for non-farm use. This revenue should be used to support agriculture, not go to general revenue.
Remove the 50% school tax exemption for non-farmed ALR land. This could be determined through BC Tax Assessment data.
New imposed regulations and changes to taxes on ALR lands have caused my residency to be terminated (as a renter).
A problem I see is someone who gets a farmer to sign lease agreement for long term and then breaks agreement but they still get agricultural taxed and land stays stagnant and unformed.
We strongly recommend that measures related to ownership and taxation of ALR land be reviewed with a view to ensuring that ALR lands are indeed farmed.
Increase the minimum requirements for ALR land owners seeking to be taxed at farmland rates.
Remove any tax credits for parcels without farm status.
Introduce a non-farm use tax.
Producers that choose not to live on the land they farm should be granted the same tax benefits than producers that live on their land.
Income tax credits for those that derive income from agricultural production.
Tax incentives for long-term leases (> 10 year, > 20 years) and lease insurance for lessees.
To deter speculation, reform the school tax exemption to apply strictly to land classified as farm and remove the residential classification from the School Act (Section 30).
To encourage farming activities on farm land, change the minimum farm receipt threshold across all parcels, regardless of size, to \$3,500; and create a tier system where farms that meet a higher threshold of gross farm receipts receive greater tax benefits.
End taxation on these lands, tax the home sites and a small portion of associated land but exempt properties otherwise in the ALR from taxation.
The ALC should work with the appropriate provincial Ministries and the BC Assessment Authority to re-structure the farmland property taxation system in a manner which would provide a huge incentive to get these properties farmed.
Immediately introduce an 'ALR luxury tax' that will be applied to non-residents.
The only reason we are able to lease, is that the tax incentive exists for farm classification.
The discrepancy in the foreign buyers' taxation policy, whereby agricultural land is exempt and residential properties are taxed, has created a surge in foreign purchasing of rural estates in what has become an Agricultural Mansion Reserve.
Payment for Ecological Goods and Services (EGS) provided by the agriculture sector. To recognize the

contribution agriculture producers make to the visual quality of our province, to the health of riparian ecosystems, to wildlife and to biodiversity, we should employ a property tax neutral scheme whereby an increase in property taxes in general provide payments to holders of environmental farm plans for payments of services they provide to society in general.
Expand the 20% Foreign Buyer's Property Transfer Tax to all land within the boundaries of the ALR.
The current threshold to obtain Farm Tax Status is deemed too low. The low minimum requirements need to change to protect productive farmland from speculation, incompatible use, and encroaching development and support viable farm businesses and increased farm productivity.
Remove exemptions for ALR "real estate" from the foreign buyer's tax that applies to urban properties/
Adjust the method for valuing agriculture land not used for farming, so that non-farm residential and commercial activities located in the ALR are paying similar tax rates to those located in the urban areas.
Develop a two-tier farm classification benefits system that confers two different levels of tax benefits dependent on gross farm income.

Local Governments

ALR land should be protected for future generations. This is extremely difficult to do without support from local governments.
There needs to be more knowledgeable people at the local government level that understand ranchers, farmers and the needs and challenges they face.
One of the biggest challenges we have in protecting the ALR for present and future agriculture use is the actions of local government staff and elected officials. Greater transparency of applications on the ALC website, including correspondence with local and regional governments, would be appreciated.
Increase Commissioner and staff presence in rural communities to explain how the ALC/ALR operates and why. This may also help deal with issues related to delegated powers – and the danger of local governments falling back to the path of least resistance and allowing/supporting non-farm uses, subdivisions or exclusions out of sync with the guidelines of the ALC.
Local governments very rarely use their powers to refuse to authorize an application to the ALC. If this provision is not working, perhaps there needs to be another approach.
The makeup of municipal councils and regional boards is subject to change every four years. It is difficult to instill the value of the ALR and a good understanding of how local government bylaws play an essential role in helping to achieve the objectives of the ALR when the players keep changing.
Enforcement could begin to be addressed by ensuring Local Government bylaws clearly protect the ALR, and making sure any structures and land uses within the bylaws protect the agricultural land base.
ALC could adopt the policy that they would not consider any ALR applications from a Regional District or the municipalities within the Regional District if they have any areas that don't have zoning or OCP.
Local governments do not currently have the ability to charge fees for the handling of ALC applications but we desire the authority to do so.
Supportive of the current system where applications go to the local government for comment prior to the ALC.
The Local Government should be obligated to submit comments on applications that are forwarded to the ALC.
Farmers should have the right to farm and legislation of the local government limits temporary structures for farm stands.
None of the rules or enforcement should be downloaded to the regional districts. They do not have the agricultural expertise to manage nor enforce ALR rules.
Need to provide funding to regional districts and municipalities to be able to actively consider/make strategic recommendations regarding use of ALR lands.

A mechanism for monitoring and enforcement doesn't seem to be in place, and as a result farmland is being lost every day. Perhaps elected regional representatives and staff should be required to report apparent violations of ALC rules.
Remove the tax incentive for municipalities to support removal of ALR land from the reserve.
The ALC must take into account local resource management plans, so that industrial operations do not conflict with the common values and sustainability plans that are projected or currently in place.
Strongly object to the establishment of any requirement that the ALC approve local government bylaws as they apply to land in the ALR. ALC control of local government planning objectives would render meaningless to ALC consideration of local land use planning objectives when exercising its powers.
Explore provincial policies to require local governments to include a food production and food security plan in their municipal planning regime.
Local government does not get copied in the response email from the ALC portal to the applicant. This is an administrative issue with the portal and needs to be addressed. Recommend that local government should get a dated copy of any correspondence that is being sent to the applicant through the portal.
While it is acknowledged ancillary buildings and housing are necessary for farm ventures, municipal bylaws should be in line with ALR objectives. This is particularly true in the mega home scenario, and secondary side business ventures.
Local governments are often pressured by applicants to remove good land from the ALR, or to allow non-farm uses that limit the future use of the land for farming. Decision-making regarding land use decisions of farm land must be made arms-length from local government officials, or any political influence.
Local governments have often shown to be irresponsible when it comes to protecting agricultural interests when they promote the removal of lands from the ALR and allow residential subdivisions on ALR lands. Some local governments see the ALR as greenspace and potential park land.

Peace River Region

Please ensure that the Minister and Cabinet understand the difference between the class one to five soil capability lands in the Peace River Valley.
Site C has to be stopped and the possibility of further flooding of the valley from any proponent has to be made impossible.
I think that for the ALR to be accepted as a real asset in the Peace River region some form of compensation should be re-introduced, a marketing board for grains oilseeds and small seed for example.
This exercise would have had greater credibility if it hadn't followed the government's acquiescence in the largest ALR exclusion ever in order to permit completion of Site C.
Recommend restoring the entire alluvial soils in the Peace River Valley as agricultural land reserve and to recommend against the continuation of the Site C hydro-electric dam project which will flood valuable and irreplaceable farmland. [This email was received from 44 stakeholders]
The exclusion from the ALR of the valuable agricultural lands along the Peace River in order to allow construction of the Site C Dam puts our food security at risk and seriously erodes public confidence in the ALR's ability/will to preserve farmland. I urge you to restore these lands back into the ALR.
Put the Peace River valley lands back in the ALR. The government's pronouncements on food security cannot be believed in the face of this removal.
Growing food in the Peace River Valley brings the availability of fresh produce in much closer proximity to Northern British Columbians as well as other northern communities. It is criminal and completely irresponsible to flood this land for a dam that is not needed.

Acknowledge and recuperate from lands lost to the ALR due to Site C Development.
Reverse the decision to flood the Peace River Valley.

Foreign Ownership and Speculation

Deter speculation and foreign ownership on our valuable food land.
We must stop selling our ALR land to foreign buyers.
Prohibit foreign ownership of ALR land.
Investigate whether foreign purchasers are contributing to speculative pressure on farmland and if so consider restricting or taxing foreign non-resident purchasers of ALR (including companies and non-resident beneficial owners of companies). Consider PEI foreign ownership restrictions.
Foreign buyers should be banned to purchase ALR land.
Implement restrictions on foreign ownership for farm land ownership, similar to other provinces in Canada.
There should be equivalent taxes to the speculation and foreign ownership taxes applicable to the ALR, or be replaced with alternates specific to farm land, in order to limit the risk of redirecting investors looking to avoid these new taxes on residential properties.
Lands under foreign control tend to be used in ways that provide limited economic or social benefit to the local communities. This is an issue which the ALC should acknowledge and address.
Reading the review, what is important is stopping someone with a lot of assets to buy up ALR and then depreciate it by not letting anyone farm it and then get it out of the ALR because they call it un-farmable.
Concern that people can buy acreages that are within the ALR for cheaper than an urban lot and have no intention of farming the land, therefore removing the land from its agricultural potential.
Ownership of BC farmland by off-shore investors needs to be researched and monitored to ensure that it is not creating an impediment for young farmers or raising the price of land to uneconomic levels for farming. If it is found that this is occurring regulations would need to be enacted.
Strongly recommend that the Advisory Committee work with other responsible ministries/agencies to review the issues related to foreign ownership, taxation and land speculation in the ALR.
An uplift fee to discourage speculators who want to take land out of the ALR. It would be important that the uplift fee is credibly established in ironclad legislation so that prospective speculators have no hope of avoiding it. It's also important that it be as predictable as possible.
Foreign ownership should be banned.
I strongly believe we need to limit ownership of ALR land to Canadian citizens.

Cannabis

ALR designated land should be reserved for actual farming. Large scale greenhouse cannabis production is not a good use of ALR farm land in B.C.
Revisit the issue of cannabis grow requirements. Food production is of increasing concern and arable soil lost cannot be reclaimed.
Cannabis should only be allowed in an industrial land, not in a residential zoning and certainly not on ALR. Reverse the policy allowing cannabis production on ALR.
The inclusion of cannabis as a crop allowed to be grown in greenhouses on ALR land must be reversed. Please issue a moratorium at once on the growing of cannabis in greenhouses on agricultural land.
Cannabis should not be grown in the ALR. Over time we have lost enough of B.C.'s ALR to development. It has been proven that you do not need agricultural land to grown cannabis.
Cannabis growers should not benefit from the tax advantage of farm status.

Cannabis production uses a lot of electricity. Industrial areas are geared up for this whereas farm land not so much.
Cannabis production facilities require security that is not the norm for agricultural land use. Industrial areas tend to have more light and “visibility” than farm land and so are closer in alignment for better security enforcement.
Concreting or paving over good farm land (for cannabis) seems very short sighted. Use the industrial zone land for this as it is already paved.
Strong opposition to the building of greenhouses for cannabis operations on ALR land in BC. The ALR was created for food production; building greenhouses is not consistent with this goal. Regulations must be changed.
Cannabis production is no different from crops for alcoholic beverages.
Cannabis will benefit the economy and provide many jobs, however the location of facilities and the paving across prime agricultural land is concerning. An industrial area would be better.
The current proposal to establish greenhouses on ALR is inappropriate use of agricultural farm land. This is an industrial scale enterprise that should be sited on industrial zoned land.
Of concern with cannabis is the financial viability of such enterprises. Market forces may result in unprofitable operations and bankruptcy leaving the public to clean up the resulting infrastructure.
Scraping fertile top soil, paving over and building huge greenhouses for the purpose of growing cannabis is outrageous and will have a tremendous negative impact for people living in the area. Should be grown on marginal or industrial land.
If greenhouses are built and the operation turns out to not be viable, it would be too late for the soil because it is already wasted away.
In addition to growing cannabis, suggestion to grow poppies and mushrooms.
Proposed facilities will pave over acres of prime agricultural land, rendering the land unusable for any future farming practices. Due to climate change and food security concerns, we need to ensure ALR lands are available to produce food for local populations.
Cannabis should not be permitted on grade 1-3 ALR lands.
Not against growing cannabis in the right location or farms that will grow seasonally and preserve the ground. Am against large companies and developers purchasing our agricultural land to produce as much cannabis as quickly as possible. They will destroy BC’s prime farmland for financial gain.
Global warming and population growth mean the government needs to put food sourcing ahead of the cannabis industry.
More jurisdictions need to be given to municipal governments so that each location can be considered on its own merit for large, factory style cannabis production facilities.
Need to consider how the ALC will handle and process a spike in ALR inclusion applications as proponents respond to municipalities that have prohibited such uses outside of ALR lands. Also how the ALC will consider a municipality’s position to withhold support if the local authority deem the proponent to only be applying for an inclusion to circumvent their municipal zoning.
Reverse the decision of the previous government which permits growing medical marijuana on land in BC which is designated for agricultural use. Risks that greenhouses will be abandoned. Climate change will increase our need for arable land. Developers purchase agricultural lands at lower prices than comparable industrial land.
Do not support large greenhouses growing commercial cannabis. Update and provide guidance so future generations will have good earth and space to grow food.
Recommend that the Agriculture Minister remove cannabis production facilities as a permitted farm use. These greenhouses can be built on marginal or substandard land and/or on industrial land.
Cannabis greenhouses should not be on prime farmland. They destroy land, create light pollution, create

traffic, and produce a smell. This should be on industrial land.
A moratorium on the use of ALR farm land for large scale cannabis farming is now urgent.
Remove cannabis production as an acceptable use of ALR farm land in BC. Prime ALR designated land should be reserved for actual farming. Consider the future of food farming and local food security.
The inclusion of cannabis as a crop allowed to be grown in greenhouses on ALR land must be reversed. Cannabis can be grown on land not in the ALR and on industrial land. Please issue a moratorium at once to stop the growing of cannabis in greenhouses on agricultural land.
Please halt any current or future development of cannabis production facilities on prime farmland.
Place a moratorium on cannabis production on ALR land until the province consults with farmers, municipalities, industry and the public. Food security will be threatened by the conversion of farmland to industrial cannabis growing and the price of agricultural land, already prohibitive, will soar.
Ensure cannabis operations are located in a secured industrial site.
I do not support large greenhouses growing commercial Cannabis. I hope our Governments will update and provide guidance so future generations will have good earth and space to grow food.
Cannabis growing should not be on ALR land. We suggest that industrial property may be better suited.
Cannabis facilities are not using soil on the ground. Building the facility on ALR land is a waste of possibly useful ALR land.
I urge you to insist that these marijuana companies build their infrastructure on Industrial lands, and not our much needed agricultural land.
Whether or not recreational marijuana production should be permitted in the ALR or, if in fact, there should be additional medical marijuana production facilities licensed in the reserve will be the task of the committee. We must ensure that all levels of government provide effective regulation to address foreseeable adverse impacts.
Cannabis should not be allowed on ALR. It is a drug, not food. We urge you to put a covenant on all farmland and don't negotiate with those eager to make money but keep all ALR for real farming.
Save our prime farmland, put food security ahead of cannabis production. We can survive without cannabis but we cannot survive without food.
Allow hemp to be grown on marginal ALR land without a permit as it used to be.
Clarify by regulation cannabis production facilities in ALR in cooperation with UBCM and local governments.
Cannabis production on farmland produces risks of deposit of fill, light pollution, noxious odour, increased traffic and parking lots, setbacks, escalation of price of farmland, fragility of the industry, and storm water management.
Amend design of greenhouses so they can be used for other food production if the industry fails/collapses; a bond placed on the infrastructure so buildings/greenhouses can be removed if required; consider park & busing areas on non-ALR land; ensure there is an effective storm water management plan in place; refer to the Ministry of Agriculture's guidelines regarding setbacks.
Create policy and design guidelines for cannabis production (coordinate with local government to protect farmland and ensure that enclosures are not constructed on fertile farmland to produce cannabis that meets existing security requirements).
I do not support using ALR lands for growing cannabis whether or not it is grown in greenhouses. There are other options, such as using industrial areas to build production facilities. We can live without cannabis, but not without food! I support a six-month moratorium to look at whether the use of ALR lands is appropriate for large production facilities.
Cannabis growing or production should not be a permitted use on ALR land.
We are concerned about the siting of commercial and industrial buildings on arable ALR. Specifically, in regards to the production/processing of cannabis, the Ministry should carefully examine the means of

production of recreational cannabis to determine if the expected industrial-style production is the best use of BC's limited agricultural land.
The government prohibit the use of ALR land for the production of cannabis and deny the removal of topsoil and the creation of any concrete-floored green houses. The large enclosed facilities required for cannabis production should only be located on land zoned for industrial use. Normal agricultural hemp cultivation should be allowed on ALR land
I strongly feel that the ALC and local governments should be allowed to review and restrict industrial grow-ops to protect neighbourhoods from the effect, eco-systems from destruction and farmland from being covered in concrete.
The legalisation of recreational cannabis and the resulting opportunity to grow the crop on ALR land may create conflict in municipalities. Could be allowed if using traditional plant growing techniques or grown in more industrial settings.
Consider a moratorium to reduce immediate pressures on ALR lands by cannabis production facilities.
With the pending legalization of cannabis there will be major impacts to communities and agriculture. Most of them are foreseeable and can be prevented through effective regulation.
The ALR Use, Subdivision and Procedure Regulation should be amended to allow the production of both medical and recreational cannabis in BC's ALR.
Neither the ALC Act nor its regulations should be amended to prohibit greenhouses in the ALR.
No industrial cannabis operations in the ALR. Industrial=razor wire, cement bunkers and chemicals.
We encourage you to ask for a moratorium on the placement of the cannabis industry on ALR land as one way of allowing your commission to receive input and make recommendations before such a new and significant industry moves ahead, while also addressing other issues.
Commercial cannabis ventures ought to be placed in light industrial areas. Such ventures are no different than any other pharmaceutical company and should not be granted special privileges.
Against the use of ALR land for recreational cannabis.
Recreational cannabis is set to be legalized this summer. If this form of cannabis will also be considered a farm use, there is opportunity to explore how it may impact the ALR and the availability of land to support our food security.
Petition signed by 600 petitioners that requests that there be no change to the current bylaw regulation that prevents local governments from prohibiting or restricting lawfully sanctioned cannabis production on ALR land and to continue to define cannabis production as an allowable farm use, and that any action be taken to insure that medical cannabis growers in BC have their right to grow cannabis on ALR land fully protected from local government interference.
Will the Ministry of Agriculture and the province regulate where non-medical cannabis facilities can locate in the ALR in order to preserve prime agricultural land for farming?
All proposed medical marijuana production facilities which do not have access to municipal water and sanitary sewer should only be permitted subject to justification from qualified professions and approvals from the MOE.
Must have effective regulations for all cannabis production within the ALR. The standards and guidelines established should be the minimum standard for local governments to adopt and there must be some provision made for local governments to be more restrictive in their bylaws. Local governments who remain opposed to allowing these Facilities on ALR land within their jurisdiction, should also be empowered to do so.
Other
Fees for applications to the ALC are still too low, especially the local government only keeping \$300. Higher fees will encourage applicants to really think about whether or not they think their application is

justified.
Population and demand is steadily increasing, and every acre of ALR land is starting to matter. For now this issue is mainly happening in regions that are directly beside high population areas, but it is the trend and will continue to spread outwards in the years to come.
The wealthy (and some middle class), owning ALR land and not caring about farming or being forced to farm or lease it, because they still receive the tax break or just don't care and pay the taxes. Find a way to reduce this. It could involve increasing (and enforcing) the amount of income required per acre to receive farm tax breaks or giving more incentives to non-farmers to actually lease their land to real produce farmers.
The persecution of farmers running their operations has to end.
A partnership with organizations should be actively pursued and supported by the appropriate governmental agencies to provide farm workers for the farms and treatment of those who qualify.
How about an Industrial Land Reserve and a Forest Land Reserve?
Our future is in pods of related individuals living simply, not in mega corporations. The most important thing to consider is that land usage is integrally tied to the social detriments of health which underpin healthy individuals, families and communities while maintaining the health of the soil.
Don't be short sighted on policy and types of flora and fauna production and processing.
Access to land via leases. Partial farm leases (which don't permanently divide the property) should be supported as a viable way to increase new entrants into agriculture because land prices are barrier.
Critical areas for further study include: recognize responsibilities to Indigenous Peoples and the opportunity to build common ground with traditional First Nations food source requirements; address the challenges of climate change; and, lack of respect and buy-in to BC's agricultural land preservation priority by Federal agencies on federally owned lands.
Move farming activities which cover up ALR farmland to industrial land (activities with fill, paving, concrete).
Farmers require true enumeration for all the services and value they do and could be encouraged to provide. They require support, fair treatment, and true recognition of the service they can supply to revitalizing our planet's soil, water and climate. If we don't protect the farmer then we end up with what we have today. We will have no farmers able, willing, or capable to live and produce from their farms while living at poverty levels of income.
The Province must recognize its responsibility for creating policies and regulations that enhance the industry and where this is not possible, the Province create options for ranchers to exit the industry.
The Province's food security is dependent upon healthy lands, access to adequate water supplies and skilled ranchers and farmers to work the land. Equal consideration must be given to the people, land and water needed to produce food, now and in the future. These are the cornerstones of the food security.
Improvements are needed to minimize the impact on the ranching community from urban and rural development.
The Province should establish an Agricultural Land Reserve Fund for the purpose of supporting farmers / ranchers and encouraging farming activities on ALR lands. The Agricultural Reserve Fund could be a source of revenue for an Ecological Goods & Services program.
Support and encouragement for further study of possible models and applications of Ecological Goods and Services (EG&S) to the values that ranchers provide BC. EG&S compensation/support should be paid to ranchers as income in addition to the income received from the production of agricultural products.
The province needs to implement mandatory land use planning and zoning in the Province (would be easier to implement regulations).
A review of past applications to determine what types of applications are almost always refused might give an indication of how to reduce the workload and save the applicants the cost of applications.

Conserve the ALR land for agricultural use, and address the economic barriers that are preventing farmers from farming the ALR land.
A process needs to be developed whereby developers of adjacent land to the ALR, and subsequent land purchasers of the developed land should be required to sign an affidavit stating that they understand that they will have no further recourse to disputing the use of ALR land for agricultural use.
Current ALR policy that protects farm land for future generations can only be effective with a strong supportive initiative to convert these land to agricultural use!
I think that ALR land in the Lower Mainland should be used for housing because most people living there buy foods imported from their countries of origin. Only a small percentage of residents actually buy locally grown blueberries, raspberries, corn, carrots, potatoes and greens as well as eggs and chicken.
In the Interior more encouragement should be given to the farmers who produce hay and honey for export to China via the wonderful newly expanded Port of Prince Rupert. This includes ensuring the roads and railroads leading to the Port of Prince Rupert are upgraded and maintained at all times.
Focus on protecting the soil itself, not just the land area.
Promote food production on ALR land above all other uses.
Please find a way that aging 'farmers' can say on the land and have it worked even when younger generations are uninterested. A farm for lease to qualified persons should be a government priority.
Give stature and reward, and a safe work place, to those who produce our food, whether fruit and veggies, poultry and eggs, livestock and the forage crops they require to keep us in dairy, meat and leather for generations to come.
Please continue to encourage the sustainable family farm.
Part of the evidentiary criteria used for all applications both sub division and non farm use, is that economic viability be a part of the decision making process of the property application in question specifically lands with class 2-5 soil or poorer and are demonstrating an attempt to farm the land. Those applicants should be allowed to subdivide within the ALR.
Regulations are meaningless without enforcement – right now there are people completely taking advantage of the ALR with no recourse. The Province needs to add resources for enforcement on farm sales, temporary vs permanent housing, illegal soil and fill sites etc.
Need economic support to encourage local agricultural businesses.
If odour control for Licensed producers in the ALR becomes an issue, who is responsible? There needs to be some discussion with both the local and Federal Government on this.
Ensure that the beneficial ownership (i.e. individuals involved in ownership, not just companies) of all ALR land is registered and on the public record.
The ALC should adopt policies that have conditional requirements for subdivision approvals such as appropriate livestock fencing and cattle guards.
A Provincial Government soil removal law as well as a Municipal soil removal bylaw, to help protect farm land.
Recognize bee keeping as an agricultural food use and recognize that pollination is crucial to food production.
I would like to see programs in place that encourage and support future generations of farmers. Policies could be created that allow farmland to be farmed by non-owners thus providing agricultural expertise for those that lack the ability to own farmland.
Government should disband the ALC and use the same millions of dollars for agricultural incentives to encourage and assist the farming community to produce food.
The use of local food in government institutions should be mandated.
Consider the short- and long-term impacts land use restrictions can have on the rights of private property owners, balancing those needs with the purposes of the ALC. We support measures that bring

greater certainty for property owners and local governments.
Need to help and protect families that have land that they are using and producing an income on, but also those who are not in the situation and cannot do this.
Plan for services, servicing, financial sustainability, infill and density when considering urban development.
Keep the north out of the ALR.
So if you want to sustain the viability of the food supply you need to incentivise the farm families. First make off farm income contributed to farming a write off. Second create a fund to manage the inequity between ALR and Non ALR lands to be paid out to the Land owners in the ALR so as the cheap land is no longer attractive to foreign corporate farms.
The BC Institute of Agrologists must include stewardship of land as part of their Code of Ethics.
Revitalize Farmers Institutes.
Reconciliation in the ALR: challenge the right to farm legislation that gives farmers exemption from using pesticides, insecticides, GE technology, etc. that are killing the bees, polluting our watersheds and wildlife.
Promote increased economic fairness and self-sufficiency.
Sufficiently protect the health and quality of life of the farmers and animals in agriculture.
Promote organic farming without the use of toxic pesticides to protect public health.
Provide adequate protection for sites of natural, historical and heritage value.
Create an Advocacy Agency for farmers for the purpose of assisting or undertaking on behalf of farmers issues arising with various regulatory agencies.
Issues arising from off farm inputs that are vital to the operation of the farm should have more attention paid to them.
I urge to Committee to clearly distinguish between “ALR land” and “farmland” in all future communications, and to make it clear to the public and government that not all ALR land is farmland.
Any policy measures proposed by the Committee to put pressure on or penalise the owner of ALR land that is not being commercially farmed, must be applicable only where there is a fair and independent assessment made to determine that the land could support a viable commercial farm, considering the full range of possible barrier and challenges.
Develop an application process that allows the applicant, if they wish, to engage in dialogue with ALC staff in order to search for a “win-win” proposal that may satisfy the needs of the applicant while protecting and promoting food production on ALR land.
The ALC in cooperation with the appropriate provincial Ministries should review the authority of the Oil and Gas Commission regarding oil and gas activities on ALR lands.
In order to strengthen the goal of the ALR, an important strategy that should be implemented is the classification of soil capability for agriculture. By acknowledging the importance of soils and soil health, the ALR would be effectively safeguarding the capacity for British Columbia to produce food locally.
A strong ALR and ALC can be instrumental in guiding the solar industry away from damaging our ALR lands and towards a power production model that benefits our province and people. The ALC processes currently in place must be upheld and strengthened to help guide this industry appropriately and to preserve our rare grasslands included in the ALR.
A program to encourage labour-intensive uses of farm land and discourage idleness.
We encourage the ALC and the oil and gas commission to continue to collaborate to further the one window regulatory approach for the oil and gas sector in B.C. and seek ways to further streamline and improve the review and approval process for oil and gas activities and ancillary activities on agricultural lands.

I would like to see any modification or use of ALR lands that degrades the future use of the soil for growing food stopped, with only truly reasonable exceptions.

ORGANIZATIONS/LOCAL GOVERNMENTS (does not include individual farms)

- Association for the Protection of Rural Metchosis
- BC Cattlemen's Association
- BC Farms & Food
- BC Fruit Growers' Association
- BC Hazelnut Association
- BC Shellfish Growers Association
- Bird Studies Canada
- British Columbia Real Estate Association
- Canada's Oil and Natural Gas Producers
- Canadian Home Builders' Association of BC
- Cannabis Trade Alliance of Canada
- Capital Regional District
- Central Saanich Community Association
- Certified Organic Associations of BC
- City of Abbotsford
- City of Delta
- City of Fort St. John
- City of Kamloops
- City of Kelowna
- City of Pitt Meadows
- City of Richmond
- City of Surrey
- Community Connections (Revelstoke) Society
- Community Created Agriculture Co-op
- Concerned Citizens of the Peninsula
- Cowichan Green Community
- Delta Farmers Institute
- District of Kent Agassiz
- District of Mission
- FarmFolk CityFolk
- Farm Villages
- Federation of BC Naturalists
- Fortis BC
- Global Compliance Research Project
- Interior Health

- Islands Trust
- Island Trust Fund
- Kamloops Area Preservation Association
- Metro Vancouver
- North Okanagan Livestock Association
- Pacific Regional Society of Soil Science
- Peace Keepers
- Pender Island Farmers' Institute
- Regional District of Bulkley-Nechako
- Regional District of East Kootenay
- Regional District of North Okanagan
- Richmond FarmWatch
- Rocky Mountain Naturalists
- Rocky Point Bird Observatory
- Society Promoting Environmental Conservation
- Squamish Food Policy Council
- SSI Agricultural Alliance
- Summerland Agricultural Advisory Committee
- Surrey Board of Trade
- Town of Qualicum Beach
- University of Northern B.C.
- Vancity
- Village Farms

ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Fort St John

Date: February 22, 2018

Statistics

Summary Statistics

Number of organizations met with	10
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Theme 1: A Defensible and Defended ALR

This consultation included discussion around boundaries, applications and land inventories. Specific examples include:

Delegation agreement erodes land now. Lease agreements are perpetual and can be renewed on 25 year cycles. Pollution goes on and reclamation is not possible.
Support for principled approach and long term planning to create trustworthy tool to explain facts. All applicants should provide the same planning.
Need sufficient inventory of undeveloped land, so that it does not put pressure on what people perceive as open, available land. Wants the underutilized land fully utilized.
Need ALR boundary review to get rid of too rocky, too steep, under water, marsh muskeg, etc.
Encouragement for holding ALR to wait for future uses.
If you are a farmer in a regional district and boundary expansion includes you, you shouldn't be penalized for coming into the city.
When the ALC is doing approvals, the preference is approval with OCPs and planning in place, rather than promoting urban sprawl. This can provide services needed to the community.
Application portal has administrative issues – if application is not complete, the applicant receives a notice that they were rejected.
Applications for subdivisions to quarter sections need consistent responses.
Need to reassess boundaries, especially in the Peace and the Kootenays.
With professionals submitting applications, need the definition of an "agent". Who is qualified to do the agriculture capability assessments? Who was consulted in the construction of the criteria? Report requirements need to ensure when a professional needs to be involved in the report/application.

Theme 2: ALR Resilience

The specific theme of ALR Resilience did not come up in the Fort St John consultations to a large extent. Specific examples include:

Delegation agreement doesn't let resilience happen due to contamination. Future funds can't cover this.
Bring back support and how the ALR was originally. Need to protect farmland or we won't have any.
Updating soil classifications in the north will add to resilience.
Establish policies for efficient growth. Preserve productive lands for production.
ALR needs a higher profile. Seems that if someone has a higher use for the land then it's too bad for the farmer. Those who get listened to, get the attention. Need a kick start to get people to see farmers as more valuable.

Theme 3: Stable Governance

Stable governance and the ALC were discussed often during the Fort St John consultation, particularly panels, composition, consistency of decisions and transparency. Specific examples include:

Companies are in competition. ALC can bring companies together and come to an agreement to minimize/combine impacts.
Stay with six panels.
Go back to six people on the board.
Recommendation to have someone in the north to monitor/do applications.
Support for strong administrative process, congruent with city plans. Each decision based on own merit with ground truthing. Transparent and objective approach.
Need standardized decision making and approach to how to fill out applications. Client should be able to review all notes (nothing behind closed doors).
ALC needs to understand development (e.g. city planners use gravity when planning water pipes).
Need more ALC people on the ground in the north.
Concern about consistency of decisions within the panels. It is difficult to make decisions in your own region, due to biases and relationships.
Transparency has really improved. Good to see applications and decisions online. Would be good to see Oil and Gas Commission and delegation agreement decisions on same platform.
Concern that the ALC does not include grazing as part of the BC Assessment classification (for what is a bona fide farmer).

Theme 4: Efficacy of Zone 1 and 2

Consultations included brief mentions of the efficacy of zone 1 and zone 2. Specific examples include:

No effect seen by the creation of two zones. Could go back to one zone with no issue.
Can't apply the same rules across the province. There is a huge difference in what can be produced in the north and the size needed to produce it.
Zone split was a bad idea. Promoted as easy to take out land.
Go back to one zone.
Zone 1 and zone 2 are inappropriate designations; this undervalues zone 2 agriculture.

Theme 5: Interpretation/Implementation of the Act and Regulation

Interpretation and implementation of the Act and Regulation were occasionally mentioned during the Fort St John consultation. Specific examples include:

The public needs more education of the ALR and ALC mandate and authority under the Act.
The letter to the Minister does not mention the ALC Act, which is confusing as the Act says the ALC should have precedent over the Oil and Gas Commission regulations.
Get back to the original mandate to implement the intent of the Act and make farming sustainable.
Right to Farm precedes urban development. Education opportunity. Urban development needs to provide the buffer zone, not the farmers.
Need more guidelines and specifics on section 4 of the ALC Act. Currently allows it to be very subjective. Suggestion to have tangibles (e.g. what is an economic threshold?).
Section 4 of the ALC Act – suggestion of a business plan or economic viability assessment, to support it so that there is something more substantial to back it up.

Theme 6: Food Security and BC's Agricultural Contribution

Consultations included brief mentions of food security and BC's agricultural contribution. Specific examples include:

Need sustainable agriculture and markets. If we can't make money off the land then it won't stay agricultural land. Crop prices really impact the ability to stay viable.
Foreign investment supports food security, but this needs to be occupied by land owner. Wealthy absentee land owners make problems (weed control) and prices increase.
Food production is not possible without access to clean water and land. Wells often go dry, but they have no documents to show that oil and gas caused the problem.
Need to adjust vision. Either pay more for commodities or reduce the cost of business, to ensure people are able to get into farming (including younger generation).
Price of doing business either needs to go down or our prices need to go up.
Increase crops for increased food security. Our food security is keeping the highway open.
Food production and food security should be in development planning regimes.

Theme 7: Residential Uses in the ALR

Residential uses were discussed often during the Fort St John consultations, including subdivisions, densification and foot prints. Specific examples include:

Subdivide pieces to allow people with a desire to move to rural areas.
Needs to have an education component. Country estates and unused areas are being created. Buyers do not understand impact of the parcel, nor the ALR (e.g. need signage saying 'farm zone').
Home site severance should not be a sub zone – it should be an agricultural zone.
Second dwellings in zone 2 need a separate title. Families may need home severance so their children can have equity.
Need smart rural residential policy. Subdivisions of small parcels for a strong rural economy.
Challenges when generations try to subdivide and preserve agriculture but are denied. ALC needs to look at applications that are trying to get land for farming, rather than money.
Need to increase density downtown. Less pressure in rural areas and less impact on the ALR.
Is there a way to look at a decision in 5 years to see if it still makes sense (e.g. exclusions for property development)?
Need to be aware of decisions on losing valuable farmland (e.g. turning down a 5 acre development, but each person buys a quarter section anyways).
Looking for mixed-use, densification and resilient long-term growth.
Region or province should have a consistent rule on houses and foot prints. Then it becomes personal instead of business decisions.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales in the ALR was not discussed during the Fort St John consultations.

Theme 9: Unauthorized Uses

Unauthorized uses were discussed very little during this consultation. Specific examples include:

There is no enforcement in the north. Legislation is in place but nothing happens.
ALC rules and guidelines are not being inspected until it becomes a major issue; it's easier to beg for forgiveness than to ask for permission.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

The majority of the discussions at this consultation were around non-farm uses and resource extraction, in particular reclamation/restoration, pipelines, the Oil and Gas Commission and agreements, and funding, expenses and compensation. Specific examples include:

Reclamation/Restoration

Reclamation is an issue. Need to hold oil and gas to a stricter standard. Land is never fully productive again.
Restoration is not time sensitive and there is no requirement to have sites return to the original state. Difficult to enforce if it is not time sensitive. Currently 54 well sites with no company that can be identified.
Schedule A and B of delegation agreement (reclamation) has not been kept up to date with new technology and how it actually happens on the land. Agreements and monitoring are not keeping up with the times.
Reclamation is very lacking in funding. Not enough funding to clean more than 4 wells.

Pipelines

Give land owners right to have pipelines removed at time of abandonment.
Have higher CSA standards for pipelines.
Pipeline right-of-way causes many issues (heat prevents growing and snow to melt, water issues, etc.). Farmers have to subsidize with their crops and that is not right. Oil and Gas Commission needs to hold companies accountable. ALC needs to get involved.
No one is monitoring the pipelines. No one goes to see what's happening unless there's a problem.

Oil and Gas Commission and Agreements

Need to revamp the oil and gas agreement.
Need to review Oil and Gas Commission agreement. Return authorization to the ALC in some shape.
Suggestion of land owner group. One started in 2001 – all applicants to Oil and Gas Commission had to give notice to adjacent land owners. Website where you could look up what company had bought the mineral rights on your land. Industry saw they had to be nicer. Rents increased on wells and pipelines.
Concern that agricultural community hasn't been consulted on the Oil and Gas Commission delegation.
Abuse of water is incredible. Legislation around water is out of control. Illegal pumping of water is rampant. Farmers can't get irrigation licenses, but oil and gas can through the Oil and Gas Commission.
Remove land owner filing for non-farm use permits (done under the oil and gas delegation agreement).

Funding, Expenses and Compensation

Oil and gas go on title and it affects the farmer's ability to get credit.
Abandoned well sites are a problem. Money runs out and abandoned well sites remain.
Oil and gas is highly subsidized. Some should go to agriculture.
Increase orphan funds bonding. Liens from bankrupt companies are registered on title.
Need long term compensation fund due to impacts from oil and gas on agricultural lands. Generational fund for future protection.
Expenses of programs to manage the oil and gas sector exceed revenues from royalties. Need fiscal responsibility and to stop increasing government debt.

Other non-farm use and resource extraction comments

Hard to keep farm status due to oil and gas activity. Farmers quit renting land if oil and gas occurs.
Food production should be valued higher than oil and gas. Need a sustainable approach. Consider heritage.
Need to limit condensate within geographic areas. This accelerates extraction. Once multi pads are reclaimed, others can be approved.
Need to increase smart pigging intervals and inspections.
Community is not being promoted from an agricultural perspective. Land is being sold to outside investor parties for oil and gas.
Concerns with non-Canadian oil companies (large production facility, pipelines with little considerations of farmer, massive dug outs, water uses, not enough studies on frack water and aquifers).
Oil leases are non-farm use and have more impact on land and future generations.
Need to include water quantity and quality in the contract with oil and gas companies.
Need to have teeth to force sites to go on marginal lands only. The current rate of growth does not suit.
No oil company will look at unproductive land. They pay a high price for farmland. Farmers pushed to sell because they are facing hardship and pressure.
The handling of soil is archaic. Is not "temporary". Who owns the soil? Legislation says the soil needs to remain available to the company. Get rid of soil stacking – soil has been spread by wind and erosion.
Big issues with how they build roads and all infrastructure. Creates erosion problems.
Truck parking on agricultural land adds to cumulative impact.
Oil and gas try to take land out of the ALR. The Agricultural Committee reviews applications and then feels their comments are not listened to. They feel frustrated.

Other Themes for Committee consideration

Foreign Ownership/Absentee Owners

Land prices are rising because non-farmers are moving in. Absentee land owners are a problem.
Need to reduce foreign ownership/absentee ownership.
Absentee owners are a big deal (mainly from USA).
Foreign ownership is the biggest thing hitting us. Land is being bought by foreign owners that do nothing to support local people.

Soil and water

Need to protect water, air and soil. Figure out how to get the message out about agriculture.
Need a definition of agriculturally capable soil and it needs to be consistently applied. Supportive of sustainable development and consistent policy. Include science to bridge the gap.
When considering arable or appropriate agricultural land, consider that class 4 and 5 soils are valuable to some farmers (forage, cattle, etc.). Want to see this land preserved, like it has been in the ALR.
To work we need water. We are being taxed on ALR for water and have no control over it.
Industrial water ponds are causing damage to farms, due to erosion, and altering flow down slopes. Farms suffer as there is not enough water for livestock and crops.

Other Comments

\$2,500 threshold is too low. People are taking advantage of it in the north. If you can't survive without other work, you are not a farmer.
Farmland should be placed back in the control of the ALR.

Need to educate people wanting to live in the rural community. There is an education gap.
Need to protect farmers, not just the land.
Concerns where land will be used for cannabis because it is more lucrative.
Cities are growing. Need space to move but need protection in place to make smart growth.
Crown owned ALR land – young people want to farm it. Can ALC help? Extensive process.
Need to investigate treaty negotiations and the ALR.
Land owners can't find information on lease payments (it's blacked out). Have to go to Burnaby to look at it on the computer screen.
Farmers need to be able to make a decent living without having an off farm job.
Some from southern BC own land and rent to farmers, but don't want to pay the price to improve the land. They only want to increase rent.
Responding to climate change – what was established in ALR needs to remain responsive. Recommends audit or work with the ALC to ground truth what is going on.
More education for the public (e.g. website FAQs). Resources to hand out are useful.
Would like to see development of horticulture. A few pockets and individuals doing some, but there is only a level for farmers markets and not large commercial development. No producer group to advocate for horticulture producers; need a champion.

ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Kamloops

Date: March 1, 2018

Statistics

Summary Statistics

Number of organizations met with	5
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Theme 1: A Defensible and Defended ALR

A defensible and defended ALR was discussed often during the Kamloops consultations, particularly footprints, viability, speculation and boundaries. Specific examples include:

Can have a large footprint but still run out of land (e.g. silt bluffs, environmentally sensitive areas). Want to develop but not in prime agriculture land. Have submitted exclusions requests to the ALC.
Keep people viable on the land base. Need to provide supports and reduce regulatory burden. Must put message forward to say what it will take to keep the land profitable.
Importance of density after exclusions. If you're taking land out of agricultural production, put as much development on that as possible to save other agricultural land.
ALR was supposed to make agricultural land viable financially for returns. How ALR land was dealt out was unfair. This doesn't happen anymore, but a lot of parcels are already gone.
People buy ALR land to speculate in the future. Need to stop that now. No room for speculation, just because this has happened historically.
No more ALR land out, period.
Suggestion of a moratorium on any exclusions of ALR land.
If application fees were doubled or tripled, then people would take it more seriously than they do now.
ALC should be able to unilaterally correct irrational boundary situations (inclusions and exclusions). Currently there are undersized lots that could never be used for farming.
Commonly faced issue when considering ALR exclusion applications is succession planning. Succession planning was a priority for stakeholders when creating agriculture strategy; economic challenges and regulations both pose problems.
Boundaries need to be reviewed. Bound and surrounded by ALR land and no commercial or industrial land. Will be dynamic growth issues. Classic problem is that they need a sewer system but all they have is ALR land.
Marginal property has worked for some (e.g. wineries) but all of the factors combined to bring land to an agricultural standard, it doesn't work for future agricultural uses.
Has to be more common sense when the ALC looks at subdivisions, or else sooner than later they aren't farms anymore.
Agriculture has to be given first consideration if Crown land is in ALR; there are shared tenures. Need plans around forage enhancement. Viability of land is based on tenures with Crown land.

Theme 2: ALR Resilience

The specific theme of ALR Resilience was discussed briefly in Kamloops consultations; specific examples include:

Make agricultural land something that people want for agriculture, and not for houses. Incentives should be taken further than just a tax. Need strategies to bring people back to the land.
The credibility of the ALR must be strengthened. When it's ALR it should be agricultural land and uses only. Enforcement must be rigorous.
ALR and ALC has to be in place forever. This is all about protecting farmland. Too much farmland is disappearing. We will need this for food in 20-30 years.

Theme 3: Stable Governance

Stable governance and the ALC were discussed during the Kamloops consultations, particularly the ALC's composition and regional representation. Specific examples include:

Suggestion of diversity for the make-up of the ALC. Look at more than agricultural aspects (maybe a land developer or land economist).
Would like to see regional committees kept in place.
Support for keeping the local regional representation and the right people; rural is different and needs the ability to do things differently to survive.
Appreciation for their current ALC panel.
Appreciation for the ALC and the ALR. The concept to preserve farmland is correct and preservation is critically important. How do we make this better?

Theme 4: Efficacy of Zone 1 and 2

Consultations included brief mentions of the efficacy of zone 1 and zone 2, most in favour of getting rid of the two zone system. Specific examples include:

Creating two zones didn't make a huge difference one way or another. Can accomplish just as much with one zone as with two. Most everything is being considered in both zones anyways.
Zones are not important.
Need to review zones to ensure best practices and nutrient management. Does it make sense for their regional district to be in zone 1, given geography, climate and climate change?

Theme 5: Interpretation/Implementation of the Act and Regulation

Interpretation and implementation of the Act and Regulation were rarely mentioned during the Kamloops consultations. One specific example includes:

Right now it is "you can do this, but you can't do this" on ALR land. Should switch it around.
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Theme 6: Food Security and BC's Agricultural Contribution

Food security and BC's agricultural contribution were rarely mentioned during the Kamloops consultations. One specific example includes:

Foreign ownership is not a problem in this area; when land is purchased, they are buying it to farm.
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Theme 7: Residential Uses in the ALR

Residential uses in the ALR were discussed during the Kamloops consultations, including second dwellings, large houses and farm worker housing. Specific examples include:

Looking to get feedback from the Ministry and the ALC in respect to applications for second dwellings on ALR land for farm help.
Tie income off property to assessed value for taxation purposes. Taxation is the only way to control having big mansions built.
It's all relative. If you have a large parcel and build a second dwelling, this is not as big of a deal. Additional dwelling changes aren't a big deal, but are complicated to keep explaining. Enforcement is an issue, but additional dwellings are not (large farms need large homes).
Concerns about large houses in the lower mainland.
ALR subdivision and use of property for low cost housing for farm workers – finding workers is a challenge and this is harder in the interior. Some great examples of entrepreneurs who have developed businesses and employ their farm workers all winter, but it's a non-farm use. Reality of how to make it economically acceptable to the younger generation who need full employment.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales were not a focus of the consultations in Kamloops.

Theme 9: Unauthorized Uses

Unauthorized uses were not a focus of the consultations in Kamloops.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses and resource extraction in the ALR were briefly discussed during the Kamloops consultation. Specific examples include:

Many ranchers cannot survive just by ranching alone. We have to be very careful and determine the footprint of the land, making parameters around this. If there are detailed restrictions, there must be monitoring.
Bona fide farmers have other types of income and need infrastructure/accommodations for this. Becomes a concern when these take over agriculture.
Be more rigid with small, marginal properties. Need to think about farm related uses (e.g. farm markets, breweries, wineries, composting facilities, agri-tourism) and secondary processing elements (e.g. body shop, road plowing). These can sustain agriculture, which is the ultimate objective.

Other Themes for Committee consideration

Cannabis

Cannabis requires a lot of land and concrete slabs. Concerned over where they would be located and sited. The city has started to look at it, but there are details to work out.
Cannabis is better suited to be grown in an industrial setting.

Education

Need to develop education materials – who is the ALC? What is the ALR? What does the ALC do?
There is too little education on what farmers have to do – things change hour to hour. Support the farmer; don't go against them every day.

Taxation

More work needs to be done to consider an appropriate farm taxation threshold. Has heard that it is being abused in some areas (getting farm tax status, but not doing “intensive farming”).

Taxation is a problem because there is no incentive for local governments; they don’t get much out of agricultural land. Some areas have agricultural advisory committees (some work, some don’t). Important that they engage and take recommendations seriously.

Right to Farm Act

Suggestion to enhance the Right to Farm Act and enhance promotion.

Right to Farm Act has to be more concrete. Zero pollution is unachievable. Why should cattle feeders need a permit for spilling a small amount of manure during transportation?

Enforcement

Need to have better enforcement of own regulations. Undermining own credibility if you don’t have good enforcement.

Enforcement is essential; often don’t know what the ALC is doing (e.g. second dwellings, golf courses).

Other Comments

The ALR is a tool to protect agricultural land, but protection and sustainability is multi-faceted. We cannot depend just on the ALR. Need to support land, make sure there’s enough water and people to farm it, etc.

Agreements made with the Oil & Gas Commission are not working for the integrity of the reserve and should not be allowed.

Cattle grazing is important for wildfire and grass fires; the root continues to expand and carbon is stored. Need to consider how to replant and manage land, so it’s of advantage to all industries.

Revitalize the Extensive Agriculture Policy.

Should be receiving carbon rebates for carbon sequestration in the grasses. This goes back to support for the farmer.

Areas where there is an interface between ALR and non-ALR, must be requirements (e.g. fencing, water). Standards will prevent conflict. Landowners need to understand their responsibilities when they purchase property adjacent to ALR land (e.g. fences needing maintenance).

Fight between ALR and urbanization. With agricultural waste and best management practices with farming (e.g. manure, dust), people phone and complain. New agricultural waste regulations are complaint based – farmers have to spend money to prove they are doing it right.

Suggestion of a review of Class 9 BC Assessment rules (what qualifies as a farm for assessment purposes).

ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Kelowna

Date: February 28, 2018

Statistics

Summary Statistics

Number of organizations met with	10
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Theme 1: A Defensible and Defended ALR

This consultation included discussion around boundaries, land mapping, productive capacity of farmland and speculation. Specific examples include:

Boundary reviews have occurred in the North Okanagan – important for long range planning. Would like to recuperate costs for application process (percentages recently changed).
Need a mapping review. Inconsistencies and errors in mapping, as well as other lands that were missed.
Reinvestment needed in mapping tools for boundaries and soils, including resources. Consistent application is needed across local governments. Strengthen the partnership between ALC, AGRI and local governments.
If exclusions are deemed necessary, the property should feed back to agricultural programs with a levy/tax on newly assessed value (e.g. shopping centre assessed at millions, a percentage goes into programs, research and scholarships).
Need to preserve the productive capacity of farmland and encourage farming on these lands. The key is to focus on what benefits farmers.
Deter speculation and foreign ownership on our valuable food land. High costs of farmland are one of the largest barriers to next generations of farmers. Speculation makes farms unaffordable. Those who purchase at high prices likely have to subsidize farm with off-farm revenue.
Small parcels of agricultural land should be embraced, not marginalized.

Theme 2: ALR Resilience

The specific theme of ALR Resilience did not come up in Kelowna consultations to a large extent; one specific example includes:

Ensure the ALR and ALC remain current – must be refreshed and rebranded (e.g. message that the boundaries of the ALR are not in question. Be more bold and explicit).

Theme 3: Stable Governance

Stable governance and the ALC were discussed during the Kelowna consultation, particularly the ALC's composition and responsibilities. Specific examples include:

Need to look at how Commissioners get their training and are appointed.
ALC has responsibility to keep up with social media, Uber and Air BnB allowing economics to change.
Prefers a smaller number of representatives on the ALC (more effective).
Need more clarity in ALC and local government roles. Local governments are often the first point of

contact. Need predictable and transparent decision-making for long-term stability.
Need for prescriptive policy versus best practice guides. Must be resources to implement policies.
Farmers need direct access to the ALC (e.g. if a farmer wants to have their application reviewed by the ALC then they can go directly to them). This should not apply to non-farmers.
Regional panels – supports the local understanding of the industry and having people who know the area. If there is a conflict, should have people with a strong agricultural background.
ALC should not delegate any authority to the Oil and Gas Commission.
Give ALC a stronger mandate. Change wording from ‘encourage’ to ‘ensure’.

Theme 4: Efficacy of Zone 1 and 2

Consultations included brief mentions of the efficacy of zone 1 and zone 2, all in favour of getting rid of the two zone system. Specific examples include:

Get rid of the zones.
Two regions are not necessary, but can't put one size fits all across the province.
Zone 1 and 2 wasn't presented properly. One zone makes more sense for consistency.
For leasing, get the rule right and have it the same across the province/zones.
Zone 1 and 2 are counterintuitive. The ALC became harder on applications in their area after zones were put in place, even though they were always zone 1.

Theme 5: Interpretation/Implementation of the Act and Regulation

Interpretation and implementation of the Act and Regulation were occasionally mentioned during the Kelowna consultations. Specific examples include:

Cannabis as a permitted use – the regional district has no say. Local governments feel stuck in the middle. Prime agricultural land will be taken by grow-ops.
Permissive nature of regulation means massive operations. Also, not consistent messaging. Could lead people down a path that isn't agriculturally related. Should be more prohibitive language.

Theme 6: Food Security and BC's Agricultural Contribution

Consultations included mentions of food security and BC's agricultural contribution, particularly around foreign ownership, Crown lands and private lands. Specific examples include:

Foreign ownership is a threat to food security. Non-farmers own farm land and have no motivation to take care of it. Also increases land prices.
To encourage farming and look after those who are currently farming, suggestion of an Agricultural Improvement Fund developed by government. Those estates on farmland with no farming have a percentage of assessed value of that property taxed, with the money going to agricultural programs.
For food security, there is the potential for expansion of the beef industry in BC; Crown lands are relatively untapped. Ranchers don't need class 1 land or mechanised harvesting to be successful. Contents in Extensive Agriculture Policy are dated (land is not being accessed by private sector to any meaningful degree).
For food security, what are we doing with private lands in the ALR? Ranchers need to make a living and we need policies that support this. Ranchers don't just provide food, they also provide sightseeing for the public, ecological goods and services, etc.

Theme 7: Residential Uses in the ALR

Residential uses in the ALR were discussed often during the Kelowna consultations, including farm worker housing, size and siting, home plates and second dwellings. Specific examples include:

Residences are being built for farm help, because the first house is dated, or building second residences.
Farm worker housing is receiving push back from residents. Need to work with different communities and come up with something that makes sense for producers and community.
Farm worker housing and practices on farm needs to go to a higher level of government. Needs consistency across the board with municipalities and electoral areas. Currently there are a lot of differences (lot size, what is required for second residence, etc.).
Need a size and siting provincial standard. Can put whatever you want on your home plate, but it's on a certain size and a certain distance from the property line.
Adjacent large developments to ALR land should be referred to the ALC.
Support for farm worker housing. Needs to be near home plate, as close as possible.
Home plate enforcement is important.
Need stronger and more consistent standards around temporary farm worker housing.
Reducing house size will reduce speculation. Need to equal the playing field on how to not monopolize land for estates and mansions.
Support for residential estates and large homes within reason, to accommodate families.
Too many signs that say "development potential" and it's clearly ALR land.
Farmers need more support on temporary foreign worker housing. Take out of municipalities hands. Need housing and housing on the farm property to be successful.
Farm labour housing and agri-tourism housing are consistent with agriculture and don't affect productive capacity.
Allow for home site severance with restrictions (e.g. farmers who have farmed 20 years and have XX acres). This will support successional planning and provide better opportunities for the next generation.
Implement a housing strategy that encourages agriculture, such as home plate policy, limited by parcel size. This would reduce the threat of mega mansions, provide a solution to farm worker housing and encourage farming by the next generation.
Some municipalities have control over subdivisions, while others do not. ALC should mandate that local government can approve zoning (currently can't enforce unless there's a bylaw).
There are increased instances of second dwellings, which impact agricultural land. Approval of second dwellings should be consistent across the province. The more you put on the land, the higher the price becomes.
Placement of buildings and siting is critical.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales were discussed very little during this consultation. Specific examples include:

On site farm processing (wineries, restaurants, cannabis) is told as one thing, but what actually happens is different. Don't account for ancillary things that go along with it. Need robust maximum coverage regulations (e.g. how much can be paved over).
ALC needs to ensure municipalities aren't putting too much burden on packing houses and on-farm facilities. Encourage municipalities to help farmers get the help they need. Suggestion for pressure on utilities (electricity, water, etc.) that processing on ALR land should be treated differently.

Theme 9: Unauthorized Uses

Unauthorized uses were discussed during this consultation, including tourism, recreation and local enforcement. Specific examples include:

Tourism is going on ALR land – 5 ski operators built remote lodges in the mountains. Looking for more land to build; this means BC Hydro and more roads.
Additional businesses on ALR land are too expanded (e.g. construction companies have joining properties to allow for more space). Cheaper alternative.
Businesses on ALR land, such as RV parking, are underutilizing the land.
Electoral areas do not have the ability to have businesses licenses, so a lot of work done towards illegal uses is reactive. Help coordinating this would be great.
Local enforcement resources are beneficial – need systematic and consistent enforcement on illegal uses. Reinforce that illegal uses will not be tolerated.
Dirt bike tracks on ALR land repeatedly need enforcement through the bylaw enforcement division. This burns resources from the municipality's perspective.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses and resource extraction in the ALR were discussed during the Kelowna consultation, in particular enforcement, agri-tourism and farmland productivity. Specific examples include:

Need for policing and enforcement (e.g. gravel pit grew beyond what was allowed by ALC and the city worked with the owner to scale it back and make it more manageable).
ALC should influence the rest of government to put adequate bonding on rehabilitation of gravel pits. If not, things are left and not rehabilitated or are zoned to commercial.
Ancillary uses are expanding upon what is specified in a prescriptive way. Very hard to regulate from a local perspective. The 50% rule is hard to administer.
Agri-tourism is a way to generate income for farming. The rules don't work for everyone (10 events, 150 people). Need to look at the whole farm operation. Farmer should have agri-tourism plan and how it will benefit their farm.
This should be an ALC decision. If someone is adding value to their operation, we shouldn't stifle them. Has to be an agricultural lens. If farming is the main activity, there are situations where special events make more money for the farmer.
Non-farm uses are problematic when they impact productivity. Uses that are compatible with agriculture are always okay (e.g. agri-tourism, recreation, snowmobile parking in winter). Has to be limitation – 5% of land or less is acceptable. Uses that negatively impact agriculture (e.g. parking lot, welding shop) are not acceptable.
Base scale of non-farm uses on percentage and quality of land base used for non-farm activities.
For wineries, agri-tourism and special events, footprints are expanding into previously cultivated lands (e.g. parking lots, traffic).

Other Themes for Committee consideration

Cannabis

Smell and odour of cannabis is negative.
Cannabis is right around the corner. Must be fair and consistent around ALR.
Cannabis is a better fit on industrial land. Need to look at suitability for land regarding greenhouses, dairies, cannabis, etc. (buildings that need paving).

Soil and water

Need to look at soil texture, for land use and small lot farming.
Look at practices that are polluting – how can we manage these going forward with utilities, especially water (e.g. liquid fertilizer put on frozen land, affecting water sources)?
Water is the number one concern in the Okanagan.
Water is intricately tied to agriculture. Need water reserve; the cost of water is going up. This puts pressure on the ALR. This was missed in the Water Act.
Ensure that non-organic farms and neighbouring non-farm uses don't risk contamination of land and water.

Taxation

Suggestion of light and heavy industrial tax, with a separate assessment for large industrial farms. This would bring revenue and fairness into the type of farming that is happening.
Local governments are expected to cover infrastructure deficits. Maintenance and operation costs are mounting. Can't collect enough taxes to pay. Need to modernize the Farm Act to cover these costs.
Review taxation policies to incentivize active farming on ALR. Increase the farm threshold status. Ensure that new speculation taxes work for ALR preservation and do not increase development pressures.

Local Governments

Municipalities and councils need education on understanding the benefits of retaining ALR.
Local governments have an inconsistent approach to agriculture. There is no mandate to preserve agriculture in their charters, and very little expert staff. One full time person should be mandated and approved by the ALC. Need to be more proactive, as opposed to on a complaint basis.
Local governments need more resources if compliance and enforcement comes to them, or partnership with ALC; local governments only have so many resources for bylaw enforcement.
Industrial scale farms are creating issues with manure and nutrient management. Wants some control given to municipalities to bring businesses on not productive farmland to pay to protect farmers.

Other Comments

Helicopters and machinery etc. are causing issues around noise and time of day.
As farms get larger, environmental plans should be mandatory.
New farmers are finding it impossible because of land prices.
Encouraging farming on agricultural land should be focused on.
Legislate support programs to help cover costs for farmers. Farmers have to supplement their farm by a different type of farming. The cost of land compared to other provinces makes us a unique situation.
Need to relook at education for real estate agents, to mitigate urban/rural interference. On adjoining parcels, should be a covenant for the new owner that they are aware that ALR land can change uses.
Foreign ownership of land needs government review.
Ranchers need access to Crown lands. Grazing historically extends onto Crown land; this is not something that the Ministry of Forests considers valuable enough to have a sustained yield objective.
Need another look at the definition of a "qualified farmer".
Partial farm leases for agricultural purposes should be supported to increase new entrants. Should be clear that these do not permanently divide the land.
Need provincial leadership, with strong clear regulations and consistency. Province should provide platform for education, facilitation and stewardship.
Need to modernize the Right to Farm Act (meat regulations was a huge hit).

ALR and ALC Revitalization – Analysis of Public Feedback

Stakeholder Consultation Meetings - Nanaimo

Date: February 6, 2018

Statistics

Summary Statistics

Number of organizations met with	15
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Theme 1: A Defensible and Defended ALR

This theme was the focus of a lot of discussions at the Nanaimo consultation, in particular: speculation, borders, applications and exclusions/inclusions. Specific examples include:

Take out speculation – if you have farmland, that’s what it is.
Need clearer communication so that applications aren’t approved by boards/cities and then denied by the ALC.
Applications welcome speculation – need for clearer messaging.
Need to support those who honestly want to grow (extensions). If you buy agricultural land, it should stay that way.
Leave un-farmable parcels in ALR for possible future use (wait for technology).
Preserving farmland is essential, but marginal land should be removed.
Boundary reviews are needed, with individual assessments. Consider economic viability of properties – someone may inherit land and do something completely different than what was happening before.
Need a streamlined and less expensive application process.
Need more consideration of inclusions.
Remove the requirement for land owners to have sign off on exclusions. If it is not good ALR land, it should be removed.
In favour of the conditions the ALC puts on applications.
The current ALR structure is outdated. It is fundamentally flawed if the intent is to ensure property owner has fair opportunity to pitch idea (non-farm use, exclusion, subdivision, etc.). The expectation should be that it’s fair, equitable and transparent. Steps do not include notifying local government.
There is political influence on ALR applications (e.g. Surrey adds on process which makes it onerous and costly to access application process). Suggestion of application made to the ALC, and then issues referral to local government to seek input from staff or council/board.
Need to look at ALR boundaries. Look for exclusions and inclusions, provided there’s no net loss.
Land speculation must be taken out at all costs.
Taxation schemes on ALR land need to be reconsidered. Taxation is not a disincentive to holding land for speculative purposes. The bar is low in terms of qualifying to be a farm for tax purposes; this allows people to dabble in agriculture instead of true farming.

Theme 2: ALR Resilience

ALR resilience was not discussed often during the Nanaimo consultation. Specific examples include:

To make ALR more resilient and coordinated, need to do ALR 2.0. Gaps in sophistication in the

agriculture industry over the last 50 years. High density farming coupled with the demand of young farmers. Opportunity to plan for agriculture in collaboration with local governments. Currently not thoughtfully laid out on landscape.

Theme 3: Stable Governance

The need for stable ALC governance was discussed often during the Nanaimo consultations, including: support for local governments, ALC expertise, and conservation efforts. Specific examples include:

ALC is lacking stable governance.
The value of the ALC is expertise. Some proposals are not protecting the land (e.g. fill coming off of properties).
ALC has political value and they consider a lot (AAC views, variety of input, political weight since they are elected, etc.).
ALC should improve on aspects outside of the ALR as well.
ALC should help local governments walk through processes, especially in rural areas. Conditions put on are sometimes not followed through.
ALC as a positive. There are many ways to encourage farming – holding of the land is one way, but setting things up for young farmers is the most important.
Need legislation that says if you have an OCP that covers ALR land, must enter into a community agriculture land use strategy. It should list criteria (infrastructure, mobility, protecting farm roads, etc.). Includes identifying lot locations, sizes, and transportation routes. Currently the ALC only has to “encourage”, but to be strategic there must be analysis and understanding.
Need to better resource the ALC, so that we can look at why people are farming outside of the ALR, and to understand and respond to regional differences.
Local government want more support and criteria for making decisions on applications. Want more of a relationship with the ALC. Know how decisions are made, and how they can strengthen their comments and concerns when dealing with applications.
Local governments feel helpless and want a better relationship with the ALC (ALC should come to council meetings). Consider decentralization – not only assisting local governments, but empowering them through communication and education.
It is often difficult to work with the ALC through conservation. Where high value land meets provincial/federal conservation objectives, there should be more openness from the ALC to see this overarching goal.

Theme 4: Efficacy of Zone 1 and 2

The topic of the efficacy of Zone 1 and Zone 2 did not come up in the Nanaimo consultations to a large extent. Specific examples include:

Should not be two zones. Why are they treated differently?
We have one province, so there should be one set of rules.
Need consistent rules, without favouritism. We are all one province. If the ALR is to survive, people need to know the rules and understand that the rules won’t change. E.g. gathering for events has no rules established.

Theme 5: Interpretation/Implementation of the Act and Regulation

The topic of the interpretations/implementation of the Act, Regulation and legislation did not come up in the Nanaimo consultations to a large extent. Specific examples include:

Need clearer, more consistent interpretation as some are vague.
Don't need more regulations on farmers. They already do too much paperwork to prove they are farmers.
There are problems with the Right to Farm Act, including around smoke and burning.
Need to strengthen legislation – land cost is problematic for young farmers to get started.

Theme 6: Food Security and BC's Agricultural Contribution

Nanaimo participants discussed food security and BC's contribution to a moderate extent during consultations. Specific examples include:

Farming is a huge contribution to the BC economy, and it needs to be supported to grow.
Distribution is a huge problem. Lack of facilities for farm markets to grow. Need for covered facilities for winter.
Suggestion of food processing plant available for local growers.
Bring back co-ops so that smaller farms can be successful.
Often production is not used locally, due to who owns the land (overseas, off shore owners).
We should focus on growing our own food.
To intensify food production, we must look at suitable use (rock land can be used for industrial farming uses). Also, incentives for all types of soils.

Theme 7: Residential Uses in the ALR

Residential uses in the ALR were discussed frequently during the Nanaimo consultation, including: mega homes, secondary dwellings, soil protection, home plate, subdivisions and farm worker housing. Specific examples include:

Against mega homes, use of lands for housing and residential uses. This is not acceptable for arable land.
Housing is expensive. Would like to have farm workers housing to afford the cost of living, but currently is renting the accommodation on Air BnB.
Secondary dwellings can keep farms going.
Need to protect land from mega homes.
Need to protect soil, with a balance of housing versus soil considerations. Also issues with water usage and irrigation, and side stream protection.
Concept of home plate could go further, be more restrictive and more performance based. Look at square footage on the home plate, not per residence. Why can't we restrict where the home plate goes?
Subdivisions aren't always a bad thing, if the proposal is for two or more farms. How to ensure they will be farms forever is the trouble.
Not enough housing. ALC restrictions on farm worker housing needs a review. Look at creative planning tools for the home plate – make sure workable land is not unduly alienated.
Should be incentive to make land more productive, as a lot is bought up for residential value and mansions. Parcels of land in the ALR are small compared to other provinces – this is the reason why more ALR land lays idle. Should be tax incentive to lease land to young farmers, for at least six years.
If property in ALR is good quality soil, then why would developers be allowed to build houses? Developers should request before starting work.

Theme 8: Farm Processing and Sales in the ALR

Consultations in Nanaimo included brief mentions of farm processing and sales in the ALR, particularly around processing and stores on ALR land. Specific examples include:

Seems like a good idea, but in reality it has nothing to do with agriculture, unless the farmer is processing goods made on the farm or a percentage from other farms.
Farmers need to be able to process, perhaps through a commercial kitchen and co-ops.
More thought should be put towards growing and processing – links to being self-sufficient.
It is important to maintain stores on ALR land (e.g. butcher shop) and on farm processing.
Need provincial steps to ensure food processing is easier started and is starting again in small units.

Theme 9: Unauthorized Uses

Unauthorized uses were discussed to a moderate extent at the Nanaimo consultation, particularly around the need for enforcement. Specific examples include:

This is damaging farmland. More enforcement is needed.
Enforcement of compliance and lack of coordination is a problem. Allow Regional Districts to do enforcement.
Need more enforcement on inappropriate uses.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses were a common topic of discussion at the Nanaimo consultation, including: agri-tourism, applications and composting. Specific examples include:

More enforcement is needed.
Need more guidelines around composting (e.g. how close it can be to water sources).
Agri-tourism is a huge problem. Renting things out is considered an agricultural activity. Need to ensure this isn't exploited.
Resource extraction is a big issue. All farmland should be protected for agriculture.
Need understanding of ALR in the context of highest and best use. Should be more taxation or penalties, to give greater incentives to land owners to be more productive.
Support for agri-tourism – we need to be versatile.
Application process is too onerous for secondary and economic activities (e.g. agri-tourism).
Concerns over lack of ability to slow industrialization of ALR lands.
Pressure for non-ALR use – need more enforcement.
More enforcement is needed.
Agri-tourism is a huge problem. Renting things out is considered an agricultural activity. Need to ensure this isn't exploited.
Need stricter sanctions and better enforcement.

Other Themes for Committee consideration

Cannabis

Should be in an industrial area. Could cause criminal problems in a rural area.
Marijuana should be in industrial areas.
Marijuana isn't the issue, it's the practice (similar to nurseries, dairies, wineries, etc.). Don't write legislation to return marijuana growers indoors – this is an environmental disaster. Look to the USA, land

costs sky rocketed. Marijuana should not be more expensive than hops or grapes – true value should be from value added products.

Medical marijuana facilities and greenhouses are perched on good soil.

Financial support

Provide financing so young farmers can afford bigger parcels of land.

Start-up costs are too high, especially on Vancouver Island. Grants are needed (currently only loans).

Land trust or subsidies are needed, if farmer-to-farmer transfer of land.

Need low interest loans, for new/young farmers to afford to purchase land from retiring farmers. This will allow land owners to get the true value of their property.

Government should subsidize the gap between land value and the housing market price.

Young farmers cannot access land because it is too expensive.

Succession planning (not necessarily in the family). Perhaps government buys the farmland and sells it to other farmers at an appropriate rate.

To make farming more profitable, we need more incentives (tax relief), more penalties (non-farm use or not farming land) so it becomes a stronger, viable business.

Young farmers need land and affordable housing – this is hard to access.

Should be compensation for unusable land (like in England), for hedge rows, leaf strips around large fields, etc. Green belting for the common good. This is a government issue; compensation would encourage farmers to work with it instead of fighting the system.

Need compensation for wildlife protection issues.

Financial support for developing land is important. This used to exist but has disappeared.

To expand business and have equity, you must own the land. This will only work if the land owner floats the down payments. As land values go up, no farming is viable. Young farmers are at the mercy of land owners.

Financial institutions don't respect the ALR and won't value ALR land. Same with investors.

Need for government support programs, and lower interest rates for entry land owners.

Leasing

Leasing is expensive. Those who don't inherit a farm often have to lease lands. E.g. a holding company who owned land asked for a 10 year lease with over \$2000 rent per month. This poses a risk of being asset and cash poor at the end of the lease.

Renting is not regenerative or sustainable (already battling climate change).

Organic farming is too expensive when leasing.

Leasing allows for only mobile infrastructure investments.

A policy used to exist where government purchased farmland and leased it back to farmers, with the potential to eventually purchase. This could be brought back.

A lot of local governments have fallow land, which could be leased and managed.

Other

Aquaculture: suggestion to start a conversation on ALR land extending jurisdictions over lands on sea floor. If you view aquaculture as agriculture, as opposed to a fishery, it can be covered by ALR.

Need more support for abattoirs.

Greenhouses should only be on industrial land, so they are not on good soil and polluting light to surrounding farmlands.

Climate change should be top of mind. Consider riparian management (fish need cooler water). Where

the ALR is currently doesn't reflect how the climate is changing.
ALC and government must look at climate change from the view of food production.
Municipality doing a feasibility study on food and farmland trusts. Looking for support and complimentary relationships within policies.
Needs to be consideration of how to support the use of First Nations land with agricultural benefit and wildlife considerations.
Foreign ownership of farmland means a lot of farms are sitting idle and a lot of hay is being grown.
Need agricultural support worker program, to act as liaisons between producers and government bodies. The ALC and ALR are not hurdles, but there needs to be more support for extension and liaison services.
ALR land should be farmed – need farmer supports to develop farmland.

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ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Prince George

Date: March 14, 2018

Statistics

Summary Statistics

Number of organizations met with	7
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Theme 1: A Defensible and Defended ALR

A defensible and defended ALR was discussed often during the Prince George consultations, particularly exclusions, applications, subdivisions and boundaries. Specific examples include:

Suggestion that applications for exclusions on the fringe can go through, but not elsewhere. Need to justify and provide rationale (e.g. soils).
BC is at the point where a moratorium on exclusions should be considered. There isn't a lot left.
During applications, the local government planning process should be maintained as a consideration.
Creation of small parcels in the ALR is common. Many will end up not being used for agriculture. Regional district would like to find a way to support small parcels (no lack of availability, it's the issue of price). Willing to discuss with ALC to see options.
Development has to be thought of as a whole group, so there are no pressures of selling blocks. Once this happens, becomes trading blocks and agriculture is no longer viable.
Protections need to be put in place. At what point are we looking at agriculture as a viable industry?
Issues with the boundary. Not containing and encouraging population density in municipalities when you have 160 acre plots.
Legislate that if you are going to remove 1 acre, you must develop a 100 year plan. Municipal plans need to look into the future.
Subdividing and expanding into ALR land is a bad idea. There are enough other places that are rocky.
Acreages are often split up, once farmers want to retire and can't sell their land as a farm. They can get more money from a developer.
Need to stop the speculation from foreign buyers. Farms should stay as farms.
Applications for logging contractors are being approved, because it's ALR land with access on the highway. Must be stopped.

Theme 2: ALR Resilience

The specific theme of ALR Resilience did not come up in Prince George consultations to a large extent. Specific examples include:

As cities sprawl, look to maximize and fill in services within to maintain ALR resilience.
To keep land in the ALR, there must be money in farming so the younger generation can make a career.
To preserve agricultural land is to preserve ourselves and future generations in an uncertain future. It is not residential houses that will feed the public.
Suggestions of four principles/criteria to measure the strength of farmland protection policies: maximize stability, integrate across jurisdictions, minimize uncertainty and accommodate flexibility.

Theme 3: Stable Governance

Stable governance and the ALC were discussed often during the Prince George consultations, particularly the ALC's composition, responsibilities and regional panels. Specific examples include:

ALC and land use planner have been very helpful, particularly when the first winery/cidery was opened. Brought new elements to regulations.
Request the help of ALC to provide extra support during enforcement process. This is on a complaint basis (no monitoring). Don't feel they have a close connection.
Amend the Local Government Act to require local government bylaws, as they concern land in the ALR, to be approved by the ALC. Need to make land-use planning the dominant part of decision making.
Support for recommendation of local government OCPs having to be approved by the ALC and in line with mandate.
Current access to ALC staff is great, including up to the CEO.
Concerns about how frequently the reconsideration authority of ALC Chair is being used. Concerned it will erode independence of northern panel.
Should keep regional panels.
ALC can be more predominant by explaining vision and getting out into communities. Urban people don't understand agriculture. Should be part of ALC mandate and budget.
After municipal election, should be mandated that some go to the ALC for training, to maintain a voice for agriculture. Area for local people to have a voice.
The north region in the ALR is huge. Can it be split? Or a greater presence and understanding?
Would be great to have ALC representative in each region. Need someone to champion for local farmers' institutes.

Theme 4: Efficacy of Zone 1 and 2

Consultations included mentions of the efficacy of zone 1 and zone 2, the majority in favour of getting rid of the two zone system. Specific examples include:

Recommend only one zone. If not, amend the ALC Act to give higher priority to land-use planning objectives as a consideration by the ALC when exercising power in zone 2.
Two zones introduced uncertainty. Was not sufficient to introduce flexibility – this put economic/social/cultural values ahead of land-use plans. If zone 2 remains, bump up land-use planning as secondary requirement (after mandate of ALC).
Support for the maintenance of zone 1 and 2.
Zone 2 designation is ridiculous. Here the ALC must consider economic values and regional planning. If they think a mine will provide more of an economic incentive, will accept it. Concern of climate change and food insecurity – need means of self-preservation.

Theme 5: Interpretation/Implementation of the Act and Regulation

Interpretation and implementation of the Act and Regulation were rarely mentioned during the Prince George consultations. Specific examples include:

Current flaw with legislation - exclusion process and applications involve putting notice in paper to get public feedback, submit it to the regional district and then make application once information collected to the ALC. Applicant often does this and regional district has no idea the application is in the works.
Section 3.1.B.1 allowing a second dwelling above an existing single story dwelling – when is this ever possible? Needs to be policy on how to interpret calculations and clarity on what home plate includes.

Theme 6: Food Security and BC's Agricultural Contribution

Consultations included mentions of food security and BC's agricultural contribution, particularly around foreign ownership, local processing and climate change. Specific examples include:

Seeing a level of frustration toward the lack of capacity on production side. Difficult to do anything without a lot of risk. Can see it in farmers' markets. Can create vulnerability. Capacity from the consumer side means having enough people to talk about it.
Food security is the main reason for the ALR. This has increased through flexibility that meets needs.
China is setting up in their area. Not a bad thing, but need to work together to ensure Canadian industry in the end.
Should be able to process food in our province. How can you survive when big processors call all the shots?
Climate is becoming more challenging. BC has so little being produced (import approximately 70%) – food security is a huge concern.

Theme 7: Residential Uses in the ALR

Residential uses in the ALR were discussed rarely during the Prince George consultations. Specific examples include:

Many people don't want trailers – they want more options.
Allowing small, ancillary second dwellings makes family staying in residences not as big of an issue.
Municipalities are governed by electoral cycle. Agriculture has become a low priority – instead, developers ask for requirements (e.g. paving) and end up with large home sites.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales were discussed very little during this consultation. One specific example is:

In rural zones, allow agricultural uses but limit the retail sale aspect to a certain amount. This allows you-picks to occur.

Theme 9: Unauthorized Uses

Unauthorized uses were not a common topic of discussion at the Prince George consultation.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses and resource extraction in the ALR were discussed often during the Prince George consultation, in particular oil and gas, mining and supplementing income. Specific examples include:

Does not support non-farm use in outlying areas (close to inner fringe where city is only).
Encouragement for flexibility around non-farm uses on ALR land. In this area, vast majority of these applications are related to supplementing income. Must ensure no large, long-term negative impacts to farm and surroundings.
Oil and gas development has made it difficult for farmers to get access to farmland.
Hydro poles through property. Don't get anything for keeping it clear. Has to be more balanced (provincial subsidies, etc.).
Miners move in with no notification and start drilling. Including on lands not in the ALR (e.g. ranges); they are not protected.
A lot of people with snowmobiles in the winter and 4-wheelers in the summer. Access through Crown

land so they cannot stop them (still public land). Increasing over time.
Supplementing income through non-farm uses is not common in this area. Takes time and investment. Population is more spread out; most won't drive out to the business.
Should be enforcement on miners. Develop the proper protocols. Must be left as it was found. E.g. dig drainage holes straight down and leave them open, animals can get in but can't get out.
Limestone mine proposed for oil and gas industry, trying to remove some ALR land. Upset with environmental review process and how this slipped through government. Environmental impact is a concern, and land will be out of ALR and degraded.

Other Themes for Committee consideration

Crown land

Crown land is basically going to be destroyed in 10 years, due to pine beetle and reforestation to pine trees. Once pine trees are 5 years old, the grass has no value. Legislated within the forest service.
Cattlemen cannot survive without ranges and water, but it's mostly on Crown land and not in the ALR. Must be protected.
Agriculture leases on Crown land are meant for the farmer, but timber is replanted too heavy and cattle can't use it as there is no grass. Or timber is removed, which removes barriers for cattle.

Farm class thresholds/bona fide farmer

How to define a bona fide farmer, especially if they are just starting and not meeting the threshold.
Farm class thresholds depend on what you are doing. Different incomes for different commodities.
Farm class thresholds are too low. 20 chickens should not be enough.

Education

Need communication, education and understanding for public (e.g. driving quads on range land ruins the grass). What it takes for food to get to your table. Need a voice but have no money.
Would love to see agriculture research stations start up again.
Need more farmers, but need to educate people so they can become farmers. Many are interested in agriculture in the lower mainland, and prices around Prince George are affordable. But they need to know how to grow in a challenging climate.

Enforcement

Suggestion that enforcement officers talk to the regional district before they do their rounds. Can make them aware of what they should be aware of, etc.
Regional district is open to cost sharing, where there are enforcement issues (a big hold back is cost associated).
Regulations need to be enforced, but how many people can be on the ground? It's a big province.

Cannabis

Not opposed to cannabis, but all in due course and in industrial zones.
Rules should be the same for all greenhouses, including cannabis.
Cannabis will be good for the economy. Probably will be only a very "big-boys" game. Anticipating strict regulations. Small organic farmers probably won't be able to participate.

Other Comments

Big issues with cut banks. Due to geology, a lot of erosion. Based on soils.
Suggestion to not follow LEAR model (land evaluation and area rating). Takes prime farmland and says it is not all treated equally. Based on soil capability, proximity to urban center, fragmented land base, etc. Concern is that prime farmland is now no longer treated equally.
ALR not an end-all/be-all. In order for agriculture and environment/biodiversity to survive, depends on the federal government.
Things that pop up make a big difference. Cattlemen grow grass for cattle – if land it being put to other uses, makes a big difference (e.g. hay plants).
BC government should loan qualified producers enough money to buy a viable operation, with 1% interest over 40 years.
Small farms are a key component; they help support the local economy, and help bigger farms do this too. Find the balance.
Shavings are used traditionally to keep cattle healthy and dry at home. Can then keep them on the farm longer and keep dollars in the community. Also organic material for future generations (long-term plan). Shavings are now less available.
Community pastures were built with government money, but farmers were made to take them over. Very little put back into them. Should be equal money to maintain the quality.
Raising the tax rate is another regulation that can be a barrier to new entrants. Can deter young people.
Common in this region that farmers have no one to talk to for support. Aging farmers often don't have the ability to use new software and internet.
Has to be some regulation on foreign ownership. Need some form of policy that makes sure it isn't a free-for-all.
Foreign investor in the area doing a superb job of saving agricultural land. Getting rid of home sites. However, fertilizer and grass seed from outside of Canada. Sends his entire product offshore.

ALR and ALC Revitalization – Summary/Analysis of Public Feedback

Stakeholder Consultation Meeting – Quesnel

Date: March 13, 2018

Statistics

Summary Statistics

Number of organizations met with	5
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Theme 1: A Defensible and Defended ALR

A defensible and defended ALR was a topic of much discussion at the Quesnel consultations, particularly subdivision, boundaries, food production and inventories. Specific examples include:

Preservation of food growing soils and land should supersede any regional district or city planning. Real estate agents often advertise ALR land as an attractive estate. Risk that food will never be used again for food production. Need resources for oversight for proper uses of soils and stiff penalties for infractions.
Land use inventory allows pulling land out of the ALR but is assigned equivalents which are often of lower quality. Eventually the entire lower mainland would be removed from the ALR.
If ALR land is removed for infrastructure purposes, money should be put in a fund to support agriculture.
BC must undergo an “agricultural provenance” to reclassify land. Must consider location, climate, terrain, potential productivity and soil type.
Concerns around speculation. Parcels get divided and land prices go up when houses are built.
Restrict size that can be subdivided off for retirement and say it must be used for agriculture for at least 20 years. Add covenants and provisions.
Look at European countries to see how they have dealt with subdivision. Most are very strict about keeping the parcels as farmland.
Many properties are broken up when land is sold off due to death and multiple deeds. All policies and decisions should be made through lens of preserving family farms.
How were the boundaries originally set up? Some that is not farmable (e.g. mountainsides, predators).
Preserve the land currently in the ALR.

Theme 2: ALR Resilience

The specific theme of ALR Resilience did not come up during Quesnel consultations to a large extent; one specific example includes:

City planners, real estate agents and land tax structure put pressure on ALR land to remove it and develop it. ALR land should be valued as a renewable resource for eternity.
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Theme 3: Stable Governance

Stable governance was occasionally discussed during consultations. Specific examples include:

Appoint non-partisan people who understand farming and are passionate about growing food.
Terms should be fairly short.
Should be on the ground checking on places and talking to people.

Theme 4: Efficacy of Zone 1 and 2

Consultations included brief mentions of the efficacy of zone 1 and zone 2, generally in favour of getting rid of the two zone system. Specific examples include:

ALR land should be put into regulations for zone 1.
With climate change, land in zone 2 will become more valuable and pressure from residential demands will increase. Need to think about future, not just present.
Don't understand zones. Should be rating scale for how much value farmland has as farmland, based on region, soil types, elevation, access to markets and value of the land. This is a more useful tool.

Theme 5: Interpretation/Implementation of the Act and Regulation

The specific theme interpretation/implementation of the Act and Regulation did not come up during Quesnel consultations to a large extent; one specific example includes:

Clear oversight by the ALC needs to be in place regarding permitting (in legislation). Permitting that involves ALR land must be shared for land use. Adjudication by a third party not involved in the initial permitting procedure would be optimal.
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Theme 6: Food Security and BC's Agricultural Contribution

Consultations included mentions of food security and BC's agricultural contribution, particularly around food safety, food production and food sustainability. Specific examples include:

Canada is known for its safe food. Many innovative ways to develop export markets, if we have affordable lands to grow products and access to agricultural water. An increased population demands tax for both these resources (soil and water).
Recognize ecological values of farming and being a steward of the land. Provides food sustainability for families and the local community and generates income for local businesses. May require fewer resources from government as they support their own services.
Farming/ranching/food production must be profitable and must remain in Canadian ownership.
Trade issues like NAFTA and interprovincial disputes highlight need for BC food security policy.
Lack of understanding with consumer base around where food comes from and what food security is.
Reserve ALR land for food production purposes.

Theme 7: Residential Uses in the ALR

Residential uses in the ALR were discussed during the Quesnel consultations, including estate development, vacant houses and farm home plates. Specific examples include:

Not opposed to sectioning off a quarter section to subdivide for housing (e.g. five acres).
ALR land should not be for estate development. Currently there is no regulation to prevent this. Many mega homes have been built on speculation, moving the agriculture industry out of the richest agricultural land in BC.
Pressure on foreign ownership and vacant houses in the city is pushing developers into ALR land.
Big estates being built on agricultural land are a problem.
Should look at home siting and farm home plate.

Theme 8: Farm Processing and Sales in the ALR

Farm processing and sales were discussed very little during this consultation. Specific examples include:

Prudent use of less viable land should be able to be used for processing, within reason. Processing of a similar product from farms within the area is reasonable. Processing equipment should move to commercial site when value is over a certain amount (e.g. \$5 million).
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Parking for farm processing and sales should be limited or temporary.

Theme 9: Unauthorized Uses

Unauthorized uses were discussed occasionally during this consultation. Specific examples include:

Illegal use of land (e.g. construction waste and concrete dumping) should be penalized with a fine twice the current cost of rehabilitation. Needs to be a sector of government to inspect and survey ALR lands in order to protect it.

Companies that dump waste should be required to file plans for waste management.
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Need more enforcement of these uses of land in ALR (e.g. log home manufacturing plants).
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Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Non-farm uses and resource extraction in the ALR were discussed often during the Quesnel consultations, in particular rehabilitation, agri-tourism, accommodation and resource extraction. Specific examples include:

For any non-agricultural use of land, require the company to post a bond equal to the cost of rehabilitation prior to them using the property.
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Agri-tourism and accommodation can be a positive force, provided the footprint is small; connects urban citizens with rural areas.
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Noise policies should be in place (e.g. for weddings).
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These should be secondary farm uses, where growing food or raising livestock is the primary use.
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Resource extraction should be allowed if buildings and surface changes are temporary. Partial cost of rehabilitation should be posted as bond before development occurs. Penalties for non-compliance should be twice the cost of rehabilitation.

There are a lot of non-farm uses that could be done but many don't do (e.g. corn maze). Can earn great profits from agriculture, not just the land.

Activities should be limited to food production or support for food production; agricultural land in BC is limited and must be preserved. Alternate uses should be temporary and easily reversible.

Other Themes for Committee consideration

Foreign ownership

Concern that tracking foreign ownership and adding vacant property tax within non-ALR regions are causing stress on ALR.
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Foreign buyers often export to feed their country of origin, or they are speculating the land.
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Should be policy for foreign ownership that land must be offered to adjoining land owners first or people in the area for farming.
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Young and new farmers

Land is beyond ability of new producers to acquire land. Beyond succession planning. Land should be affordable to bona fide producers but must also reflect fair market value.
Young people with an agriculture interest are important to industry. They provide a fresh outlook. Have to be able to afford the land or inherit from family.
ALC should encourage local mentorships. A lot of small hobby farmers try and fail because of lack of experience.
Establish an Agricultural Trust Fund to assist newcomers and support expansion, and to ease succession to new generations. Exclusions, development, speculation, alternate uses and non-farm use should contribute to the fund (e.g. additional tax, fee for removal).

Crown land

Crown land in ALR should be mapped and leased to young farmers with the possibility of ownership, similar to grazing leases.
Crown land suitable for agriculture should be made available at affordable cost to existing operators to expand.
Need more extensive policy to purchase/lease Crown land. Timber companies are the driver behind the land becoming grazing or hay ground.
After fires last year, now land is being trenched and replanted to pine trees. Makes agricultural land hard to maintain. This is on Crown range land (not necessarily ALR land).

Other Comments

Consider low cost loans.
Co-ops are the future. Can be diverse and have enough labour.
Raising race horses is not food production.
Real estate companies need to be educated about the ALR, allowable uses, rights of owners and liabilities. Develop guidelines. Disciplinary action if false information is given (e.g. advertising ability for development).
Privately owned lands that are idle should contribute to a fund or be encouraged to be offered to people who need to expand their operation.
Need to protect water for livestock, vegetables, etc. Should be untouchable during agreements and negotiations (e.g. NAFTA).
Have to get a clear understanding of what a bona fide farmer is. Raising the \$2,500 threshold would not affect bona fide farmers.
Need to work with forestry and local government after last year's fires to develop grazing bands around communities and major traffic corridors.
Cannabis may be an issue but could be an economic boost for the area.
Issue with finding abattoir space. Nobody wants to run a slaughterhouse. If more space was available, there would be more direct marketing to the Coast.
Review the definition of bona fide farmer for tax purposes. Activities and monetary thresholds must be re-evaluated.
Maintain the tax break for farming and having land in ALR. Only way to enforce things and move things along.

ALR and ALC Revitalization – Analysis of Public Feedback

Stakeholder Consultation Meeting – Richmond

Date: February 5, 2018

Statistics

Summary Statistics

Number of organizations met with	10
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Theme 1: A Defensible and Defended ALR

This consultation included some discussion around ownership of ALR land and the preservation of farmland. Specific examples include:

Need to know who actually owns land (beneficial owners); only knowing who owns the land on paper increases speculation.
Declare intent to link unceded territory, water and fish into ALR purview.
Look at all the land left in BC (type of soil) and make decisions on what should grow in each area.
Province needs to decide whether it means it or not – wants to preserve agricultural land and have it farmed. Ought to meet it. Once agricultural land is lost, it's gone forever.
Need to eliminate speculation. Only in extreme cases would it be seen as economic potential if we taxed away the value left. The ALR isn't enough.
Constantly fighting exclusions.
A lot of speculation holds the land hostage.
Keep focusing on viability of agriculture. We need more young people, more carrots, less sticks.
Land speculation is huge. Literally farming real estate.

Theme 2: ALR Resilience

The specific theme of ALR Resilience did not come up in the Richmond consultations to a large extent. Specific examples include:

Must de-commodify the land. Commodifying farming is ruining agriculture. Need to diversify.
This age of farmers wants to focus on farming that nurture mother earth and community; not focused on commodity farming.

Theme 3: Stable Governance

ALC governance was discussed often during the Richmond consultations, including the need for impact assessments, the structure of and supports for the ALC, and follow-up after ALC decisions. Specific examples include:

ALC needs more capacity to monitor land use and adherence to regulations. Needs to be able to follow-up.
Need for ALC impact assessments.
Impact assessments should be triggered, in different regions or municipalities. Developers have to consider soil contamination, irrigation, traffic and drainage. There's no accountability, because they

don't know what is going to happen down the road.
ALC needs to fulfill part of the original mandate, to promote farming on ALR.
Requirement to have permit from ALC for transfer of beneficial owner of farmland. Once the permit is issued, the new owner to provide an approved business plan or assignment of leasing rights.
Create a task force and governing body; the ALC and Ministry aren't enough.
ALC needs more/adequate resources. Recommend consulting with commissioners and staff.
Restore pre-2013 elements. No more letters of expectation from governments or inappropriate pressures from MLAs.
ALC changed to a single body, with a 7 or 10 member structure.
Retain option for panels and do them regionally and ad hoc as required (e.g. cannabis panel).
Rescind the delegation agreements.
Ensure that when ALC makes approvals, there is an accountability session later on to see if all was done appropriately. Advocate for agriculture.
Agree with six panels.
Strong support for ALC, especially with the additional funding and resources.
The ALC staff are too restricted and have too many regulatory boundaries.

Theme 4: Efficacy of Zone 1 and 2

ALR zones were discussed during the Richmond consultations, with the majority of stakeholders suggesting that the two zone system should be removed. Specific examples include:

Keep the two zones, but more measures needed in Zone 1.
Restore single zone, based only on biophysical parameters, soil, and land suitable for farm use in the opinion of the ALC.
Never in favour of zone 1 and zone 2. Unfair how it was forced on agriculture at the time.

Theme 5: Interpretation/Implementation of the Act and Regulation

Consultations included brief mentions of Act and Regulation interpretation, with specific examples including:

Original ALR legislation protected industrial lands so that industry didn't come after farmland; there is a need to strengthen this.
Reset basic legislative and regulatory parameters.
Section 4.3 of the Act should be removed. Gives ALC more flexibility. Agriculture should be treated equally throughout the province.

Theme 6: Food Security and BC's Agricultural Contribution

Concern over the source and quality of food we eat was raised a few times during consultations, mainly around the importance of domestic consumption and production. Specific examples include:

Farming for domestic consumption versus export – there is no incentive to use farming for domestic supply.
Concern with protecting domestic production, not offshore people coming in and building plants. Need to talk to land use planners (we don't understand all the regulatory implications).

Theme 7: Residential Uses in the ALR

Residential uses were a topic of much discussion at the consultation in Richmond. Of particular interest were: “mega homes”, farm home plates, farm worker housing and seasonal worker housing. Specific examples include:

Province needs to pass legislation for municipalities, including restrictions, in regards to mega homes.
Request for Committee’s interim report to include an immediate halt of mega homes, and a final report that specifies residences may be for farm use only, limit size and home plate (including septic field).
Limit farm home plate to 1,000 square meters for all home (including septic field). A bigger mega home means bigger septic fields.
Make current recommendation of maximum 500 square meter farm home a compulsory limit.
Continue current allowance for farm worker housing.
Restrictions needed around raised home plates – they can bring in invasive species due to drainage implications.
Farmer and farm worker housing needed for lessee. Sometimes the workers are on the farm all day long, and don’t have more money to pay rent at two places. This needs details and its own process.
Move responsibility for residential buildings on farmland from local government to ALC – important for consistency.
Municipalities regulate housing, but Province should also have influence.
Reconsider siting – big houses are fine on agricultural land, but need to consider where the house is put on the lot.
Ensure seasonal workers have inspected housing, above minimum standards.
Mega homes and concrete foundations for greenhouses and cannabis are big problems.
Mega homes don’t provide food. ALR land should provide food.

Theme 8: Farm Processing and Sales in the ALR

Very little of the consultation in Richmond was focused around farm processing and sales in the ALR. Some specific examples include:

Tax should be at a commercial rate if there’s a store on the farmland.
Processors can’t do the same things as cidereis, wineries, distilleries, etc. Should look to see the area you area located, e.g. right next to an industrial process, what farms are you servicing. Also look at value chain – how much value is being added?
A lot of people want to farm and are punished for being ambitious. Some have ambition to be bigger, but the government says they can’t be a wholesaler or can’t have a packing plant.

Theme 9: Unauthorized Uses

Consultations in Richmond included brief mentions of unauthorized uses, particularly around subdivisions and developments. Specific examples include:

Requirements for subdivisions to have full agricultural assessments.
Extend mandate to protect ALR land from developments that happen adjacent to it.

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Applications, incentives, and activities, such as agri-tourism and infrastructure, were discussed at length during the Richmond consultations. Specific examples include:

Request for a report to the Minister that enhances the powers of the ALC to protect farmland from being misused for non-farming purposes, provide access to farmland for new and existing farmers to lease with the safety of long term agreements, and encourage farming with incentives, mentoring and facilitated access to local markets.
Stop taking applications from non-farmers. Discontinue recently allowed non-farm uses in regulation, other than those that support farm succession.
Need incentives for farming related activities, and to dis-incentivize other things.
Limit private land owners right to apply until they have owned and lived on property for at least 15 years (stops speculation).
Discourage non-farm usage. It mainly supports unsuccessful farmers and keeps farmland out of production.
Agri-tourism is good to some extent; it needs public trust.
Agri-tourism is pivotal to farmland use. Wineries/cideries/distilleries are good moves.
Provide incentives for agri-tourism. Farmers invest in their farms; money made from a wedding will go right back into the farm.
Support for when land has to come out for infrastructure (highways, etc.). This is for the betterment of the citizens – has to be last resort, not first.
Events and weddings are good. The farm is only responding to what brides and grooms are asking for.
Need clarification and different wording going forward, so that young farmers can produce extra income (e.g. for weddings).

Other Themes for Committee consideration

Other themes and topics were brought up for discussion by stakeholders. These topics include: taxes, small scale farming, universities and education, land banking, and cooperative farming.

Taxes

Suggest that 15% foreign buyers' tax be immediately applied to farm land.
More guidance needed on tax assessments when leasing.
Mechanisms for mandatory farming of the land can't just be on a tax break, as many who own large farmlands can afford not to have the tax break.
Agree with taxation of non-farmers, but taxation hinders young and new farmers.
Tax should be at a commercial rate if there's a store on the farmland.
Need creative finance and tax initiatives – look at other jurisdictions.
2 tiered system for taxes, to lessen new entrant farmer barriers.
Taxation needs discussions with municipal and provincial governments.

Small Scale Farming

Imperative to not dismiss small parcels of the ALR. This will be incredibly important to food systems in the future.
Don't leave out small scale farming from incentives.
Requirement needed of assessments for all small scale farming potential.
Land affordability is a problem. Keep people farming through small acreages.

Universities and education

Ministry and ALC should be working closer with universities.
Province needs to ask universities to do more, and provide more resources, to meet the demand in

university agriculture programs.
Need for more public education.
Need for training for city staff in agriculture.
Education needed as to how to grow a big amount of food on a small piece of land.
Need for re-educating communities about their agricultural history.
There are not a lot of “ag programs” for training students in BC. There is practicum at UBC farm, but many can’t find land afterwards.
Need for more awareness of the ALR and ALC, and for universities to raise this awareness (more than they already do).

Land banking

Need for land bank/land leasing program. Own it collectively if can’t own individually. Good use of taxes.
Introduce land banking, to support farming through lands purchased, donated or owned by the Province and leased long-term to new farmers who can’t afford to purchase land.

Cooperative farming

Support for cooperative farming. This does not take land out of production, but rather is about shared farming on shared land. Not about bringing workers in on a daily basis. All supplementary to farming.
Cooperatives need housing on farmland. Animals need 24/7 care and farmers need to deal with weather (e.g. snow and downed trees).
Need for a cooperative extension system, as the ability to own farm land or get land through family has tremendous financial implications.

Other

Farmers need more support for retirement. Economics of farming does not support this for many.
Land owner should provide services (water, septic, drainage, etc.) to the beginning of the leased land, to show that it is farmable, e.g. a driveway that compost can be delivered, water access to irrigate, drainage, septic, etc.
Provide access to funding for infrastructure.
Review past integrative bodies (e.g. Land Use Secretariat, Rural Development Secretariat) and create new joined-up body at Cabinet level.
Need for Site-C levy for indigenous people and agricultural users.
New entrants need more affordable and accessible land.
Strengthen and expand land matching programs. Create tools, like land lease templates. Land owners may not want to pay for this (dis-incentivize).
Don’t discourage increasing farmland value; some rely on land value.
Need to encourage long-term leases.
Young farmers and new entrants need farmland. Even established farmers don’t have the ability to expand.
Need to create integration for farming and conservation.

ALR and ALC Revitalization – Analysis of Public Feedback

Online Survey Feedback

Date: February 5 – February 11

Statistics

Summary Statistics

*Some group statistics don't total 417 due to entry errors.

Number of surveys submitted	417
Q1. Stakeholder groups identified with	Farmer or Rancher: 144 (35%) Agricultural Processor: 23 (6%) Agriculture industry group: 14 (3%) Agricultural interest group: 33 (8%) Farm land preservation group: 23 (6%) Agriculture sector specialist (e.g. Agrologist): 26 (6%) General public: 240 (58%) Local government: 24 (6%) First Nation government: 2 (<1%) Elected official: 5 (1%) Other: 34 (8%) Prefer not to answer: 4 (1%)
Q2. Age group	0-29 years old: 22 (5%) 30-49 years old: 139 (34%) 50-64 years old: 142 (34%) 65 years and over: 94 (23%) Prefer not to answer: 17 (4%)
Q3. Own land in ALR	No: 261 (63%) Yes, less than 2 hectares in size (approximately 5 acres): 28 (7%) Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres): 47 (11%) Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres): 17 (4%) Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres): 14 (3%)

	<p>Yes, greater than 40 hectares in size (approximately 100 acres): 26 (6%)</p> <p>Prefer not to answer: 21 (5%)</p>
Q4. Rent/lease land in ALR	<p>No: 341 (82%)</p> <p>Yes, less than 2 hectares in size (approximately 5 acres): 10 (2%)</p> <p>Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres): 15 (4%)</p> <p>Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres): 3 (1%)</p> <p>Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres): 4 (1%)</p> <p>Yes, greater than 40 hectares in size (approximately 100 acres): 14 (3%)</p> <p>Prefer not to answer: 28 (7%)</p>
Q5. Region	<p>Interior: 24 (6%)</p> <p>Island: 156 (39%)</p> <p>Kootenay: 30 (7%)</p> <p>North: 14 (3%)</p> <p>Okanagan: 42 (10%)</p> <p>South Coast: 135 (34%)</p> <p>Non-BC resident: 0</p> <p>Prefer not to answer: 1 (<1%)</p>
Q6. Rural or urban	<p>Rural: 133 (32%)</p> <p>Urban: 108 (26%)</p> <p>Urban fringe: 135 (33%)</p> <p>Other: 22 (5%) (including: urban but directly across from ALR land; don't know; ALR land mixed with commercial; small town; semi-rural; condo; urban and rural; etc.)</p> <p>Prefer not to answer: 16 (4%)</p>
Q12. Province ability to produce/provide food to BC	<p>Very important: 372 (89%)</p> <p>Somewhat important: 21 (5%)</p> <p>Not important: 7 (2%)</p> <p>Not sure: 0</p> <p>Prefer not to answer: 16 (4%)</p>
Q13. Province ability to produce/provide food for export	<p>Very important: 138 (33%)</p> <p>Somewhat important: 204 (49%)</p> <p>Not important: 49 (12%)</p> <p>Not sure: 7 (2%)</p> <p>Prefer not to answer: 17 (4%)</p>
Q15. Residential uses in ALR be regulated	<p>Yes: 323 (78%)</p>

	Sometimes: 60 (14%) No: 11 (3%) Not sure: 4 (1%) Prefer not to answer: 17 (4%)
Q16. Who should regulate residential uses in ALR	The ALC: 151 (37%) Local governments: 39 (9%) Provincial government: 43 (10%) All the above: 140 (34%) Not sure: 26 (6%) Prefer not to answer: 14 (3%)
Q18. Ancillary uses be tied to agricultural production	Yes: 278 (67%) Sometimes: 88 (21%) No: 18 (4%) Not sure: 13 (3%) Prefer not to answer: 18 (4%)
Q20. How to decrease unauthorized use in ALR	Awareness and education: 240 (21%) Fines and penalties: 308 (26%) More enforcement: 300 (26%) Ticketing: 154 (13%) Other sanctions: 145 (12%) All of the above: 17 (1%)
Q23. Top 3 themes	Defensible and Defended ALR: 220 (19%) Food Security and B.C's Agricultural Contribution: 187 (16%) Residential Uses in the ALR: 166 (14%)

Theme 1: A Defensible and Defended ALR

Do you have any comments about ensuring a defensible and defended ALR into the future?

Exclusions/Inclusions/Boundaries

All boundaries need to be non-adjustable.	Change boundaries with the times – they need to be fair to all.	Refine mapping using modern methods.	Consider exclusions for those who cannot farm.
Need a complete inventory of agriculture lands in BC.	Need a more detailed mapping of the ALR.	Add zoning buffers to improve edge planning.	Focus should be on expanding the land included in the ALR.
Freeze the land boundaries – soil is	Do not consider exclusion	Consider exclusions or non-farm use	Make ALR boundary stronger and

the resource being protected, not just land.	applications unless critical for public welfare.	only on land unsuitable due to location, soil, topography, etc.	harder to shift (other than for special circumstances).
Boundaries should be defined and unchangeable, to remove speculation and ensure food security.	No ALR land should be excluded unless there is zero potential for agriculture.	ALR land should not be open to applications for boundary or use change (need an absolute definition).	ALR boundaries should only apply to land that is farmable (size and soil quality).
Having a mapped and researched current ALR would mitigate claims to adjust its borders.	Need to remove land where it is not feasible to farm; 1972 lines are not realistic anymore.	Reconsider boundaries (remove swamps, add in some land being used for timber).	Adjustable boundaries should allow for exchange only of comparable agricultural land.
Remove unsuitable lands (slopes, rocky, gravel) and keep best soils for farming at all costs.	Defending the ALR land and restoring some of its lost territory should be a top priority.	ALR should be non-negotiable. We may need to rely on locally grown food for survival (climate change).	Marginal value land should be removed, but a lot of good land is only being used for horses, which is not necessary.
Automatically classify land in the ALR as farm land by BC Assessment. Small parcels should be removable from ALR rather than large tracts.	ALR land should be permanently in the ALR; land should not be removed and replaced with the equivalent amount somewhere else.	If the boundaries are temporary and adjustable, it's hard to see the bigger picture of how much land is being lost.	ALC should use GIS and soil expertise for a province wide boundary review, and find a solution to stop speculation.
Boundaries for prime farmland should not be adjustable. The responsibility for the use of farmland should not be in the hands of municipal governments.		Usability of the land should no longer be considered as a factor to remove – greenhouses can be built on damaged soil. There are many approved land uses, so all viable lands should stay in the ALR.	

Development/Urban Pressures/Speculation/Residential

Limit house size.	Speculation must be stopped.	Criminalize real estate speculation.	Stop strata sub-dividing, decrease house size/occupancy on ALR land.
Stop residential and commercial developing of ALR land.	Further development of the land by developers should be banned.	ALR land is removed too often due to "urban pressure".	Need more access to small pieces of land for urban farmers.
End speculation by causing ALR designations to be far more permanent.	Individual land owners often reason that land is "marginal", and usable for other uses (subdivide).	No structures on ALR land should damage future agricultural land value.	Halt development on ALR land – greed and speculation drive land use decisions.
ALR for agriculture only – redefine the type of dwelling permitted (include small housing for farm workers).	Do more to stop municipalities from green lighting the removal of land from the ALR to pursue urban development.	Change boundaries only if all other developable land has been developed or there has been equivalent inclusions.	No "monster homes" on ALR land; restrict real estate agents from advertising ALR land as future development sites to speculators.
Implement mandatory new construction buffer outside of ALR to stop loss of usable land from surrounding effects.	Protect the ALR boundaries from non-agricultural development or exclusion. This is critical for long-term food security and to ensure longevity of the BC farming industry.	ALR needs stronger protection against development, but there should be allowances for families to subdivide their land for their children.	Suggestions of: BC Assessment updates to prevent speculation; Farm Assessment updates to discourage speculation and recuperate higher taxes to invest in agriculture; land

			classification guides; provide mandate to local governments; and, a no net loss policy.
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Foreign Ownership

Ban foreign ownership/speculation.	No foreign ownership of ALR land.	15% foreign buyers tax across the lower mainland.	Only Canadian residents should be able to purchase ALR land.
Make it so you must have lived in BC for 5 years to purchase ALR land.		Sales of farmland must be kept in the hands of farmers or those who intend to keep the land available as farmland, not an estate for the rich and off-shore sales.	

General/Other Comments

Protect ALR land.	Keep ALR lands as zoned.	Take city councils out of the decision making process.	Suggestion of farm production grants with used land for farming.
Cannabis should be on existing paved/commercial land only.	Landowners need to be allowed to do what they wish with their own property.	Include protection for the farmers (income protection and/or farmland leasing system).	Keep agricultural land protected near cities and affordable for young farmers.
All land in the ALR should actually be agricultural land (much is mainly forest land).	Pressures from semi-industrial and cannabis operations are removing growing capacity.	Supports for crop, horse, food, hay and animal feed farmers – marijuana consortiums are destroying farmland and increasing the cost of land.	Increase enforcement at all levels. Evaluate all applications for true merit. Increase penalties (seizing and/or liens on properties).
Protect ALR land, but mixed should be allowed for a certain percentage to help farmers make a living.	Preserve ALR land as farm land. Property tax rate for ALR land should be much lower than anything else.	Start to define/protect ALR land in the way we do BC parks (high stringency).	Need to consider perspective of the individual and the rights of the whole (a secure and locally supported food system).
Add requirement of sustainable farming practices before purchase. With property tax, submit use of pesticides/herbicides for usage and over usage.	Make language strong, focusing on preserving ALR land for food production. Any other use should require intensive and expensive applications (any and all non-food production uses).	Public needs ongoing education on ALR. Landowners must see land as a community and provincial resource. Prohibited uses should be stated in law. Farmland mustn't be encircled by suburbs. Food capable growing land should be for food production.	

Theme 2: ALR Resilience

What do you see as the top three challenges to ALR and ALC resilience in the future?

Non-Farm Uses

Tourism is needed for revenue.	Oil and gas sector in the Peace.	Other things such as dock storage.	Highways and overpasses.
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Many non-farm uses are occurring without the ALC's knowledge.	Farm markets do not need to be on ALR land.	Ever increasing demands for alternate uses of the ALR.	Abuse/fraud (e.g. hotels, short-term rentals) in ALR land.
Agricultural land owners illegally infilling their land.	Allowing dumping or use of fill from untested sources.	Use of farmland for non-farming uses.	The definition of agricultural use needs to be tighter.
Balancing non-farm uses for pragmatic meritorious projects on ALR.	Non-agriculture uses of good soil are simply a loss of a scarce resource. Soil needs to be conserved.	Refine usages for ALR lands (stop feedlots, equipment storage areas, etc.).	All non-farm fill applications should include a market analysis that defends their end crop choice.
Engage the public more effectively in reporting specific instances of ALR misuse.	Examples of what is not allowed on farmland need to be added to the regulations (e.g. golf courses, hotels, non-farm businesses).	Pressure to convert "non-productive lands" into non ALR uses. Need to place a ban on all greenhouses from Class "A" land.	High cost of industrial land is causing owners to multi-use the land, moving away from farm use. Needs to be controls and better guidelines to assist local governments.
Questionable agricultural products (grown in a factory) technically allowed on ALR can degrade the land. Need more scientific based restrictions to prevent that.		Require that ALR land be used for farming purposes. Owners of the land either farm it themselves, lease the land to farmers at a reasonable rate, or prove their land is not suitable for farming.	

Development/Urban Pressures/Speculation/Residential

Development pressures.	Residences.	Residential development requests.	Pressure for residential development.
Strata subdivisions.	Pressure from developers.	Criminalize real estate speculation.	Pressure for more housing.
Speculation on agricultural land by developers.	Numerous comments saying "Urbanization" and "Urban growth".	Declining public support as urban areas meet ALR land.	"Estate" homes and large residential developments.
Pressure from land speculation and housing development.	ALR land removed from productivity and used as residences.	Numerous comments that say "Development".	Need for more affordable housing in the Lower Mainland.
Numerous comments saying "speculation" and "land speculators".	Pressure from communities requiring land for roads and development.	Population increase as Vancouver spreads east.	Continued and increasing urban demands.
Mega mansions can cause land quality to lower.	Increased population needing more areas for housing.	Demand for housing in already crowded urban areas.	Development loopholes that lead to monster houses and acreage unused for farming.
People believe ALR land is private and they can do what they want and develop how they wish.	Too much development on ALR land in the guise of agricultural based business.	Local government pressure to develop. Changes should be overseen by our highest courts.	Numerous comments around continued pressure to build mansions on farmland.
Subdivision, including building large residences, so that the farmable plots become too small to be viable.	Pressure from developers (who may be putting influenced members into local councils).	Way to encourage farming and discourage ALR as cheap property for giant homes.	Continued pressure to remove land from ALR for rezoning, as more developers want the land.
Speculation on farmland with the expectation that it will eventually be removed from the ALR thus driving	Resistance to infill housing and limited incentive to more densification, so land continues to be	Under regulation enabling unchecked development or poor community planning regarding development	People removing ALR land and subdividing and developing is the biggest problem (property taxation

up prices.	viewed as potential housing land.	around ALR areas.	could be a factor).
Regulations that allow “single family” mega mansions, but don’t allow for families to jointly purchase land to build communal housing to farm together.			

Food Security/Production

Food security.	Economics of farming (cheap food from other areas).	Continued movement of generations away from farming and knowing where their food is produced.	BC should provide subsidies consistent with other Canadian jurisdictions, to improve viability of BC grown food.
The increase in population and the high values of land threaten the ALR. Food farming must be valued and protected, to get young farmers on board.		Main challenge is lack of control over foreign competition. Many other countries have significant advantages to the production of nearly all agricultural products. This cannot be dealt with by current BC laws.	

Boundaries/Exclusions/Inclusion

Erosion of ALR land as small pieces are removed.	Climate change loss of land that will not be offset by new additions.	Stronger rules regarding keeping land available.	Infiltration of pro-removal elements into the ALC.
ALR boundaries are viewed as temporary and adjustable.	Judiciously swapping ALR lands out due to incompatibility with viable farm options.	ALR has to be made impermeable to governments. Land taken from the ALR often is replaced by land of not the same quality.	If particular land is rezoned, this can lead to setting precedence for rezoning, which could be a domino effect.
There must be clear and defined limitations on the use and boundaries of the protected farm land, including legal/policy infrastructure. Must ensure best interests of the public.			

Cost of Land/Farming

Cost of farming.	Affordability of land.	Increasing financial pressures on agricultural start-ups.	Lack of people able to afford to use ALR as intended.
The rising cost of land means that agriculture in BC will be unstable and unproductive.	Farmers retiring and there are fewer people who want to continue farming, due to current costs.	Rising cost of land, making it inaccessible for young farmers and susceptible to being sold for development.	Challenge to ensure that it is profitable to use farm land for farming. Farming may have to be subsidized.
To stop the increase in ALR land value, increase the \$2,500 minimum to \$15,000 or more on land between 2 and 10 acres.	Make farming economical. Ensure that goods are brought to market with local procurement policies for public institutions.	No way for young farmers to purchase a large piece of land because of the housing regulations and restrictions on selling long-term leases on a property.	There often needs to be secondary sources of income in order to keep the farm operational. ALC needs to determine what types of diversification should be allowed.

Foreign Ownership

Foreign ownership with no farming plans.	Numerous comments that say “Foreign ownership”.	Foreign purchasing of agricultural land.	Stop land speculators, especially overseas buyers, from sitting on usable land.
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Enforcement

More oversight and officers to enforce.	Proper enforcement to ensure land is being used for farming.	Enforcement. Need human resources and a budget to match.	Effective enforcement of regulations.
Better ability to enforce land classes and associated uses.	Lack of inspection/compliance, leading to abuse of land.	ALC does not have the ability to enforce current legislation – more resources and stiffer penalties are necessary.	

Political Interference/Pressures

Local politics.	Numerous comments saying “Political pressures on ALR”.	Political interference.	The federal government taking agricultural land for industrial use.
The ability to overrule local governments.	Pressure from municipal staff for city expansion and larger tax base.	Non-farmers telling farmers what they can and can’t do (including all levels of government).	Political interference by those with short-term priorities (buying votes) over long-term considerations.
Lack of commitments from politicians to keep agricultural land (need for strong legislation to ensure ALR remains despite changing political commitments).			

Cannabis/Industrial

Marijuana grow-ops.	Cannabis “growth chambers”.	Industrial farming practices.	Pressure for conversion from ALR to commercial and industrial zoning.
Create an Industrial Land Reserve, for future industrial growth.	Extensive use of ALR lands for commercial and industrial uses.	“Agriculture” uses that pave over the soil, such as greenhouses, remove soil production permanently.	Huge marijuana greenhouse operations that cover rather than use the land.
Pressure to grow marijuana or other industrial non-food crops because the land is cheaper.		Carefully review the use of farmland for wine grapes, hops for beer and marijuana.	

Climate/Climate Change

Climate change.	Climate change (global heating) and pollution.	Skills and training. Our climate is changing; our farmers need the skills to adapt.	Adaptation to climate-change pressures and other environmental degradation of ALR land.
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General/Other Comments

Unqualified commissioners.	Lack of young farmers.	Lack of funding for research.	Transparency.
Succession planning.	Population growth.	Continued use of dangerous pesticides that contain glyphosate.	Pressure from investors with big capital behind them.
Too much regulation pricing out small operations.	Encourage younger generations to farm, and make a living.	Effective and representative governance.	Should not be so many restrictions on certain areas in the Kootenays.
Lack of attention on future generations. Need for a sustainable future.	ALC needs to be more in touch with small to medium farms that are trying to develop.	Approved and unapproved uses degrading the soil to make it less farmable.	Small plots have become of questionable use. How to bring them back into production.
ALR is way too restrictive and there are too many rules for privately owned land.	Land access. Young farmers can't buy land. Consider procuring ALR land so that it is owned provincially and leased to farmers.	Something needs to be done to protect aging/retiring farmers while allowing the farm to continue to operate.	Need to align ALR rules with provincial and federal environmental regulations. The industry should be held to the same rules as others.
Property tax needs to be adjusted to better reflect the use of the land. Property tax for non-agricultural uses is too low.	Compromised commitment in recent years to keeping land for agriculture. Lack of appreciation for long-term planning.	Take out of the ALR the small under 5 acre parcels. They are too small and people on those farms want mixed uses.	The perception that most of BC's productive agriculture land is in the lower mainland prevents the ALC from working on a true provincial perspective.
The ALC appointees often display conflicts of interest. Their mandate must be extremely well formulated, and they must be independent to disagree with provincial government.		Allowing mixed use of land. Some regulations are too restrictive. Encourage food production but allow other activities that compliment (e.g. microbrewery, restaurant using foods produced, events, etc.).	

Theme 3: Stable Governance

Do you have any comments on ensuring stable ALC governance into the future?

Independence

Create a more independent commission with a clear mandate.	The ALC governance needs to stay independent.	Independence is vital to maintain and strengthen the ALC and ALR.	Place the ALC at a level above politics, independent, like the Supreme Court.
Stable governance independent of government/political influence is important.	ALC should be independent but still accountable to the province for its decisions.	Keep ALC at an arm's length from the provincial government, to take a long term view of protecting agricultural land.	An arm's length body consisting of farmers, stakeholders, etc. could put forth candidates for consideration by the politicians.
ALC governance should not be easily changed. The independence of the ALC and ALR needs to be sacred.	Continue to make it third party-independent and funded. Ensure all-party representation.	The ALC should be an independent body with a set mandate that doesn't change with government.	Should not be ruled by the party in power. An independent entity, changed only by people's vote.

Get back to the original intent to protect ALR into the future. Do not allow the intent and independence of the ALC to be impinged.	The ALC should be independent of government so that it cannot be influenced by political parties for the worse (to remove ALR land for non-agricultural purposes).
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ALC Appointees

Local participation is essential.	Should be local representatives to help determine the best type of agriculture on ALR land.	Have people that actually farm in charge, not just the big company farms.	Appoint the best people you can find to be members of the Commission.
Make ALC truly representative of community, not stacked with developers/wealthy landowners.	The ALC should be governed by scientists and Agrologists, not private or government interests.	Landowners and communities with land in the ALR should have a more direct role in the selection of Commissioners and Chairs.	Present or former real estate people, property developers and known “pro-development” folk should not be selected for the ALC.
Ensure no one with a conflict of interest (developers, realtors, land speculators, municipal representatives) is appointed to the ALC.		The ALC human resources policy should shift so it does not favour hiring older ‘proven’ employees, but also younger people who are in touch with realities on the ground.	

Local Governments

They should listen to the local government.	Local governance must not be able to hijack the intent of the act.	Give local governments a mandate so that approving officers don’t erode ALR policy.	Reduce the role of local governments in approving exclusions (tend to be captured by development interests).
Take the governance of the ALR and the enforcement of the regulations away from the municipal governments who tend to be pro-development.			

Other/General Comments

If the ALR boundary is stable then governance is simple.	The ALC Act should not be changed like it was in 2014.	The ALC should report to the legislature.	Education on value of farmland has to be ongoing.
Property developers should not have a say in how the ALR is used.	Changes to the Act should require voter assent.	Give the ALC purchasing power to acquire ALR land and lease it to farmers.	ALR works for land that is producing a profit, but what about others?
Make “permanent” law so that it is almost impossible to change by later politicians.	A more centralized governance structure may allow for more consistency in decisions.	Ensure governance is held accountable and non-biased to any special interest, foreign investment, development groups.	Educating the public about the need for a stable ALR would help, but how does that get accomplished?
Raising food prices may be necessary to support farmers. Also public pension plans for farmers must be instituted.	Sustainable practices, water preservations, key line design and permaculture plant species symbiosis.	Restore the time when the governance of the ALR was rock solid and laws did not allow for other uses.	Lock all currently ALR land into a 999 year lease, like BC Rail. Might involve creating an ALR Incorporated to be feasible.

ALC should not be changed by governing parties, but protections in legislation so it can't be influenced by less than 75% of all MLAs.	Get legal advice. Make the default of the law protection, with any other change requiring applications. Keep the ALC separate from politicians.	Elected politicians make rules and laws. If there are detailed permitted uses, the administration can control applications and the end use.	It should be made harder to do resource development and urbanization of ALR land, by preventing the government from easily changing direction.
Consider 'farming' covenants and easements to prevent development and make the BC land title and survey authority confirm compliance with the ALC before registering the subdivision			

Theme 4: Efficacy of Zone 1 and 2

What are your thoughts on the current two-zone approach?

In Favour of Removing the 2 Zone Structure

Rescind immediately.	Why different rules for different zones?	The rules should be the same across the province.	Abolish Zone 1 or harmonize all the rules across zones.
We need to turn all zone 2 land back into zone 1.	I do not agree with the two zone approach.	2 zones makes the Commission weaker.	Keeping things simple and understandable isn't a bad thing.
Two zones increase the challenges of retaining a stable ALR boundary.	Numerous comments suggesting to return to the previous one zone model.	All ALR land should be considered the same and held to the same rules.	Zone 2 is not a reserve and is a useless approach for conservation purposes.
The two-zone approach discriminates based on geography alone.	Seems like a way to make it easier to use agricultural land in zone 2 for non-agricultural purposes.	The highest level of protection should be used everywhere. Climate change will change land value and production.	Completely disagree with two zones. Zone 1 land use decisions should apply to the entire province.
Either we have an ALR or we don't. Creating two zones is a "foot in the door" for other interests.	Bring back one zone, therefore less bureaucracy and more resources for expanded enforcement.	The two zone approach is a way to destroy the soils that are good pastureland or grain fields, but unsuitable for truck farming.	Should be one zone. The changes to allow retiring farmers to remain and the second home are fair.
Should go back to the way it was, and have very detailed policy and regulations for industry to preserve land for farming.	We should return to one zone, with the benefits that were afforded to zone two now afforded to the whole province.	The two zone approach splinters/fractures the rules. What applies in one area doesn't apply in another.	Restore the ALR to one entity to eliminate the special interests from manipulating the intent and security of the original plan.
The two-zone approach is a further bureaucratic impediment to the broad market based evolution of the area's development.	Delete Zone 2 and place all in Zone 1. Introduce regulations for housing size and quantity determined by a formula based on the number of people needed to work the land.		It did not need "adjusting" in the first place and should be reversed. Zone 2 land has now become home to businesses that aren't agricultural (greenhouses, tourist destination farms, etc.).

Suggestions for Keeping the 2 Zone Structure

I'm satisfied with it.	I do not have a problem with the two zones.	I am in total support of the two zone approach.	Yes, I agree. These are two distinct regions and should have different approaches.
Land use concerns differ across the province; two zones could be used to simplify regional planning.	The two zone is brilliant, flexible and makes sense from a community planning perspective.	If it is used as intended, okay, but it seems allowing any slippage leads to great losses. Stay the course.	The zone 2 revisions reflect the nature of the region in which I live. A bigger threat to agriculture is the lack of economic benefit derived from farming.
As there are differing challenges across the province, there should be more than one zone. There should be heavier push to keep land from Zone 1 (too much development).	The zones are grounded in politics, and should be based on climatic conditions or the land classification. Give municipalities model bylaw frameworks so farms aren't developed inappropriately.	Don't mind 2 zones but they are not implemented properly. Two residential structures dramatically increases the future purchase price of the property. Farm properties should have minimal capital investment except for agriculture.	

Other/General Comments

Section 4.3 should not restrain Section 6 in Zone 2.	Repealing Bill 24 should be considered to strengthen the ALR.	Everything should be about saving agricultural land.	I think there should be a requirement to farm or lease to a farmer.
Zone 1 should remain primarily for agricultural purposes, not opened up to resource industry like Zone 2.	Multi-family dwelling should be allowed. This allows the land to remain affordable for farming or grazing.	Two zones is not adequate. Additional granularity should be instituted to maximize full land utilization.	A province as large as BC needs more than 2 zones for more local-level control over experimentation/innovation with policy directions and outcomes.
The zones should be based on land types, not geographic location. Farmable land in East Kootenays is no less valuable than in Richmond if it is high yield farmland.			

Theme 5: Interpretation/Implementation of the Act and Regulation

Do you have any comments or suggestions for improving clarity and consistency?

Enforcement

Clear regulations and enforcement are essential.	Have an inspector. Don't rely on trust or neighbours' complaints.	Requires that the ALC has good C&E departments that understands farming and law enforcement.	If you increase clarity you must increase policing of the regulation and the expense that comes with it.
Should be provincial enforcement of ALR regulation. Complaints of misuse of land should go to the ALC, with power to stop and undo developments.			

Non-Permitted/Permitted Uses

Please make it clear what is permitted and not permitted.	Clearly state that only certain activities are permitted and none other.	Examples of what is not allowed would be a good add for the regulations.	Unwanted activities need to be listed, made public and enforced. Current system is too vague.
A list of explicitly excluded uses would be acceptable as long as it was clear it was not exhaustive.	Permitted uses should be scheduled in the Act and not determined by local authorities.	Should be a list of activities that cannot take place on ALR without doubling or tripling the tax rate.	If land is viable for food production, no other uses should be permitted.
All were intended to weaken the process. Only farming should be permitted.	Permitted uses must be standardized, not left up to municipalities.	Make regulation and interpretation consistent by having allowable and prohibited uses detailed.	Non usage and permitted usage should be laid out, governed and decided by the ALC. Local decisions tend to be biased due to revenues brought in from usage.
No need to change the verbiage in the Act. The current regime speaks well to the permitted uses. An aggrieved party can go to the courts if necessary.	Make a list of non-permitted uses. Restrict some uses that are gateway to non-farm practices (e.g. wineries that host weddings).	Rewrite the regulation to remove any interpretation and remove permitted activities except for a few that can be well defined and measured.	Regulation should specify type of activities which are not permitted and the reason. E.g. golf courses because area is no long suitable for growing crops.
The policy should all be permissive. Let the creativity of the market determine what agricultural pursuits are viable and beneficial.	List activities that are not permitted and require ALC approval for any activity even if it is permitted to ensure regulations are followed.	List specifically what is not allowed. Leaving the Act as permissive is allowing loopholes for exploitation (this has been proven lately).	Two clear lists – one of what is permitted and the other what is not. Should not be open to interpretation by individuals or municipalities.
The law should be restrictive and list permitted activities, with classes broad enough to allow for restriction of new and presently unanticipated attacks on ALR.	Should be flexibility afforded to local governments, land owners, First Nations, etc. to differently interpret the regulations, as long as there are limits on what is permitted.	Act needs to be clearer on what is not permitted. Makes more sense to be in the Act rather than having local governments create piecemeal regulations.	Develop a conclusion with local government. When you purchase ALR land, there should be a list of what you can do with that piece of property.
Needs to list things that are not allowed as well. Specifically state the spirit of the law, to prevent municipalities from going around the spirit of land use and preservation.	Biggest problem is there are many non-farm uses being carried out on ALR land, especially wealthy people buying parcels, building estate homes and paying farm taxes because of hay.	Land uses in the ALR should be approved by the ALC. If someone wants farm status they should have to adhere to rules and regulations set out by the ALC. Should be consistent application of rules and regulations across BC.	Establish provincial standards for permitted activities (farm home plate, 1 dwelling per property, no commercial vehicle parking, etc.). ALR landowners and local governments will be able to understand the rules much better. Local governments can apply to the ALC for special approval to set their own rules.

Clear Definitions

Definitions must be very specific.	Use plain language.	Improved clarity is an excellent idea.	Improve the clarity of regulations and be consistent in application.
Need clearer distinctions and better follow-up on checks and balances.	It is very confusing. Could be simplified and could clarify the relationship to the FPPA, and also housing for farm help housing.	Needs to be “boots on the ground”. The ALC should never not know when an activity on farmland takes place that is the result of ‘misinterpretation’.	All activities should require approval and review to prevent misinterpretation. An interpretation guide should be used, which evolves through appeals, court cases, etc.

Reporting/Recording System

Need design mechanisms that require ALC be made aware of what is happening in districts.	Should be a reporting system that requires the land owner to report at least annually on what activities are taking place.	Important that we know what each stakeholder is doing with the land. The burden of recording this information should not be only on the land owner.	Help inform the ALC and the public by reporting plans in the future so there is one comprehensive record of what is being allowed on ALR lands.
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Other/General Comments

Involve expert agriculturists from UBC in planning.	Two part system with local governance approvals and then ALC approval.	Regions should have the ability to interpret things depending on their situation.	The ALC would require a lot more staff in order to provide any kind of appropriate oversight.
The two should be required to oversee each other with the number one issue being prevention.	Having the local government require a final approval by ALC before a permit is issued should be ample control.	The ALC should be consulted during subdivisions. BC Land Title and Survey Authority should be doing some due diligence too.	All activities involving ALR lands must be conducted through the ALC (may mean more funding for extra employees, through a levy).
ALC membership must be merit based with agricultural background, not political appointments.	Take the final decision for the use of ALR land away from municipal governments who have little interest in preserving farmland.	The ALR and ALC should be abolished by legislation, to remove confusion on interpreting their self-serving needs.	The ALC should be first in line for consultations, before municipal governments hold lengthy hearings. The appeal process needs rejigging, too.

Theme 6: Food Security and BC's Agricultural Contribution

Do you have any additional comments about food security and B.C.'s agricultural contribution?

Need to Protect BC Farmland

BC has already lost far too much	Land that can produce should	Protect and encourage farmers.	Agriculture lands should be reserved
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agricultural land.	produce.	Make farming a safe and attractive profession.	as much as possible for food security in BC and Canada.
Once agricultural land is gone, it is never coming back. If we continue to develop over it, it will be lost.	Growing our own food is more important than developing land for the rich.	Without protection our agricultural lands will be paved over and mansions built on them.	Houses can be built on a mountainside. There is limited arable land for food production and it should be protected.
Preserve what we have. BC is unable to grow all the food it needs even if the Fraser Valley had never been paved over.	We need to make sure we keep the limited base for farming in BC. The industry is a remarkable contributor to the BC economy.	BC needs to be able to produce food for people who live here. A growing population means we should be setting more land aside for agricultural purposes.	The ALC can play an important role in protecting the province's ability to provide food for BC into the future if the mandate of the ALC is upheld and strengthened.
Stop development pressures now. Once those fertile lands are gone, they are gone forever, along with the capacity for food production and security.	ALR land should be solely for agricultural use, with a minimum profit/production for owners to abide by or taxes and fines increase substantially.		Farming is a vital part of BC's economy and the quality food products produced from local food is a source of pride and a major economic driver. Land needs to be preserved for agricultural uses so that this can continue.

International Relations

We should not be importing as much as we do.	Trading relationships are an important element to a healthy economy.	International trade should be a priority. We need to diversify markets (cherries do well in Asia).	Many people will buy products from other countries based on price alone, even a few cents.
Locally grown fruits and veggies are important; the idea of importing produce from draught stricken California is unsettling.		Both BC's food needs and producing enough for export are important. Include in the ALC mandate a directive to support development of soil and environmental improvement strategies that can affect yields.	

Supports/Assistance/Education

Develop a farm lease system so that young farmers can get into the business.	Provide assistance for processors who want to expand their capacity.	Provide further incentives to ensure land is farmed (more than a tax break).	Difficult to enforce the BC first policy. An in-depth marketing campaign regarding local food produced for locals is a good idea.
Food security is important but will not be seen as such if decision making is purely economic driven. Governments must support local agriculture if they want local food security.	Encouraging food crops on ALR land requires encouraging farmers. The Ministry needs to encourage farming of food crops, to encourage succession planning and take a pro-active role.		The public needs education as to the value of BC agriculture ("Buy BC" program didn't go far enough), how much we produce, how much better/safer the products are, and how the ALR is connected to those issues.

Other/General Comments

Think ahead 20-50-100 years.	Foreign ownership of ALR farmland should be forbidden.	We should be able to support our own population if we need to.	Produce here only what makes sense, to optimize space.
Don't use ALR land close to urban areas for large greenhouses (as seen on the Delta).	Co-ops and share farms should be allowed. ALR should be able to subdivide into smaller parcels.	Need to consider the effect climate change will have on our ability to grow food.	Should support research and agriculture trials and more opportunities for emerging products.
ALR land should be seen as permanent and hard, or speculative pressures will always bid up land prices.	Huge priority. We have the capacity to be self-sufficient when it comes to food. We should be economizing on this.	Climate change will increase BC's role in feeding the world. I hope this would be a future economic powerhouse for the province.	Salmon farms should not be allowed on agricultural land nor should they be subsidized like farmers.
Buyers are demanding local produce. Supply is not meeting demand. We need a mix of large and small farms, and horses should be disqualified.	We need people to view farming as a respectable, money-making career choice. Farmers shouldn't need second careers to support their agriculture habit.	Most of the food produced on the Lower Mainland leaves the Lower Mainland. Most of the smaller ALR parcels are dominated by enormous houses surrounded by blueberry bushes.	Food security is ever more important, due to the rapidly changing world, the continued increase in world population and increase movement of people from third to first world countries.
In a world where global governance is breaking down, local, safe and transparent food development will become more important. We need a clean environment to live and attract high value people.	Farm use that includes space for food stands can create multiple community hubs around which more sustainable living can be developed, and increase the health of communities and social connection.	We have overblown unrealistic expectations for what can be efficiently and competitively produced. Markets should be allowed to evolve and meet demand without artificial constraints on land use.	Lower the threshold to achieve farm status on ALR properties under 2 acres from \$10k to \$1500. Maybe lower it to >1 acre. Would incent micro-farming, which would contribute to food security and allow youth to farm.

Theme 7: Residential Uses in the ALR

Should residential uses in the ALR (such as number, size and siting) be regulated?

Home Plate/Footprint/Siting

A maximum size of a house footprint should be established.	Limit to 2 dwellings, limit the maximum floor area.	Home sizes should be limited and property subdivision very limited.	Limits on the amount of land that can be used for housing.
Each case should be reviewed according to size and details.	Richmond has put upper limit on the size of residential buildings. The limit is too high.	No new footprints, and redevelopment only to a 10% floor area increase.	House size should be regulated. Special restrictive conditions that would be acceptable elsewhere should apply to ALR land.
Should be limitations on the size of	Restrictions must be made on	Size should be restricted. I have a	Should be restricted to a minimum

homes and the number of them based on the farm operations.	location of the home and outbuildings to maximize the area farmed.	10,000 square foot house next to where I live that is empty most of the year.	footprint, structure size and driveway length. Should be siting requirements to maximize efficiency.
A home plate is critically needed, especially in the lower mainland where speculation is rampant. If a property owner feels the need, they can apply to the ALC.		Only 2 housing units/10 acres. Limit size to maximum 3500 sq ft for 1 house, rest smaller. Sites should not cover arable land, should be limited to edges of farmland, not placed in the middle surrounded by pavement.	

Farm Worker Housing/Family Housing

Second dwellings for generational family members are essential.	Farm worker housing is very important, yet size matters.	The only residential use should be to house actual farmers and farm workers.	Some types of agriculture require additional labour dwelling.
I do not have a problem with the second house/housing for family or farmworkers.	The lack of farm worker housing has been stated as a significant barrier to allowing farms to succeed in our community.	Only accommodations for farm workers and owners should be considered, and on portions of the land that are not arable.	Residential uses must be prohibited other than principal residences used by the owner/operator/employee use.
Make allowances for multiple generations of a family that all share the land to be able to have multiple homes.		Do away with the restriction on second dwelling units for relatives, but restrict building strata subdivisions. Require the second house to be on the least arable land.	

Mega Homes

Mega dwellings are not needed or environmentally sound in any location.	Various comments saying to prevent the building of mega homes.	Mega home architecture is an eyesore. It looks cheap and is not built to last.	I see many mega houses and every time one gets built, the farming seems to stop.
Should be no mega homes or lifestyle estates who pay very little in property taxes because they have farm status.	Many of the monster homes in Surrey sit half empty and most of the land goes unfarmed or is used for dumping.	Mega homes should be discouraged and phased out through heavy taxation which can be used to enhance agricultural assets.	Mega homes paid for by foreign owners should not be allowed. Residences on ALR should be genuine homes for the folk earning their living from that land.
Increasing taxation of megahomes should be explored, especially when farm income drops below a certain threshold for total family income.	A mega-home that does not relate to agricultural functionality is illogical. Two small houses to house two families that farm 10 acres together and bought the land together should be allowed.	The ALR is not the place for mega homes. Owners are wealthy yet pull stunts to pay low farm property tax. They are not farming. Those that now exist should pay fair taxes.	There are countless examples of beautiful and productive pieces of farmland being destroyed by estate properties. It is essential that landowners be sent a message that there are certain parameters if they are considering purchasing ALR land (e.g. not just a few rows of blueberries).

Regulations

Industrial use should be regulated.	Needs to be regulated tightly or it will be abused.	Just like everyone else, residential uses should be regulated.	It must be regulated to ensure ALR is used for agriculture purposes.
Regulation should be limited, but there should be common guidelines for development.		I don't think all regions have the same regulations, but it is completely fair to allow locally-determined restrictions on the type of residential uses.	

Other/General Comments

Depends on what kind of farming and how big it is.	Restrict what is allowed by local community. Do not permit more non-agricultural use on ALR.	ALR land should be separate from residential land to discourage inflated land costs.	Exceptions should be made for farm based human health initiatives such as the Woodwynn Farm.
These homes circumvent the intent of the ALR and increase development pressure on what is left.	Have to balance the needs of the community but protect the larger pieces of land for what it is intended for.	Homes on small parcels keep the land available for smaller crops and grazing. Larger farms rely on this land for reasonable cost.	Providing for residences for an agri-tourism based business can help subsidize less than appealing farm income in many situations.
If you give ALR land tax breaks, you should tax the new dwellings like any other property. The major tax breaks are not fair.	The use of farmland should be for farming and farming activities. It is not meant to be a land bank for rich investors.	Consider also the needs of labour intensive small scale production. This will help make communities more self-sufficient and resilient.	This should depend on the region. In highly populated areas with limited ALR land there needs to be restrictions, but in the north there should be no restrictions.
The use of tiny homes and modular housing should be considered for those wishing to lease portions of the ALR for agricultural purposes.			

Do you have any additional comments about residential uses in the ALR?

Home Plate/Footprint/Siting

Limit house size.	Footprint maximums are required to conserve available soil.	Keep it to a minimum and do not have gargantuan footprints.	Should be a maximum footprint for homes in the ALR that is not large to deter people from buying smaller parcels of land with no intention of using it for agricultural purposes.
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Farm Worker Housing/Family Housing

Should be for farmers and their immediate family.	Should be opened up, especially for families.	Multi-generational farms can't exist without multiple dwellings.	Only housing for basic farm workers, owners and operators is appropriate.
Farm workers need accommodations but they should be highly regulated.	Let the families that live on the land build enough residences to house themselves.	Should be only for farmers and farm workers. Eliminating all grey areas will eliminate pressure and whittling	If a farmer is retiring and his family is taking over, an additional reasonable sized home should be allowed.

		around the edges.	
Aging farmers need additional housing on the land to mentor the next generation and keep communities food secure.	I want to have a mobile on my little piece of farm to rent out to a worker. They would pay rent, get paid to work, sheep would be cared for, and farm would be better sustained.	A ranch of thousands of acres cannot be properly managed by one person and their spouse. Accommodation is needed for adult children and paid farm hands, and temporary workers during harvest time.	

Mega Homes

Numerous comments that farmland is for farming, not mega homes.	If land is not farmed then take away their tax benefits to discourage the building of mega homes on farmland.	If a large house is permitted to be built on farmland, then a requirement must be that a high percentage of the land is indeed farmed for viable food crops.	There is no sound judgement for a house with 10 or more bedrooms. Should not be for extended family or a mansion for those wanting to skirt municipal zoning restrictions.
"Estate" properties are being used to build multi-unit homes under the guise of a single-family dwelling. Many also include swimming pools, multiples garages, etc. that take up valuable agricultural land.			

Taxation

Surtax if land is not productive would encourage lease of land to farmers.	If you chose to pursue removal from ALR status, you must pay 10 years back taxes at a new rate.	There is already plenty of tax cheating where people have a "farm" (horses, blueberries, etc.). Taxed as farmland but precious little farming.	Taxation has to be a tool to discourage misuse. Too many estate owners leave crops in to make farm class, but crops are not managed. The purchase price of the parcel increases so a farmer can't afford it and the purchase price of similar parcels increase as all see the pay off.
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Young/Future Farmers

Quota system needs reviews for young farmers. Scale has created a barrier to entry.	Think "future" to make farming an attractive profession. Many young farmers can't afford to do the work they love.	Resident farming is becoming impossible for newer generations as property is unaffordable and farming incentives are few.	Farmland is being speculated so prices are out of reach for young people. We want to expand our flower operation but can't because it's tough to find land for under a million dollars.
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Residential Uses

Need for small footprint, low-impact	We are losing too many trees with	No subdividing small parcels off of	Many second dwellings are
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housing (e.g. tiny homes).	some of the residential uses in the ALR. Urbanizing areas bit by bit.	larger pieces to accommodate another house.	constructed without a real farming need to have them.
Tie residential building permits to documented farm use. No house if not farmed.	We need to remove development speculation and limit the size and number of houses.	Any residential use has to be strictly regulated. Once ALR land is changed to residential land, they will never be restored back.	Near urban fringes, leave the farm land for the farm and encourage farmers to live in residential areas.
There should be no residential use of ALR unless it is not permanent or someone is reasonably preserving the land for future use.	ALR land should not be used for residential development. This is destroying agricultural capability and green spaces for greed alone.	There should be stricter rules about what can be built (e.g. a second "temporary" home that has a concrete foundation).	Regulation should be monitored locally, as intent with residential applications will vary according to how rural/urban the area is.
The ALR is unnecessary. Residential development should be regulated by local government via locally elected officials.	2 small houses does not erode the same amount of farmland as many large houses, plus it allows people to co-operatively purchase land.	A buffer zone which restricts, prevents or sets limits on residential construction should be created in Zone 1 and be regulated by the municipality, with input from the ALC.	

Other/General Comments

More inspection and enforcement.	Enforcement needs to be stepped up.	Enforcement of the regulations is important.	Organic standards need a review to accommodate smaller farms.
ALR ownership should be restricted to BC residents who are also Canadian citizens.	The abuse from current owners, local and foreign speculators needs to be stopped immediately.	Regulate pesticide restrictions to increase a natural environment to raise healthy children in.	Funding and a provincial mandate need to be provided to municipalities.
Local government may be easily pressured to allow development of ALR.	Consider land banking and ensure farm uses are contextually appropriate (crops on good soils, cannabis on bad soils).	Homes will not be a problem in the future, but creeping industrial use in combination with living quarters will be.	Perhaps a referendum requirement could be instituted to enable the population to vote on meritorious exceptions.
Let the landowner do what they can with their property (e.g. campground) that allows them to keep the rest for ALR use.	Anyone that currently owns ALR land that is not farming needs to lease it to farmers, prove the land cannot be used, or face fines.	Strengthen and restore the ALR. As long as there is any doubt about the ALR's integrity, alternative uses will be sought.	Dis-allow foreign speculative investors from purchasing ALR land over one acre. Then strict rules regarding placement and size of dwellings and other structures.
Those who use pesticides/insecticides should be required to register and pay a fee for using chemicals on their produce. Should be displayed on their products.	It is the responsibility of the elected body to use the agricultural land to feed and employ BC residents. There is enough land base to feed our own and create employment.	BC must put into ALR law what the ALC can adjudicate (size, quantity of housing, etc.). Ensure this cannot be changed by future governments. Elevate farmland to status of parklands which most would not press to develop.	The ALC should take over the building permit process and collect the fees instead of municipalities, to discourage municipalities that encourage non-farm uses on ALR land to generate development fees.

The demand for use of land on Vancouver Island will continue to rise. This will be reflected in higher bid prices and increased pressure from developers. The quantity of new development on ALR land should be considered via the highest value for the production of food products, not the basis of the demand for property.

Theme 8: Farm Processing and Sales in the ALR

Do you have any additional comments about farm processing and sales in the ALR?

Support for Agriculture Based Ancillary Uses/Farm Processing/Sales

Allow some complementary retail to increase traffic to the site.	Retail must sell what is produced from the land.	Regulate size and keep the growing land untouched.	Any parcel used should be directly related to the products of that farm.
Yes, tied to agricultural production no matter how tiresome.	Food processing should be allowed when processing the food grown on the surrounding parcels.	Class 1 and 2 lands should be exceptionally limited while other classes could be used for processing facilities.	Farms that sell farm produce or food services are a huge plus. Allowing non-agricultural ancillary use has no place in ALR.
Small farm stands should be allowed, but the size should be limited and only products grown on the land.	Should be allowed with restriction, as long as the ancillary use is directly tied to the agricultural use of the property.	Ensure ancillary uses are tied to a strict percentage of total land size. Processing plants should only be built on land other than Class A.	We need to find ways to help farmers be successful financially. Allowing flexibility for use of farm land or a portion thereof will help make farming more attractive.
Allowing ancillary uses, within locally-determined limits, may be necessary for the overall sustainability of any agri-business or co-operative.	Widen what farms the processing can be associated with (e.g. co-ops or other local farms). This will help make local production and processing more viable.	Without non-agricultural uses generating off farm income for producers, there would be very few viable farms in BC. Keeps the land owners focus on the land.	Ancillary uses should be allowed on portions of the land that are not arable. They should be restricted to local and community events with an agriculture focus.
They should be able to have small accessory buildings next to the main road, not in the middle of the best land. Should it be taxed as a commercial building?	Ancillary uses must be directly related to agricultural production. Some limited processing and food stands are important. Community centered activities should be priority.	For microbreweries, if the land is used as much as possible to produce the product then should be okay. For weddings, should always be the minor use of the land and not on small parcels.	Retail/food service use should be permitted up to a certain percentage of the land if it is directly tied to farming/use of the land. It also ties the family/land to the community.
Michell Farms is a perfect balance. Provides a one stop for customers by selling their own produce and complimenting it with milk, bread and potatoes from off-farm.	Tighten the rules on where on the land these can be built and limit the area that is allowed to be built on. Limit it to food processing; don't allow business that is vaguely associated with agriculture.	Ancillary uses should be tied directly back to the operations of the farm, or should be taxed as a business. Farmers need to be able to offer ancillary services to keep their farms operational. May attract new people into farming.	Ancillary uses should be tied to the agricultural production and limited in size permitted. Anything outside of the limits should be applications to the ALC. ALR properties should not be used for a small section of growing with huge retail components.

Against aspects of Ancillary Uses/Farm Processing/Sales

Retail with limited farm products, event spaces, galleries and meeting rooms are not okay.	Use of ALR for non-agriculture related agri-tourism should be revisited (e.g. wedding and event venues).	Wine isn't food. Galleries, B&Bs and event spaces are not producing food. The fact that farmers need these is a reflection of food pricing.	Secondary uses of ALR property should be carefully tracked and in most cases not allowed. Once you cover the land you don't get it back.
Good farmable land makes poor parking lots and foundations. Processing plants need to be close to the farm/ranch, but not on good soil.	Ancillary uses should not be allowed on land in the ALR. Should be relocated to commercial, industrial, residential, downtown cores, etc.		This was a result of breaking ALR into two zones. The value of land increases with this kind of development. Existing ancillary uses should be grandfathered in, but future uses must be stopped unless they deal with agriculture on the same piece of land. Percentage of land to ancillary use should be stated clearly in ALR law.

Other/General Comments

Loopholes need to be addressed.	Nurseries are not farms.	This depends on the size and case.	Retail facilities/restaurants need to be regulated.
This should be permitted, regulated and enforced by the ALC.	Development should not be allowed to degrade the quality of the land.	ALR is unnecessary and the market will influence how best to develop a property.	Tax them on a commercial basis if the products they are selling are not farm related.
Buildings and activities not directly related to farm production in the ALR simply waste land.	There should be strict regulations for what is considered agricultural production and what is not to deter non-agricultural use.	The footprint of non-agricultural uses should be controlled over a certain size and be tied to quantity of production.	It is illogical to allow significant square footage for retail and processing facilities but not allow another small residential house which takes up less space.
The current 50% requirement of sales of agricultural products seems to be a fair balance. The issue is enforcement – too few officers.	Mushroom farms and greenhouse operations should use commercial land. Once paved over it is extremely difficult to restore agriculture land to any fertility.	If the baseline is clearly established for what is permitted, and any non-baselines uses need an application, decisions can be made on a case-by-case basis.	Should be more limits to ensure ALR land doesn't become the preferred location for commercial and industrial uses. Accessory uses should not reduce agriculture potential.
Ancillary uses could deviate from strictly agricultural so long as they add resilience to the farm and don't create permanent soil loss above what the permanent permitted farm uses require.			

Theme 9: Unauthorized Uses

Do you have any additional comments on unauthorized uses in the ALR?

Fines/Penalties

Should be fines for oil spills.	Fines and penalties should double or triple with each infraction.	Must be heavily policed with heavy fines for infractions.	Increase fines at least ten-fold if government is serious about protecting ALR.
There should not be a penalty of just paying the fee; remediation should also be part of the fine.	Any fines should be significant, and could result in loss of land if egregious.	Should be financial penalties to those who deliberately degrade farmland for their short term gain.	Fines and penalties should be severe and include loss of tax exemptions and/or other subsidies.
Hitting offenders in the pocketbook is the only place it's going to hurt them. Need stiff fines and penalties.	Serious sanctions like forfeiting the land. It is not a matter of misunderstanding but about what they can get away with.	Unauthorized uses should be heavily penalized. Farmland is essentially a common good – we all need to eat.	If heavy fines and ticketing don't detract the extreme abuse of ALR land, a court ordered sale can be a last resort.
Publish fine amounts in regulations. The problem is the large operator who is out to take advantage of unclear regulations and ignores ALR inquiries.	Other sanctions include public reporting of those who are found in contravention. Need proactive investigation, rather than complaint driven.	Need very steep fines to deter people from doing unauthorized things on ALR land. If that isn't enough, criminal prosecution or other legal avenues could be used.	More financial support – tax breaks, grants, interest-free loans for those who opt for land improvement uses (rather than fines/penalties leveled against those who cause damage).
The ALC should be able to fine property owners for unauthorized uses, with a high maximum fine amount. More enforcement and compliance officers could help with this, by working closely with local governments.		Often those who violate rules do so knowingly. To prevent this, ensure it is not financially viable to do so: heavy fines, ability to shut down areas of land being used improperly, ability to tow, ability to fine companies who are dumping, ability to revoke ownership. Should be financially responsible for remediation.	

Education

I would like to see awareness and education increased dramatically.	Most people don't realize they've used ALR land in an unauthorized manner.	Up the education and try for voluntary compliance, with hefty fees in your back pocket.	Should be a province wide educational campaign. The ALC should have a public educator for that task.
Develop ways for the public to report instances of unauthorized use in the ALR. The current ALC form is ridiculous. It should be for mobile devices, take GPS/pictures and send to the ALC. Also should have a TV ad campaign.			

Enforcement

ALC needs more staff to enforce regulations.	More and speedier enforcement is needed.	More enforcement would raise awareness.	Enforcement is more than just policing. We need more positive community engagement.
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There is no enforcement at present. I live in the Surrey and the ALR is a place to build mega mansions and park gravel trucks.	Fund the ALC properly so they can enforce the laws to follow it up with concrete action. Warnings do not work.	Inspections are not made until complaints are received, which is too late. Need to hire more people to do the work.	The ALC is understaffed. Even when issues hit the news the ALC is not there to issue a cease and desist order.
Illegal usage by speculators and developers waiting for the right time to try and get re-zoning must be stopped.	Finding enough people to monitor the situations costs money. Hopefully extra funding can be found, with increased priority on the ALR and ALC.	There are currently clear regulations governing what is allowed on private non-farming properties and municipal bylaw officers come down hard on those ignoring rules. The same should apply to ALR land.	Enforcement needs boots on the ground and they need to be there before the growing season is gone. In extreme cases the farm/ranch should be expropriated and made available to someone with conditions that it must be farmed.

Other/General Comments

Charge a high permit rate.	This is a problem mostly on small plots.	Tax incentives for farmers that actually have a farming use.	Should be ability for local government to take away farm tax status.
Some of the land put into the ALR 45 years ago should be revisited, especially small parcels.	Real estate agents should be required to disclose that property is on the ALR and what that means.	If there is a requirement to produce or lease to a producer then this issue should take care of itself.	Farmers will farm if they can see viability. If the land had viable agricultural potential, it would less likely fall into development.
Unauthorized uses would be eliminated if the ALR was abolished. Illegal uses would be regulated by local government bylaws.	People abuse the land because they believe that "owning" land means being able to do whatever you want. ALR land should be public lands and rented.	Require real estate agents to provide their clients with a document that clearly states what land can and cannot be used for. Have the client acknowledge their understanding in writing.	Give municipalities a mandate and in-kind funding so local bylaw officers can better coordinate with ALC staff. Include training for approvals of home-based businesses on the ALR.
Should be five steps. 1) warning to cease activities and remediate. 2) fines. 3) enforced remediation. 4) lien against property pending full remediation. 5) forfeiture of property to the ALC.		Possibly we can balance everyone's needs. Inspection of properties would encourage safe and environmentally appropriate set ups. Additional housing on appropriate land would be beneficial, even if only a 3-5 year term.	

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Do you have any comments about non-farm uses and/or resource extraction in the ALR?

Non-Farm Use/Agri-tourism/Accommodation

Agri-tourism is a great idea.	Agri-tourism and accommodation should be supported.	Agri-tourism is a good use but not accommodation.	Agri-tourism and accommodations belong in nearby towns, not on
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			farms.
Agri-tourism that promotes agriculture and learning about agriculture should be encouraged.	When the non-farm use will render soils unable to grow crops again, it must be prohibited.	Agri-tourism provides both education and appreciation of the sector and a means to help make agriculture viable.	Agri-tourism is not going to be overwhelmingly sought; non-farm uses should be regulated plausibly.
Agri-tourism and accommodation can be a great way for farmers to increase revenue and have a limited impact on the land.	Non-farm uses are necessary to help make farming attractive to youth and lucrative as a potential profession.	If the land owner is farming and has a reasonably sized house, a modest agri-tourism accommodation or B&B can be allowed up to a certain amount.	Agri-tourism is a good way to teach people about farming. The size of buildings (retail or accommodation) must be limited and the majority of the land used strictly for agricultural purposes.
Addressing adjacency when working with people making applications should be a component of all non-farm use applications. Use a radius that fluctuates with lot size to analyze cumulative effects.		Agri-tourism should be more tightly regulated; only agri-tourism that contributes to the sales of agricultural products on that parcel should be allowed. Use of ALR for events/weddings should be prohibited. Need threshold between cash receipts and agri-tourism revenues.	

Resource Extraction

The risks of resource extraction are great.	Resource extraction should not be a permitted use.	Resource extraction is not agricultural so should not be allowed on ALR land.	Creation of a permanent open pit or facility should not be allowed. Reclaimable land uses only.
If it is zoned agriculture land, don't extract oil and gas. Some agri-tourism is okay.	Please stop eroding areas of natural beauty for gravel extraction. Stop fracking and fossil-fuel extraction.	For oil and gas in the Peace, water infrastructure development in the ALR should be used for agricultural purposes only.	Resource extraction on ALR creates speculation and holding titles rather than farming. Farm use should always come first.
No resource extraction on ALR land. There are lots of other areas that can be used that are not suitable for farming.	Preference should be given to those that will enhance the lands (provide a Long-Term Environmental Farm Plan).	Any resource extraction that compromises the ALR value of the property should under no circumstances be permitted.	Sand and gravel are not agricultural products, and we should be leaving the oil and gas in the ground.
Resource extraction should be banned for the present. Land restoration as currently practiced is inadequate and deceptive.	Sand and gravel removal should be allowed, but on land that is not good for agriculture. For other resource extraction, which is the best use for land?	Other uses can occur, provided there is no net loss of actual growing area. E.g. a portion of land that has gravel could import topsoil and grow something.	Resource extraction should not take place in the ALR. There is 'resource' zoning in many districts for this. Small farm use gravel/sand pits should be permitted.
Oil/gas leases on farms provide income for farms and are compatible. So are gravel extraction businesses (for roads) and saw mills (for building	Environment has to come first. We need aggregate but not to the extent that it harms fish habitat or agricultural use of lands. The unifying	Some specific cases extraction is an overwhelming social utility whereby the loss of farmland is reasonable given the net economic benefit to the	Resource extraction should be limited (banned in some areas). High quality and secure food production is far more valuable than the majority of

materials).	ALR principle has to be agriculture first.	community.	resources underneath the agricultural layer.
Resource extraction (mining, oil, gas, etc.) should be severely restricted. Other activities need to be related to agriculture/land preservation and completely remediated for future farming.	Would be great if cumulative effects could be measured, particularly where the landscape has been permanently altered (e.g. pipeline right-of-ways are quickly reclaimed whereas sand and gravel pits are not).	Non-farm uses and resource extraction should not be allowed, halted immediately, and owners should be required to remediate the land. These activities take away form dedicated farming activity and leave irreparable damage.	Why is forestry not considered a "farm use"? Growing trees for harvest is just as "agricultural" as growing grass for harvest, yet taxation rates are wildly disparate. Forestry should be encouraged as it provides more benefit to the public than farming or ranching.

Remediation

Land should be remediated, farmland or not.	These uses should compensate for loss of agriculture potential.	As long as top soil is returned to approximately similar conditions it should be encouraged in BC.	It should be very limited and restoration should always be possible.
Non-farm uses should be limited. The ALC should have the ability to require bonding or deposits to ensure remediation is done.	Following sand and gravel extractions, the land should be returned to farm use with proper top soil.	Aggregate extraction should be allowed, but has to be replaced with soil/land that can be farmed in the future.	Minimal resource extraction for on farm use only with strict regulation(s) on reclamation and remediation of any extraction area(s).
I don't buy that land used for other purposes is sterilized for agricultural development. An exhausted gravel pit can be reclaimed into agricultural land.	Resource extraction should be on a temporary basis like the legislation that governs municipal industrial use permits. The ALC should take financial security to ensure remediation occurs.	Sand and gravel quarries must be able to be reclaimed or they should not be allowed. Other resource extraction site impacts must be contained and areas reclaimed.	Temporary extractive uses must be required to post significant reclamation bonds to ensure prompt restoration of productive capacity. If reclamation isn't physically feasible then no approval.
These activities can be conducted in a constructive manner. Before approval, there must be remediation plans. The key is to have companies allocate a certain percentage of profits held in reserve by ALC for remediation.			

Comments on Both Non-Farm Use and Resource Extraction

Must be minimized.	Farmland is farmland.	Numerous comments saying it should be forbidden, is completely unacceptable, etc.	This should be permitted, regulated and enforced in a manner that makes sense.
Some destructive uses should be excluded. A percentage of total area might be acceptable.	The ALR should be land reserved for food production. Non-farm uses and resource extraction should not happen on ALR land.	Non-farm uses and resource extraction should be prohibited or strictly restricted in the form of provincial laws.	All non-farm uses must be stopped and prevented. The land must remain suitable for agricultural use.
Must be carefully controlled and	It should be banned. ALR land is for	Those activities should not be part of	All other activities should be

green space conserved. Need to consider biodiversity that would be threatened.	agriculture. Developers, forestry and energy companies can use other land.	the calculation for tax savings on ALR land. Should be in other revenues and taxed accordingly.	considered through a lens of whether they are limiting current or future potential use of the land for food production.
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Other/General Comments

These concerns are eliminated if the ALR is abolished.	I have no problem with people using ALR land for education purposes.	If land is deemed ALR worthy then it should be used for food production.	If the idea is to protect ALR for farming then restrictions are necessary.
As long as taxation and other regulations treat everyone the same and the activity is directly related to agriculture.	If land is not suitable as farmland, it should be used as parkland to support animals, birds, young needing new territory, etc.	Horses are big pets and not livestock. Building barns and filling in land for paddocks should not be permitted on viable agricultural land.	If the activity supports the objective of the farmed land, permits should be available. Activities that may damage the property should be restricted.

ALR and ALC Revitalization – Analysis of Public Feedback

Online Survey Feedback

Date: February 5 – February 11

Statistics

Summary Statistics

*Some group statistics don't total 417 due to entry errors.

Number of surveys submitted	417
Q1. Stakeholder groups identified with	Farmer or Rancher: 144 (35%) Agricultural Processor: 23 (6%) Agriculture industry group: 14 (3%) Agricultural interest group: 33 (8%) Farm land preservation group: 23 (6%) Agriculture sector specialist (e.g. Agrologist): 26 (6%) General public: 240 (58%) Local government: 24 (6%) First Nation government: 2 (<1%) Elected official: 5 (1%) Other: 34 (8%) Prefer not to answer: 4 (1%)
Q2. Age group	0-29 years old: 22 (5%) 30-49 years old: 139 (34%) 50-64 years old: 142 (34%) 65 years and over: 94 (23%) Prefer not to answer: 17 (4%)
Q3. Own land in ALR	No: 261 (63%) Yes, less than 2 hectares in size (approximately 5 acres): 28 (7%) Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres): 47 (11%) Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres): 17 (4%) Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres): 14 (3%)

	<p>Yes, greater than 40 hectares in size (approximately 100 acres): 26 (6%)</p> <p>Prefer not to answer: 21 (5%)</p>
Q4. Rent/lease land in ALR	<p>No: 341 (82%)</p> <p>Yes, less than 2 hectares in size (approximately 5 acres): 10 (2%)</p> <p>Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres): 15 (4%)</p> <p>Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres): 3 (1%)</p> <p>Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres): 4 (1%)</p> <p>Yes, greater than 40 hectares in size (approximately 100 acres): 14 (3%)</p> <p>Prefer not to answer: 28 (7%)</p>
Q5. Region	<p>Interior: 24 (6%)</p> <p>Island: 156 (39%)</p> <p>Kootenay: 30 (7%)</p> <p>North: 14 (3%)</p> <p>Okanagan: 42 (10%)</p> <p>South Coast: 135 (34%)</p> <p>Non-BC resident: 0</p> <p>Prefer not to answer: 1 (<1%)</p>
Q6. Rural or urban	<p>Rural: 133 (32%)</p> <p>Urban: 108 (26%)</p> <p>Urban fringe: 135 (33%)</p> <p>Other: 22 (5%) (including: urban but directly across from ALR land; don't know; ALR land mixed with commercial; small town; semi-rural; condo; urban and rural; etc.)</p> <p>Prefer not to answer: 16 (4%)</p>
Q12. Province ability to produce/provide food to BC	<p>Very important: 372 (89%)</p> <p>Somewhat important: 21 (5%)</p> <p>Not important: 7 (2%)</p> <p>Not sure: 0</p> <p>Prefer not to answer: 16 (4%)</p>
Q13. Province ability to produce/provide food for export	<p>Very important: 138 (33%)</p> <p>Somewhat important: 204 (49%)</p> <p>Not important: 49 (12%)</p> <p>Not sure: 7 (2%)</p> <p>Prefer not to answer: 17 (4%)</p>
Q15. Residential uses in ALR be regulated	<p>Yes: 323 (78%)</p>

	<p>Sometimes: 60 (14%)</p> <p>No: 11 (3%)</p> <p>Not sure: 4 (1%)</p> <p>Prefer not to answer: 17 (4%)</p>
Q16. Who should regulate residential uses in ALR	<p>The ALC: 151 (37%)</p> <p>Local governments: 39 (9%)</p> <p>Provincial government: 43 (10%)</p> <p>All the above: 140 (34%)</p> <p>Not sure: 26 (6%)</p> <p>Prefer not to answer: 14 (3%)</p>
Q18. Ancillary uses be tied to agricultural production	<p>Yes: 278 (67%)</p> <p>Sometimes: 88 (21%)</p> <p>No: 18 (4%)</p> <p>Not sure: 13 (3%)</p> <p>Prefer not to answer: 18 (4%)</p>
Q20. How to decrease unauthorized use in ALR	<p>Awareness and education: 240 (21%)</p> <p>Fines and penalties: 308 (26%)</p> <p>More enforcement: 300 (26%)</p> <p>Ticketing: 154 (13%)</p> <p>Other sanctions: 145 (12%)</p> <p>All of the above: 17 (1%)</p>
Q23. Top 3 themes	<p>Defensible and Defended ALR: 220 (19%)</p> <p>Food Security and B.C's Agricultural Contribution: 187 (16%)</p> <p>Residential Uses in the ALR: 166 (14%)</p>

Theme 1: A Defensible and Defended ALR

Do you have any comments about ensuring a defensible and defended ALR into the future?

Exclusions/Inclusions/Boundaries

All boundaries need to be non-adjustable.	Change boundaries with the times – they need to be fair to all.	Refine mapping using modern methods.	Consider exclusions for those who cannot farm.
Need a complete inventory of agriculture lands in BC.	Need a more detailed mapping of the ALR.	Add zoning buffers to improve edge planning.	Focus should be on expanding the land included in the ALR.
Freeze the land boundaries – soil is	Do not consider exclusion	Consider exclusions or non-farm use	Make ALR boundary stronger and

the resource being protected, not just land.	applications unless critical for public welfare.	only on land unsuitable due to location, soil, topography, etc.	harder to shift (other than for special circumstances).
Boundaries should be defined and unchangeable, to remove speculation and ensure food security.	No ALR land should be excluded unless there is zero potential for agriculture.	ALR land should not be open to applications for boundary or use change (need an absolute definition).	ALR boundaries should only apply to land that is farmable (size and soil quality).
Having a mapped and researched current ALR would mitigate claims to adjust its borders.	Need to remove land where it is not feasible to farm; 1972 lines are not realistic anymore.	Reconsider boundaries (remove swamps, add in some land being used for timber).	Adjustable boundaries should allow for exchange only of comparable agricultural land.
Remove unsuitable lands (slopes, rocky, gravel) and keep best soils for farming at all costs.	Defending the ALR land and restoring some of its lost territory should be a top priority.	ALR should be non-negotiable. We may need to rely on locally grown food for survival (climate change).	Marginal value land should be removed, but a lot of good land is only being used for horses, which is not necessary.
Automatically classify land in the ALR as farm land by BC Assessment. Small parcels should be removable from ALR rather than large tracts.	ALR land should be permanently in the ALR; land should not be removed and replaced with the equivalent amount somewhere else.	If the boundaries are temporary and adjustable, it's hard to see the bigger picture of how much land is being lost.	ALC should use GIS and soil expertise for a province wide boundary review, and find a solution to stop speculation.
Boundaries for prime farmland should not be adjustable. The responsibility for the use of farmland should not be in the hands of municipal governments.		Usability of the land should no longer be considered as a factor to remove – greenhouses can be built on damaged soil. There are many approved land uses, so all viable lands should stay in the ALR.	

Development/Urban Pressures/Speculation/Residential

Limit house size.	Speculation must be stopped.	Criminalize real estate speculation.	Stop strata sub-dividing, decrease house size/occupancy on ALR land.
Stop residential and commercial developing of ALR land.	Further development of the land by developers should be banned.	ALR land is removed too often due to "urban pressure".	Need more access to small pieces of land for urban farmers.
End speculation by causing ALR designations to be far more permanent.	Individual land owners often reason that land is "marginal", and usable for other uses (subdivide).	No structures on ALR land should damage future agricultural land value.	Halt development on ALR land – greed and speculation drive land use decisions.
ALR for agriculture only – redefine the type of dwelling permitted (include small housing for farm workers).	Do more to stop municipalities from green lighting the removal of land from the ALR to pursue urban development.	Change boundaries only if all other developable land has been developed or there has been equivalent inclusions.	No "monster homes" on ALR land; restrict real estate agents from advertising ALR land as future development sites to speculators.
Implement mandatory new construction buffer outside of ALR to stop loss of usable land from surrounding effects.	Protect the ALR boundaries from non-agricultural development or exclusion. This is critical for long-term food security and to ensure longevity of the BC farming industry.	ALR needs stronger protection against development, but there should be allowances for families to subdivide their land for their children.	Suggestions of: BC Assessment updates to prevent speculation; Farm Assessment updates to discourage speculation and recuperate higher taxes to invest in agriculture; land

			classification guides; provide mandate to local governments; and, a no net loss policy.
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Foreign Ownership

Ban foreign ownership/speculation.	No foreign ownership of ALR land.	15% foreign buyers tax across the lower mainland.	Only Canadian residents should be able to purchase ALR land.
Make it so you must have lived in BC for 5 years to purchase ALR land.		Sales of farmland must be kept in the hands of farmers or those who intend to keep the land available as farmland, not an estate for the rich and off-shore sales.	

General/Other Comments

Protect ALR land.	Keep ALR lands as zoned.	Take city councils out of the decision making process.	Suggestion of farm production grants with used land for farming.
Cannabis should be on existing paved/commercial land only.	Landowners need to be allowed to do what they wish with their own property.	Include protection for the farmers (income protection and/or farmland leasing system).	Keep agricultural land protected near cities and affordable for young farmers.
All land in the ALR should actually be agricultural land (much is mainly forest land).	Pressures from semi-industrial and cannabis operations are removing growing capacity.	Supports for crop, horse, food, hay and animal feed farmers – marijuana consortiums are destroying farmland and increasing the cost of land.	Increase enforcement at all levels. Evaluate all applications for true merit. Increase penalties (seizing and/or liens on properties).
Protect ALR land, but mixed should be allowed for a certain percentage to help farmers make a living.	Preserve ALR land as farm land. Property tax rate for ALR land should be much lower than anything else.	Start to define/protect ALR land in the way we do BC parks (high stringency).	Need to consider perspective of the individual and the rights of the whole (a secure and locally supported food system).
Add requirement of sustainable farming practices before purchase. With property tax, submit use of pesticides/herbicides for usage and over usage.	Make language strong, focusing on preserving ALR land for food production. Any other use should require intensive and expensive applications (any and all non-food production uses).	Public needs ongoing education on ALR. Landowners must see land as a community and provincial resource. Prohibited uses should be stated in law. Farmland mustn't be encircled by suburbs. Food capable growing land should be for food production.	

Theme 2: ALR Resilience

What do you see as the top three challenges to ALR and ALC resilience in the future?

Non-Farm Uses

Tourism is needed for revenue.	Oil and gas sector in the Peace.	Other things such as dock storage.	Highways and overpasses.
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Many non-farm uses are occurring without the ALC's knowledge.	Farm markets do not need to be on ALR land.	Ever increasing demands for alternate uses of the ALR.	Abuse/fraud (e.g. hotels, short-term rentals) in ALR land.
Agricultural land owners illegally infilling their land.	Allowing dumping or use of fill from untested sources.	Use of farmland for non-farming uses.	The definition of agricultural use needs to be tighter.
Balancing non-farm uses for pragmatic meritorious projects on ALR.	Non-agriculture uses of good soil are simply a loss of a scarce resource. Soil needs to be conserved.	Refine usages for ALR lands (stop feedlots, equipment storage areas, etc.).	All non-farm fill applications should include a market analysis that defends their end crop choice.
Engage the public more effectively in reporting specific instances of ALR misuse.	Examples of what is not allowed on farmland need to be added to the regulations (e.g. golf courses, hotels, non-farm businesses).	Pressure to convert "non-productive lands" into non ALR uses. Need to place a ban on all greenhouses from Class "A" land.	High cost of industrial land is causing owners to multi-use the land, moving away from farm use. Needs to be controls and better guidelines to assist local governments.
Questionable agricultural products (grown in a factory) technically allowed on ALR can degrade the land. Need more scientific based restrictions to prevent that.		Require that ALR land be used for farming purposes. Owners of the land either farm it themselves, lease the land to farmers at a reasonable rate, or prove their land is not suitable for farming.	

Development/Urban Pressures/Speculation/Residential

Development pressures.	Residences.	Residential development requests.	Pressure for residential development.
Strata subdivisions.	Pressure from developers.	Criminalize real estate speculation.	Pressure for more housing.
Speculation on agricultural land by developers.	Numerous comments saying "Urbanization" and "Urban growth".	Declining public support as urban areas meet ALR land.	"Estate" homes and large residential developments.
Pressure from land speculation and housing development.	ALR land removed from productivity and used as residences.	Numerous comments that say "Development".	Need for more affordable housing in the Lower Mainland.
Numerous comments saying "speculation" and "land speculators".	Pressure from communities requiring land for roads and development.	Population increase as Vancouver spreads east.	Continued and increasing urban demands.
Mega mansions can cause land quality to lower.	Increased population needing more areas for housing.	Demand for housing in already crowded urban areas.	Development loopholes that lead to monster houses and acreage unused for farming.
People believe ALR land is private and they can do what they want and develop how they wish.	Too much development on ALR land in the guise of agricultural based business.	Local government pressure to develop. Changes should be overseen by our highest courts.	Numerous comments around continued pressure to build mansions on farmland.
Subdivision, including building large residences, so that the farmable plots become too small to be viable.	Pressure from developers (who may be putting influenced members into local councils).	Way to encourage farming and discourage ALR as cheap property for giant homes.	Continued pressure to remove land from ALR for rezoning, as more developers want the land.
Speculation on farmland with the expectation that it will eventually be removed from the ALR thus driving	Resistance to infill housing and limited incentive to more densification, so land continues to be	Under regulation enabling unchecked development or poor community planning regarding development	People removing ALR land and subdividing and developing is the biggest problem (property taxation

up prices.	viewed as potential housing land.	around ALR areas.	could be a factor).
Regulations that allow “single family” mega mansions, but don’t allow for families to jointly purchase land to build communal housing to farm together.			

Food Security/Production

Food security.	Economics of farming (cheap food from other areas).	Continued movement of generations away from farming and knowing where their food is produced.	BC should provide subsidies consistent with other Canadian jurisdictions, to improve viability of BC grown food.
The increase in population and the high values of land threaten the ALR. Food farming must be valued and protected, to get young farmers on board.		Main challenge is lack of control over foreign competition. Many other countries have significant advantages to the production of nearly all agricultural products. This cannot be dealt with by current BC laws.	

Boundaries/Exclusions/Inclusion

Erosion of ALR land as small pieces are removed.	Climate change loss of land that will not be offset by new additions.	Stronger rules regarding keeping land available.	Infiltration of pro-removal elements into the ALC.
ALR boundaries are viewed as temporary and adjustable.	Judiciously swapping ALR lands out due to incompatibility with viable farm options.	ALR has to be made impermeable to governments. Land taken from the ALR often is replaced by land of not the same quality.	If particular land is rezoned, this can lead to setting precedence for rezoning, which could be a domino effect.
There must be clear and defined limitations on the use and boundaries of the protected farm land, including legal/policy infrastructure. Must ensure best interests of the public.			

Cost of Land/Farming

Cost of farming.	Affordability of land.	Increasing financial pressures on agricultural start-ups.	Lack of people able to afford to use ALR as intended.
The rising cost of land means that agriculture in BC will be unstable and unproductive.	Farmers retiring and there are fewer people who want to continue farming, due to current costs.	Rising cost of land, making it inaccessible for young farmers and susceptible to being sold for development.	Challenge to ensure that it is profitable to use farm land for farming. Farming may have to be subsidized.
To stop the increase in ALR land value, increase the \$2,500 minimum to \$15,000 or more on land between 2 and 10 acres.	Make farming economical. Ensure that goods are brought to market with local procurement policies for public institutions.	No way for young farmers to purchase a large piece of land because of the housing regulations and restrictions on selling long-term leases on a property.	There often needs to be secondary sources of income in order to keep the farm operational. ALC needs to determine what types of diversification should be allowed.

Foreign Ownership

Foreign ownership with no farming plans.	Numerous comments that say “Foreign ownership”.	Foreign purchasing of agricultural land.	Stop land speculators, especially overseas buyers, from sitting on usable land.
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Enforcement

More oversight and officers to enforce.	Proper enforcement to ensure land is being used for farming.	Enforcement. Need human resources and a budget to match.	Effective enforcement of regulations.
Better ability to enforce land classes and associated uses.	Lack of inspection/compliance, leading to abuse of land.	ALC does not have the ability to enforce current legislation – more resources and stiffer penalties are necessary.	

Political Interference/Pressures

Local politics.	Numerous comments saying “Political pressures on ALR”.	Political interference.	The federal government taking agricultural land for industrial use.
The ability to overrule local governments.	Pressure from municipal staff for city expansion and larger tax base.	Non-farmers telling farmers what they can and can’t do (including all levels of government).	Political interference by those with short-term priorities (buying votes) over long-term considerations.
Lack of commitments from politicians to keep agricultural land (need for strong legislation to ensure ALR remains despite changing political commitments).			

Cannabis/Industrial

Marijuana grow-ops.	Cannabis “growth chambers”.	Industrial farming practices.	Pressure for conversion from ALR to commercial and industrial zoning.
Create an Industrial Land Reserve, for future industrial growth.	Extensive use of ALR lands for commercial and industrial uses.	“Agriculture” uses that pave over the soil, such as greenhouses, remove soil production permanently.	Huge marijuana greenhouse operations that cover rather than use the land.
Pressure to grow marijuana or other industrial non-food crops because the land is cheaper.		Carefully review the use of farmland for wine grapes, hops for beer and marijuana.	

Climate/Climate Change

Climate change.	Climate change (global heating) and pollution.	Skills and training. Our climate is changing; our farmers need the skills to adapt.	Adaptation to climate-change pressures and other environmental degradation of ALR land.
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General/Other Comments

Unqualified commissioners.	Lack of young farmers.	Lack of funding for research.	Transparency.
Succession planning.	Population growth.	Continued use of dangerous pesticides that contain glyphosate.	Pressure from investors with big capital behind them.
Too much regulation pricing out small operations.	Encourage younger generations to farm, and make a living.	Effective and representative governance.	Should not be so many restrictions on certain areas in the Kootenays.
Lack of attention on future generations. Need for a sustainable future.	ALC needs to be more in touch with small to medium farms that are trying to develop.	Approved and unapproved uses degrading the soil to make it less farmable.	Small plots have become of questionable use. How to bring them back into production.
ALR is way too restrictive and there are too many rules for privately owned land.	Land access. Young farmers can't buy land. Consider procuring ALR land so that it is owned provincially and leased to farmers.	Something needs to be done to protect aging/retiring farmers while allowing the farm to continue to operate.	Need to align ALR rules with provincial and federal environmental regulations. The industry should be held to the same rules as others.
Property tax needs to be adjusted to better reflect the use of the land. Property tax for non-agricultural uses is too low.	Compromised commitment in recent years to keeping land for agriculture. Lack of appreciation for long-term planning.	Take out of the ALR the small under 5 acre parcels. They are too small and people on those farms want mixed uses.	The perception that most of BC's productive agriculture land is in the lower mainland prevents the ALC from working on a true provincial perspective.
The ALC appointees often display conflicts of interest. Their mandate must be extremely well formulated, and they must be independent to disagree with provincial government.		Allowing mixed use of land. Some regulations are too restrictive. Encourage food production but allow other activities that compliment (e.g. microbrewery, restaurant using foods produced, events, etc.).	

Theme 3: Stable Governance

Do you have any comments on ensuring stable ALC governance into the future?

Independence

Create a more independent commission with a clear mandate.	The ALC governance needs to stay independent.	Independence is vital to maintain and strengthen the ALC and ALR.	Place the ALC at a level above politics, independent, like the Supreme Court.
Stable governance independent of government/political influence is important.	ALC should be independent but still accountable to the province for its decisions.	Keep ALC at an arm's length from the provincial government, to take a long term view of protecting agricultural land.	An arm's length body consisting of farmers, stakeholders, etc. could put forth candidates for consideration by the politicians.
ALC governance should not be easily changed. The independence of the ALC and ALR needs to be sacred.	Continue to make it third party-independent and funded. Ensure all-party representation.	The ALC should be an independent body with a set mandate that doesn't change with government.	Should not be ruled by the party in power. An independent entity, changed only by people's vote.

Get back to the original intent to protect ALR into the future. Do not allow the intent and independence of the ALC to be impinged.	The ALC should be independent of government so that it cannot be influenced by political parties for the worse (to remove ALR land for non-agricultural purposes).
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ALC Appointees

Local participation is essential.	Should be local representatives to help determine the best type of agriculture on ALR land.	Have people that actually farm in charge, not just the big company farms.	Appoint the best people you can find to be members of the Commission.
Make ALC truly representative of community, not stacked with developers/wealthy landowners.	The ALC should be governed by scientists and Agrologists, not private or government interests.	Landowners and communities with land in the ALR should have a more direct role in the selection of Commissioners and Chairs.	Present or former real estate people, property developers and known “pro-development” folk should not be selected for the ALC.
Ensure no one with a conflict of interest (developers, realtors, land speculators, municipal representatives) is appointed to the ALC.		The ALC human resources policy should shift so it does not favour hiring older ‘proven’ employees, but also younger people who are in touch with realities on the ground.	

Local Governments

They should listen to the local government.	Local governance must not be able to hijack the intent of the act.	Give local governments a mandate so that approving officers don’t erode ALR policy.	Reduce the role of local governments in approving exclusions (tend to be captured by development interests).
Take the governance of the ALR and the enforcement of the regulations away from the municipal governments who tend to be pro-development.			

Other/General Comments

If the ALR boundary is stable then governance is simple.	The ALC Act should not be changed like it was in 2014.	The ALC should report to the legislature.	Education on value of farmland has to be ongoing.
Property developers should not have a say in how the ALR is used.	Changes to the Act should require voter assent.	Give the ALC purchasing power to acquire ALR land and lease it to farmers.	ALR works for land that is producing a profit, but what about others?
Make “permanent” law so that it is almost impossible to change by later politicians.	A more centralized governance structure may allow for more consistency in decisions.	Ensure governance is held accountable and non-biased to any special interest, foreign investment, development groups.	Educating the public about the need for a stable ALR would help, but how does that get accomplished?
Raising food prices may be necessary to support farmers. Also public pension plans for farmers must be instituted.	Sustainable practices, water preservations, key line design and permaculture plant species symbiosis.	Restore the time when the governance of the ALR was rock solid and laws did not allow for other uses.	Lock all currently ALR land into a 999 year lease, like BC Rail. Might involve creating an ALR Incorporated to be feasible.

ALC should not be changed by governing parties, but protections in legislation so it can't be influenced by less than 75% of all MLAs.	Get legal advice. Make the default of the law protection, with any other change requiring applications. Keep the ALC separate from politicians.	Elected politicians make rules and laws. If there are detailed permitted uses, the administration can control applications and the end use.	It should be made harder to do resource development and urbanization of ALR land, by preventing the government from easily changing direction.
Consider 'farming' covenants and easements to prevent development and make the BC land title and survey authority confirm compliance with the ALC before registering the subdivision			

Theme 4: Efficacy of Zone 1 and 2

What are your thoughts on the current two-zone approach?

In Favour of Removing the 2 Zone Structure

Rescind immediately.	Why different rules for different zones?	The rules should be the same across the province.	Abolish Zone 1 or harmonize all the rules across zones.
We need to turn all zone 2 land back into zone 1.	I do not agree with the two zone approach.	2 zones makes the Commission weaker.	Keeping things simple and understandable isn't a bad thing.
Two zones increase the challenges of retaining a stable ALR boundary.	Numerous comments suggesting to return to the previous one zone model.	All ALR land should be considered the same and held to the same rules.	Zone 2 is not a reserve and is a useless approach for conservation purposes.
The two-zone approach discriminates based on geography alone.	Seems like a way to make it easier to use agricultural land in zone 2 for non-agricultural purposes.	The highest level of protection should be used everywhere. Climate change will change land value and production.	Completely disagree with two zones. Zone 1 land use decisions should apply to the entire province.
Either we have an ALR or we don't. Creating two zones is a "foot in the door" for other interests.	Bring back one zone, therefore less bureaucracy and more resources for expanded enforcement.	The two zone approach is a way to destroy the soils that are good pastureland or grain fields, but unsuitable for truck farming.	Should be one zone. The changes to allow retiring farmers to remain and the second home are fair.
Should go back to the way it was, and have very detailed policy and regulations for industry to preserve land for farming.	We should return to one zone, with the benefits that were afforded to zone two now afforded to the whole province.	The two zone approach splinters/fractures the rules. What applies in one area doesn't apply in another.	Restore the ALR to one entity to eliminate the special interests from manipulating the intent and security of the original plan.
The two-zone approach is a further bureaucratic impediment to the broad market based evolution of the area's development.	Delete Zone 2 and place all in Zone 1. Introduce regulations for housing size and quantity determined by a formula based on the number of people needed to work the land.		It did not need "adjusting" in the first place and should be reversed. Zone 2 land has now become home to businesses that aren't agricultural (greenhouses, tourist destination farms, etc.).

Suggestions for Keeping the 2 Zone Structure

I'm satisfied with it.	I do not have a problem with the two zones.	I am in total support of the two zone approach.	Yes, I agree. These are two distinct regions and should have different approaches.
Land use concerns differ across the province; two zones could be used to simplify regional planning.	The two zone is brilliant, flexible and makes sense from a community planning perspective.	If it is used as intended, okay, but it seems allowing any slippage leads to great losses. Stay the course.	The zone 2 revisions reflect the nature of the region in which I live. A bigger threat to agriculture is the lack of economic benefit derived from farming.
As there are differing challenges across the province, there should be more than one zone. There should be heavier push to keep land from Zone 1 (too much development).	The zones are grounded in politics, and should be based on climatic conditions or the land classification. Give municipalities model bylaw frameworks so farms aren't developed inappropriately.	Don't mind 2 zones but they are not implemented properly. Two residential structures dramatically increases the future purchase price of the property. Farm properties should have minimal capital investment except for agriculture.	

Other/General Comments

Section 4.3 should not restrain Section 6 in Zone 2.	Repealing Bill 24 should be considered to strengthen the ALR.	Everything should be about saving agricultural land.	I think there should be a requirement to farm or lease to a farmer.
Zone 1 should remain primarily for agricultural purposes, not opened up to resource industry like Zone 2.	Multi-family dwelling should be allowed. This allows the land to remain affordable for farming or grazing.	Two zones is not adequate. Additional granularity should be instituted to maximize full land utilization.	A province as large as BC needs more than 2 zones for more local-level control over experimentation/innovation with policy directions and outcomes.
The zones should be based on land types, not geographic location. Farmable land in East Kootenays is no less valuable than in Richmond if it is high yield farmland.			

Theme 5: Interpretation/Implementation of the Act and Regulation

Do you have any comments or suggestions for improving clarity and consistency?

Enforcement

Clear regulations and enforcement are essential.	Have an inspector. Don't rely on trust or neighbours' complaints.	Requires that the ALC has good C&E departments that understands farming and law enforcement.	If you increase clarity you must increase policing of the regulation and the expense that comes with it.
Should be provincial enforcement of ALR regulation. Complaints of misuse of land should go to the ALC, with power to stop and undo developments.			

Non-Permitted/Permitted Uses

Please make it clear what is permitted and not permitted.	Clearly state that only certain activities are permitted and none other.	Examples of what is not allowed would be a good add for the regulations.	Unwanted activities need to be listed, made public and enforced. Current system is too vague.
A list of explicitly excluded uses would be acceptable as long as it was clear it was not exhaustive.	Permitted uses should be scheduled in the Act and not determined by local authorities.	Should be a list of activities that cannot take place on ALR without doubling or tripling the tax rate.	If land is viable for food production, no other uses should be permitted.
All were intended to weaken the process. Only farming should be permitted.	Permitted uses must be standardized, not left up to municipalities.	Make regulation and interpretation consistent by having allowable and prohibited uses detailed.	Non usage and permitted usage should be laid out, governed and decided by the ALC. Local decisions tend to be biased due to revenues brought in from usage.
No need to change the verbiage in the Act. The current regime speaks well to the permitted uses. An aggrieved party can go to the courts if necessary.	Make a list of non-permitted uses. Restrict some uses that are gateway to non-farm practices (e.g. wineries that host weddings).	Rewrite the regulation to remove any interpretation and remove permitted activities except for a few that can be well defined and measured.	Regulation should specify type of activities which are not permitted and the reason. E.g. golf courses because area is no long suitable for growing crops.
The policy should all be permissive. Let the creativity of the market determine what agricultural pursuits are viable and beneficial.	List activities that are not permitted and require ALC approval for any activity even if it is permitted to ensure regulations are followed.	List specifically what is not allowed. Leaving the Act as permissive is allowing loopholes for exploitation (this has been proven lately).	Two clear lists – one of what is permitted and the other what is not. Should not be open to interpretation by individuals or municipalities.
The law should be restrictive and list permitted activities, with classes broad enough to allow for restriction of new and presently unanticipated attacks on ALR.	Should be flexibility afforded to local governments, land owners, First Nations, etc. to differently interpret the regulations, as long as there are limits on what is permitted.	Act needs to be clearer on what is not permitted. Makes more sense to be in the Act rather than having local governments create piecemeal regulations.	Develop a conclusion with local government. When you purchase ALR land, there should be a list of what you can do with that piece of property.
Needs to list things that are not allowed as well. Specifically state the spirit of the law, to prevent municipalities from going around the spirit of land use and preservation.	Biggest problem is there are many non-farm uses being carried out on ALR land, especially wealthy people buying parcels, building estate homes and paying farm taxes because of hay.	Land uses in the ALR should be approved by the ALC. If someone wants farm status they should have to adhere to rules and regulations set out by the ALC. Should be consistent application of rules and regulations across BC.	Establish provincial standards for permitted activities (farm home plate, 1 dwelling per property, no commercial vehicle parking, etc.). ALR landowners and local governments will be able to understand the rules much better. Local governments can apply to the ALC for special approval to set their own rules.

Clear Definitions

Definitions must be very specific.	Use plain language.	Improved clarity is an excellent idea.	Improve the clarity of regulations and be consistent in application.
Need clearer distinctions and better follow-up on checks and balances.	It is very confusing. Could be simplified and could clarify the relationship to the FPPA, and also housing for farm help housing.	Needs to be “boots on the ground”. The ALC should never not know when an activity on farmland takes place that is the result of ‘misinterpretation’.	All activities should require approval and review to prevent misinterpretation. An interpretation guide should be used, which evolves through appeals, court cases, etc.

Reporting/Recording System

Need design mechanisms that require ALC be made aware of what is happening in districts.	Should be a reporting system that requires the land owner to report at least annually on what activities are taking place.	Important that we know what each stakeholder is doing with the land. The burden of recording this information should not be only on the land owner.	Help inform the ALC and the public by reporting plans in the future so there is one comprehensive record of what is being allowed on ALR lands.
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Other/General Comments

Involve expert agriculturists from UBC in planning.	Two part system with local governance approvals and then ALC approval.	Regions should have the ability to interpret things depending on their situation.	The ALC would require a lot more staff in order to provide any kind of appropriate oversight.
The two should be required to oversee each other with the number one issue being prevention.	Having the local government require a final approval by ALC before a permit is issued should be ample control.	The ALC should be consulted during subdivisions. BC Land Title and Survey Authority should be doing some due diligence too.	All activities involving ALR lands must be conducted through the ALC (may mean more funding for extra employees, through a levy).
ALC membership must be merit based with agricultural background, not political appointments.	Take the final decision for the use of ALR land away from municipal governments who have little interest in preserving farmland.	The ALR and ALC should be abolished by legislation, to remove confusion on interpreting their self-serving needs.	The ALC should be first in line for consultations, before municipal governments hold lengthy hearings. The appeal process needs rejigging, too.

Theme 6: Food Security and BC's Agricultural Contribution

Do you have any additional comments about food security and B.C.'s agricultural contribution?

Need to Protect BC Farmland

BC has already lost far too much	Land that can produce should	Protect and encourage farmers.	Agriculture lands should be reserved
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agricultural land.	produce.	Make farming a safe and attractive profession.	as much as possible for food security in BC and Canada.
Once agricultural land is gone, it is never coming back. If we continue to develop over it, it will be lost.	Growing our own food is more important than developing land for the rich.	Without protection our agricultural lands will be paved over and mansions built on them.	Houses can be built on a mountainside. There is limited arable land for food production and it should be protected.
Preserve what we have. BC is unable to grow all the food it needs even if the Fraser Valley had never been paved over.	We need to make sure we keep the limited base for farming in BC. The industry is a remarkable contributor to the BC economy.	BC needs to be able to produce food for people who live here. A growing population means we should be setting more land aside for agricultural purposes.	The ALC can play an important role in protecting the province's ability to provide food for BC into the future if the mandate of the ALC is upheld and strengthened.
Stop development pressures now. Once those fertile lands are gone, they are gone forever, along with the capacity for food production and security.	ALR land should be solely for agricultural use, with a minimum profit/production for owners to abide by or taxes and fines increase substantially.		Farming is a vital part of BC's economy and the quality food products produced from local food is a source of pride and a major economic driver. Land needs to be preserved for agricultural uses so that this can continue.

International Relations

We should not be importing as much as we do.	Trading relationships are an important element to a healthy economy.	International trade should be a priority. We need to diversify markets (cherries do well in Asia).	Many people will buy products from other countries based on price alone, even a few cents.
Locally grown fruits and veggies are important; the idea of importing produce from draught stricken California is unsettling.		Both BC's food needs and producing enough for export are important. Include in the ALC mandate a directive to support development of soil and environmental improvement strategies that can affect yields.	

Supports/Assistance/Education

Develop a farm lease system so that young farmers can get into the business.	Provide assistance for processors who want to expand their capacity.	Provide further incentives to ensure land is farmed (more than a tax break).	Difficult to enforce the BC first policy. An in-depth marketing campaign regarding local food produced for locals is a good idea.
Food security is important but will not be seen as such if decision making is purely economic driven. Governments must support local agriculture if they want local food security.	Encouraging food crops on ALR land requires encouraging farmers. The Ministry needs to encourage farming of food crops, to encourage succession planning and take a pro-active role.		The public needs education as to the value of BC agriculture ("Buy BC" program didn't go far enough), how much we produce, how much better/safer the products are, and how the ALR is connected to those issues.

Other/General Comments

Think ahead 20-50-100 years.	Foreign ownership of ALR farmland should be forbidden.	We should be able to support our own population if we need to.	Produce here only what makes sense, to optimize space.
Don't use ALR land close to urban areas for large greenhouses (as seen on the Delta).	Co-ops and share farms should be allowed. ALR should be able to subdivide into smaller parcels.	Need to consider the effect climate change will have on our ability to grow food.	Should support research and agriculture trials and more opportunities for emerging products.
ALR land should be seen as permanent and hard, or speculative pressures will always bid up land prices.	Huge priority. We have the capacity to be self-sufficient when it comes to food. We should be economizing on this.	Climate change will increase BC's role in feeding the world. I hope this would be a future economic powerhouse for the province.	Salmon farms should not be allowed on agricultural land nor should they be subsidized like farmers.
Buyers are demanding local produce. Supply is not meeting demand. We need a mix of large and small farms, and horses should be disqualified.	We need people to view farming as a respectable, money-making career choice. Farmers shouldn't need second careers to support their agriculture habit.	Most of the food produced on the Lower Mainland leaves the Lower Mainland. Most of the smaller ALR parcels are dominated by enormous houses surrounded by blueberry bushes.	Food security is ever more important, due to the rapidly changing world, the continued increase in world population and increase movement of people from third to first world countries.
In a world where global governance is breaking down, local, safe and transparent food development will become more important. We need a clean environment to live and attract high value people.	Farm use that includes space for food stands can create multiple community hubs around which more sustainable living can be developed, and increase the health of communities and social connection.	We have overblown unrealistic expectations for what can be efficiently and competitively produced. Markets should be allowed to evolve and meet demand without artificial constraints on land use.	Lower the threshold to achieve farm status on ALR properties under 2 acres from \$10k to \$1500. Maybe lower it to >1 acre. Would incent micro-farming, which would contribute to food security and allow youth to farm.

Theme 7: Residential Uses in the ALR

Should residential uses in the ALR (such as number, size and siting) be regulated?

Home Plate/Footprint/Siting

A maximum size of a house footprint should be established.	Limit to 2 dwellings, limit the maximum floor area.	Home sizes should be limited and property subdivision very limited.	Limits on the amount of land that can be used for housing.
Each case should be reviewed according to size and details.	Richmond has put upper limit on the size of residential buildings. The limit is too high.	No new footprints, and redevelopment only to a 10% floor area increase.	House size should be regulated. Special restrictive conditions that would be acceptable elsewhere should apply to ALR land.
Should be limitations on the size of	Restrictions must be made on	Size should be restricted. I have a	Should be restricted to a minimum

homes and the number of them based on the farm operations.	location of the home and outbuildings to maximize the area farmed.	10,000 square foot house next to where I live that is empty most of the year.	footprint, structure size and driveway length. Should be siting requirements to maximize efficiency.
A home plate is critically needed, especially in the lower mainland where speculation is rampant. If a property owner feels the need, they can apply to the ALC.		Only 2 housing units/10 acres. Limit size to maximum 3500 sq ft for 1 house, rest smaller. Sites should not cover arable land, should be limited to edges of farmland, not placed in the middle surrounded by pavement.	

Farm Worker Housing/Family Housing

Second dwellings for generational family members are essential.	Farm worker housing is very important, yet size matters.	The only residential use should be to house actual farmers and farm workers.	Some types of agriculture require additional labour dwelling.
I do not have a problem with the second house/housing for family or farmworkers.	The lack of farm worker housing has been stated as a significant barrier to allowing farms to succeed in our community.	Only accommodations for farm workers and owners should be considered, and on portions of the land that are not arable.	Residential uses must be prohibited other than principal residences used by the owner/operator/employee use.
Make allowances for multiple generations of a family that all share the land to be able to have multiple homes.		Do away with the restriction on second dwelling units for relatives, but restrict building strata subdivisions. Require the second house to be on the least arable land.	

Mega Homes

Mega dwellings are not needed or environmentally sound in any location.	Various comments saying to prevent the building of mega homes.	Mega home architecture is an eyesore. It looks cheap and is not built to last.	I see many mega houses and every time one gets built, the farming seems to stop.
Should be no mega homes or lifestyle estates who pay very little in property taxes because they have farm status.	Many of the monster homes in Surrey sit half empty and most of the land goes unfarmed or is used for dumping.	Mega homes should be discouraged and phased out through heavy taxation which can be used to enhance agricultural assets.	Mega homes paid for by foreign owners should not be allowed. Residences on ALR should be genuine homes for the folk earning their living from that land.
Increasing taxation of megahomes should be explored, especially when farm income drops below a certain threshold for total family income.	A mega-home that does not relate to agricultural functionality is illogical. Two small houses to house two families that farm 10 acres together and bought the land together should be allowed.	The ALR is not the place for mega homes. Owners are wealthy yet pull stunts to pay low farm property tax. They are not farming. Those that now exist should pay fair taxes.	There are countless examples of beautiful and productive pieces of farmland being destroyed by estate properties. It is essential that landowners be sent a message that there are certain parameters if they are considering purchasing ALR land (e.g. not just a few rows of blueberries).

Regulations

Industrial use should be regulated.	Needs to be regulated tightly or it will be abused.	Just like everyone else, residential uses should be regulated.	It must be regulated to ensure ALR is used for agriculture purposes.
Regulation should be limited, but there should be common guidelines for development.		I don't think all regions have the same regulations, but it is completely fair to allow locally-determined restrictions on the type of residential uses.	

Other/General Comments

Depends on what kind of farming and how big it is.	Restrict what is allowed by local community. Do not permit more non-agricultural use on ALR.	ALR land should be separate from residential land to discourage inflated land costs.	Exceptions should be made for farm based human health initiatives such as the Woodwynn Farm.
These homes circumvent the intent of the ALR and increase development pressure on what is left.	Have to balance the needs of the community but protect the larger pieces of land for what it is intended for.	Homes on small parcels keep the land available for smaller crops and grazing. Larger farms rely on this land for reasonable cost.	Providing for residences for an agri-tourism based business can help subsidize less than appealing farm income in many situations.
If you give ALR land tax breaks, you should tax the new dwellings like any other property. The major tax breaks are not fair.	The use of farmland should be for farming and farming activities. It is not meant to be a land bank for rich investors.	Consider also the needs of labour intensive small scale production. This will help make communities more self-sufficient and resilient.	This should depend on the region. In highly populated areas with limited ALR land there needs to be restrictions, but in the north there should be no restrictions.
The use of tiny homes and modular housing should be considered for those wishing to lease portions of the ALR for agricultural purposes.			

Do you have any additional comments about residential uses in the ALR?

Home Plate/Footprint/Siting

Limit house size.	Footprint maximums are required to conserve available soil.	Keep it to a minimum and do not have gargantuan footprints.	Should be a maximum footprint for homes in the ALR that is not large to deter people from buying smaller parcels of land with no intention of using it for agricultural purposes.
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Farm Worker Housing/Family Housing

Should be for farmers and their immediate family.	Should be opened up, especially for families.	Multi-generational farms can't exist without multiple dwellings.	Only housing for basic farm workers, owners and operators is appropriate.
Farm workers need accommodations but they should be highly regulated.	Let the families that live on the land build enough residences to house themselves.	Should be only for farmers and farm workers. Eliminating all grey areas will eliminate pressure and whittling	If a farmer is retiring and his family is taking over, an additional reasonable sized home should be allowed.

		around the edges.	
Aging farmers need additional housing on the land to mentor the next generation and keep communities food secure.	I want to have a mobile on my little piece of farm to rent out to a worker. They would pay rent, get paid to work, sheep would be cared for, and farm would be better sustained.	A ranch of thousands of acres cannot be properly managed by one person and their spouse. Accommodation is needed for adult children and paid farm hands, and temporary workers during harvest time.	

Mega Homes

Numerous comments that farmland is for farming, not mega homes.	If land is not farmed then take away their tax benefits to discourage the building of mega homes on farmland.	If a large house is permitted to be built on farmland, then a requirement must be that a high percentage of the land is indeed farmed for viable food crops.	There is no sound judgement for a house with 10 or more bedrooms. Should not be for extended family or a mansion for those wanting to skirt municipal zoning restrictions.
"Estate" properties are being used to build multi-unit homes under the guise of a single-family dwelling. Many also include swimming pools, multiples garages, etc. that take up valuable agricultural land.			

Taxation

Surtax if land is not productive would encourage lease of land to farmers.	If you chose to pursue removal from ALR status, you must pay 10 years back taxes at a new rate.	There is already plenty of tax cheating where people have a "farm" (horses, blueberries, etc.). Taxed as farmland but precious little farming.	Taxation has to be a tool to discourage misuse. Too many estate owners leave crops in to make farm class, but crops are not managed. The purchase price of the parcel increases so a farmer can't afford it and the purchase price of similar parcels increase as all see the pay off.
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Young/Future Farmers

Quota system needs reviews for young farmers. Scale has created a barrier to entry.	Think "future" to make farming an attractive profession. Many young farmers can't afford to do the work they love.	Resident farming is becoming impossible for newer generations as property is unaffordable and farming incentives are few.	Farmland is being speculated so prices are out of reach for young people. We want to expand our flower operation but can't because it's tough to find land for under a million dollars.
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Residential Uses

Need for small footprint, low-impact	We are losing too many trees with	No subdividing small parcels off of	Many second dwellings are
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housing (e.g. tiny homes).	some of the residential uses in the ALR. Urbanizing areas bit by bit.	larger pieces to accommodate another house.	constructed without a real farming need to have them.
Tie residential building permits to documented farm use. No house if not farmed.	We need to remove development speculation and limit the size and number of houses.	Any residential use has to be strictly regulated. Once ALR land is changed to residential land, they will never be restored back.	Near urban fringes, leave the farm land for the farm and encourage farmers to live in residential areas.
There should be no residential use of ALR unless it is not permanent or someone is reasonably preserving the land for future use.	ALR land should not be used for residential development. This is destroying agricultural capability and green spaces for greed alone.	There should be stricter rules about what can be built (e.g. a second "temporary" home that has a concrete foundation).	Regulation should be monitored locally, as intent with residential applications will vary according to how rural/urban the area is.
The ALR is unnecessary. Residential development should be regulated by local government via locally elected officials.	2 small houses does not erode the same amount of farmland as many large houses, plus it allows people to co-operatively purchase land.	A buffer zone which restricts, prevents or sets limits on residential construction should be created in Zone 1 and be regulated by the municipality, with input from the ALC.	

Other/General Comments

More inspection and enforcement.	Enforcement needs to be stepped up.	Enforcement of the regulations is important.	Organic standards need a review to accommodate smaller farms.
ALR ownership should be restricted to BC residents who are also Canadian citizens.	The abuse from current owners, local and foreign speculators needs to be stopped immediately.	Regulate pesticide restrictions to increase a natural environment to raise healthy children in.	Funding and a provincial mandate need to be provided to municipalities.
Local government may be easily pressured to allow development of ALR.	Consider land banking and ensure farm uses are contextually appropriate (crops on good soils, cannabis on bad soils).	Homes will not be a problem in the future, but creeping industrial use in combination with living quarters will be.	Perhaps a referendum requirement could be instituted to enable the population to vote on meritorious exceptions.
Let the landowner do what they can with their property (e.g. campground) that allows them to keep the rest for ALR use.	Anyone that currently owns ALR land that is not farming needs to lease it to farmers, prove the land cannot be used, or face fines.	Strengthen and restore the ALR. As long as there is any doubt about the ALR's integrity, alternative uses will be sought.	Dis-allow foreign speculative investors from purchasing ALR land over one acre. Then strict rules regarding placement and size of dwellings and other structures.
Those who use pesticides/insecticides should be required to register and pay a fee for using chemicals on their produce. Should be displayed on their products.	It is the responsibility of the elected body to use the agricultural land to feed and employ BC residents. There is enough land base to feed our own and create employment.	BC must put into ALR law what the ALC can adjudicate (size, quantity of housing, etc.). Ensure this cannot be changed by future governments. Elevate farmland to status of parklands which most would not press to develop.	The ALC should take over the building permit process and collect the fees instead of municipalities, to discourage municipalities that encourage non-farm uses on ALR land to generate development fees.

The demand for use of land on Vancouver Island will continue to rise. This will be reflected in higher bid prices and increased pressure from developers. The quantity of new development on ALR land should be considered via the highest value for the production of food products, not the basis of the demand for property.

Theme 8: Farm Processing and Sales in the ALR

Do you have any additional comments about farm processing and sales in the ALR?

Support for Agriculture Based Ancillary Uses/Farm Processing/Sales

Allow some complementary retail to increase traffic to the site.	Retail must sell what is produced from the land.	Regulate size and keep the growing land untouched.	Any parcel used should be directly related to the products of that farm.
Yes, tied to agricultural production no matter how tiresome.	Food processing should be allowed when processing the food grown on the surrounding parcels.	Class 1 and 2 lands should be exceptionally limited while other classes could be used for processing facilities.	Farms that sell farm produce or food services are a huge plus. Allowing non-agricultural ancillary use has no place in ALR.
Small farm stands should be allowed, but the size should be limited and only products grown on the land.	Should be allowed with restriction, as long as the ancillary use is directly tied to the agricultural use of the property.	Ensure ancillary uses are tied to a strict percentage of total land size. Processing plants should only be built on land other than Class A.	We need to find ways to help farmers be successful financially. Allowing flexibility for use of farm land or a portion thereof will help make farming more attractive.
Allowing ancillary uses, within locally-determined limits, may be necessary for the overall sustainability of any agri-business or co-operative.	Widen what farms the processing can be associated with (e.g. co-ops or other local farms). This will help make local production and processing more viable.	Without non-agricultural uses generating off farm income for producers, there would be very few viable farms in BC. Keeps the land owners focus on the land.	Ancillary uses should be allowed on portions of the land that are not arable. They should be restricted to local and community events with an agriculture focus.
They should be able to have small accessory buildings next to the main road, not in the middle of the best land. Should it be taxed as a commercial building?	Ancillary uses must be directly related to agricultural production. Some limited processing and food stands are important. Community centered activities should be priority.	For microbreweries, if the land is used as much as possible to produce the product then should be okay. For weddings, should always be the minor use of the land and not on small parcels.	Retail/food service use should be permitted up to a certain percentage of the land if it is directly tied to farming/use of the land. It also ties the family/land to the community.
Michell Farms is a perfect balance. Provides a one stop for customers by selling their own produce and complimenting it with milk, bread and potatoes from off-farm.	Tighten the rules on where on the land these can be built and limit the area that is allowed to be built on. Limit it to food processing; don't allow business that is vaguely associated with agriculture.	Ancillary uses should be tied directly back to the operations of the farm, or should be taxed as a business. Farmers need to be able to offer ancillary services to keep their farms operational. May attract new people into farming.	Ancillary uses should be tied to the agricultural production and limited in size permitted. Anything outside of the limits should be applications to the ALC. ALR properties should not be used for a small section of growing with huge retail components.

Against aspects of Ancillary Uses/Farm Processing/Sales

Retail with limited farm products, event spaces, galleries and meeting rooms are not okay.	Use of ALR for non-agriculture related agri-tourism should be revisited (e.g. wedding and event venues).	Wine isn't food. Galleries, B&Bs and event spaces are not producing food. The fact that farmers need these is a reflection of food pricing.	Secondary uses of ALR property should be carefully tracked and in most cases not allowed. Once you cover the land you don't get it back.
Good farmable land makes poor parking lots and foundations. Processing plants need to be close to the farm/ranch, but not on good soil.	Ancillary uses should not be allowed on land in the ALR. Should be relocated to commercial, industrial, residential, downtown cores, etc.		
			This was a result of breaking ALR into two zones. The value of land increases with this kind of development. Existing ancillary uses should be grandfathered in, but future uses must be stopped unless they deal with agriculture on the same piece of land. Percentage of land to ancillary use should be stated clearly in ALR law.

Other/General Comments

Loopholes need to be addressed.	Nurseries are not farms.	This depends on the size and case.	Retail facilities/restaurants need to be regulated.
This should be permitted, regulated and enforced by the ALC.	Development should not be allowed to degrade the quality of the land.	ALR is unnecessary and the market will influence how best to develop a property.	Tax them on a commercial basis if the products they are selling are not farm related.
Buildings and activities not directly related to farm production in the ALR simply waste land.	There should be strict regulations for what is considered agricultural production and what is not to deter non-agricultural use.	The footprint of non-agricultural uses should be controlled over a certain size and be tied to quantity of production.	It is illogical to allow significant square footage for retail and processing facilities but not allow another small residential house which takes up less space.
The current 50% requirement of sales of agricultural products seems to be a fair balance. The issue is enforcement – too few officers.	Mushroom farms and greenhouse operations should use commercial land. Once paved over it is extremely difficult to restore agriculture land to any fertility.	If the baseline is clearly established for what is permitted, and any non-baselines uses need an application, decisions can be made on a case-by-case basis.	Should be more limits to ensure ALR land doesn't become the preferred location for commercial and industrial uses. Accessory uses should not reduce agriculture potential.
Ancillary uses could deviate from strictly agricultural so long as they add resilience to the farm and don't create permanent soil loss above what the permanent permitted farm uses require.			

Theme 9: Unauthorized Uses

Do you have any additional comments on unauthorized uses in the ALR?

Fines/Penalties

Should be fines for oil spills.	Fines and penalties should double or triple with each infraction.	Must be heavily policed with heavy fines for infractions.	Increase fines at least ten-fold if government is serious about protecting ALR.
There should not be a penalty of just paying the fee; remediation should also be part of the fine.	Any fines should be significant, and could result in loss of land if egregious.	Should be financial penalties to those who deliberately degrade farmland for their short term gain.	Fines and penalties should be severe and include loss of tax exemptions and/or other subsidies.
Hitting offenders in the pocketbook is the only place it's going to hurt them. Need stiff fines and penalties.	Serious sanctions like forfeiting the land. It is not a matter of misunderstanding but about what they can get away with.	Unauthorized uses should be heavily penalized. Farmland is essentially a common good – we all need to eat.	If heavy fines and ticketing don't detract the extreme abuse of ALR land, a court ordered sale can be a last resort.
Publish fine amounts in regulations. The problem is the large operator who is out to take advantage of unclear regulations and ignores ALR inquiries.	Other sanctions include public reporting of those who are found in contravention. Need proactive investigation, rather than complaint driven.	Need very steep fines to deter people from doing unauthorized things on ALR land. If that isn't enough, criminal prosecution or other legal avenues could be used.	More financial support – tax breaks, grants, interest-free loans for those who opt for land improvement uses (rather than fines/penalties leveled against those who cause damage).
The ALC should be able to fine property owners for unauthorized uses, with a high maximum fine amount. More enforcement and compliance officers could help with this, by working closely with local governments.		Often those who violate rules do so knowingly. To prevent this, ensure it is not financially viable to do so: heavy fines, ability to shut down areas of land being used improperly, ability to tow, ability to fine companies who are dumping, ability to revoke ownership. Should be financially responsible for remediation.	

Education

I would like to see awareness and education increased dramatically.	Most people don't realize they've used ALR land in an unauthorized manner.	Up the education and try for voluntary compliance, with hefty fees in your back pocket.	Should be a province wide educational campaign. The ALC should have a public educator for that task.
Develop ways for the public to report instances of unauthorized use in the ALR. The current ALC form is ridiculous. It should be for mobile devices, take GPS/pictures and send to the ALC. Also should have a TV ad campaign.			

Enforcement

ALC needs more staff to enforce regulations.	More and speedier enforcement is needed.	More enforcement would raise awareness.	Enforcement is more than just policing. We need more positive community engagement.
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There is no enforcement at present. I live in the Surrey and the ALR is a place to build mega mansions and park gravel trucks.	Fund the ALC properly so they can enforce the laws to follow it up with concrete action. Warnings do not work.	Inspections are not made until complaints are received, which is too late. Need to hire more people to do the work.	The ALC is understaffed. Even when issues hit the news the ALC is not there to issue a cease and desist order.
Illegal usage by speculators and developers waiting for the right time to try and get re-zoning must be stopped.	Finding enough people to monitor the situations costs money. Hopefully extra funding can be found, with increased priority on the ALR and ALC.	There are currently clear regulations governing what is allowed on private non-farming properties and municipal bylaw officers come down hard on those ignoring rules. The same should apply to ALR land.	Enforcement needs boots on the ground and they need to be there before the growing season is gone. In extreme cases the farm/ranch should be expropriated and made available to someone with conditions that it must be farmed.

Other/General Comments

Charge a high permit rate.	This is a problem mostly on small plots.	Tax incentives for farmers that actually have a farming use.	Should be ability for local government to take away farm tax status.
Some of the land put into the ALR 45 years ago should be revisited, especially small parcels.	Real estate agents should be required to disclose that property is on the ALR and what that means.	If there is a requirement to produce or lease to a producer then this issue should take care of itself.	Farmers will farm if they can see viability. If the land had viable agricultural potential, it would less likely fall into development.
Unauthorized uses would be eliminated if the ALR was abolished. Illegal uses would be regulated by local government bylaws.	People abuse the land because they believe that "owning" land means being able to do whatever you want. ALR land should be public lands and rented.	Require real estate agents to provide their clients with a document that clearly states what land can and cannot be used for. Have the client acknowledge their understanding in writing.	Give municipalities a mandate and in-kind funding so local bylaw officers can better coordinate with ALC staff. Include training for approvals of home-based businesses on the ALR.
Should be five steps. 1) warning to cease activities and remediate. 2) fines. 3) enforced remediation. 4) lien against property pending full remediation. 5) forfeiture of property to the ALC.		Possibly we can balance everyone's needs. Inspection of properties would encourage safe and environmentally appropriate set ups. Additional housing on appropriate land would be beneficial, even if only a 3-5 year term.	

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Do you have any comments about non-farm uses and/or resource extraction in the ALR?

Non-Farm Use/Agri-tourism/Accommodation

Agri-tourism is a great idea.	Agri-tourism and accommodation should be supported.	Agri-tourism is a good use but not accommodation.	Agri-tourism and accommodations belong in nearby towns, not on
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			farms.
Agri-tourism that promotes agriculture and learning about agriculture should be encouraged.	When the non-farm use will render soils unable to grow crops again, it must be prohibited.	Agri-tourism provides both education and appreciation of the sector and a means to help make agriculture viable.	Agri-tourism is not going to be overwhelmingly sought; non-farm uses should be regulated plausibly.
Agri-tourism and accommodation can be a great way for farmers to increase revenue and have a limited impact on the land.	Non-farm uses are necessary to help make farming attractive to youth and lucrative as a potential profession.	If the land owner is farming and has a reasonably sized house, a modest agri-tourism accommodation or B&B can be allowed up to a certain amount.	Agri-tourism is a good way to teach people about farming. The size of buildings (retail or accommodation) must be limited and the majority of the land used strictly for agricultural purposes.
Addressing adjacency when working with people making applications should be a component of all non-farm use applications. Use a radius that fluctuates with lot size to analyze cumulative effects.		Agri-tourism should be more tightly regulated; only agri-tourism that contributes to the sales of agricultural products on that parcel should be allowed. Use of ALR for events/weddings should be prohibited. Need threshold between cash receipts and agri-tourism revenues.	

Resource Extraction

The risks of resource extraction are great.	Resource extraction should not be a permitted use.	Resource extraction is not agricultural so should not be allowed on ALR land.	Creation of a permanent open pit or facility should not be allowed. Reclaimable land uses only.
If it is zoned agriculture land, don't extract oil and gas. Some agri-tourism is okay.	Please stop eroding areas of natural beauty for gravel extraction. Stop fracking and fossil-fuel extraction.	For oil and gas in the Peace, water infrastructure development in the ALR should be used for agricultural purposes only.	Resource extraction on ALR creates speculation and holding titles rather than farming. Farm use should always come first.
No resource extraction on ALR land. There are lots of other areas that can be used that are not suitable for farming.	Preference should be given to those that will enhance the lands (provide a Long-Term Environmental Farm Plan).	Any resource extraction that compromises the ALR value of the property should under no circumstances be permitted.	Sand and gravel are not agricultural products, and we should be leaving the oil and gas in the ground.
Resource extraction should be banned for the present. Land restoration as currently practiced is inadequate and deceptive.	Sand and gravel removal should be allowed, but on land that is not good for agriculture. For other resource extraction, which is the best use for land?	Other uses can occur, provided there is no net loss of actual growing area. E.g. a portion of land that has gravel could import topsoil and grow something.	Resource extraction should not take place in the ALR. There is 'resource' zoning in many districts for this. Small farm use gravel/sand pits should be permitted.
Oil/gas leases on farms provide income for farms and are compatible. So are gravel extraction businesses (for roads) and saw mills (for building	Environment has to come first. We need aggregate but not to the extent that it harms fish habitat or agricultural use of lands. The unifying	Some specific cases extraction is an overwhelming social utility whereby the loss of farmland is reasonable given the net economic benefit to the	Resource extraction should be limited (banned in some areas). High quality and secure food production is far more valuable than the majority of

materials).	ALR principle has to be agriculture first.	community.	resources underneath the agricultural layer.
Resource extraction (mining, oil, gas, etc.) should be severely restricted. Other activities need to be related to agriculture/land preservation and completely remediated for future farming.	Would be great if cumulative effects could be measured, particularly where the landscape has been permanently altered (e.g. pipeline right-of-ways are quickly reclaimed whereas sand and gravel pits are not).	Non-farm uses and resource extraction should not be allowed, halted immediately, and owners should be required to remediate the land. These activities take away form dedicated farming activity and leave irreparable damage.	Why is forestry not considered a "farm use"? Growing trees for harvest is just as "agricultural" as growing grass for harvest, yet taxation rates are wildly disparate. Forestry should be encouraged as it provides more benefit to the public than farming or ranching.

Remediation

Land should be remediated, farmland or not.	These uses should compensate for loss of agriculture potential.	As long as top soil is returned to approximately similar conditions it should be encouraged in BC.	It should be very limited and restoration should always be possible.
Non-farm uses should be limited. The ALC should have the ability to require bonding or deposits to ensure remediation is done.	Following sand and gravel extractions, the land should be returned to farm use with proper top soil.	Aggregate extraction should be allowed, but has to be replaced with soil/land that can be farmed in the future.	Minimal resource extraction for on farm use only with strict regulation(s) on reclamation and remediation of any extraction area(s).
I don't buy that land used for other purposes is sterilized for agricultural development. An exhausted gravel pit can be reclaimed into agricultural land.	Resource extraction should be on a temporary basis like the legislation that governs municipal industrial use permits. The ALC should take financial security to ensure remediation occurs.	Sand and gravel quarries must be able to be reclaimed or they should not be allowed. Other resource extraction site impacts must be contained and areas reclaimed.	Temporary extractive uses must be required to post significant reclamation bonds to ensure prompt restoration of productive capacity. If reclamation isn't physically feasible then no approval.
These activities can be conducted in a constructive manner. Before approval, there must be remediation plans. The key is to have companies allocate a certain percentage of profits held in reserve by ALC for remediation.			

Comments on Both Non-Farm Use and Resource Extraction

Must be minimized.	Farmland is farmland.	Numerous comments saying it should be forbidden, is completely unacceptable, etc.	This should be permitted, regulated and enforced in a manner that makes sense.
Some destructive uses should be excluded. A percentage of total area might be acceptable.	The ALR should be land reserved for food production. Non-farm uses and resource extraction should not happen on ALR land.	Non-farm uses and resource extraction should be prohibited or strictly restricted in the form of provincial laws.	All non-farm uses must be stopped and prevented. The land must remain suitable for agricultural use.
Must be carefully controlled and	It should be banned. ALR land is for	Those activities should not be part of	All other activities should be

green space conserved. Need to consider biodiversity that would be threatened.	agriculture. Developers, forestry and energy companies can use other land.	the calculation for tax savings on ALR land. Should be in other revenues and taxed accordingly.	considered through a lens of whether they are limiting current or future potential use of the land for food production.
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Other/General Comments

These concerns are eliminated if the ALR is abolished.	I have no problem with people using ALR land for education purposes.	If land is deemed ALR worthy then it should be used for food production.	If the idea is to protect ALR for farming then restrictions are necessary.
As long as taxation and other regulations treat everyone the same and the activity is directly related to agriculture.	If land is not suitable as farmland, it should be used as parkland to support animals, birds, young needing new territory, etc.	Horses are big pets and not livestock. Building barns and filling in land for paddocks should not be permitted on viable agricultural land.	If the activity supports the objective of the farmed land, permits should be available. Activities that may damage the property should be restricted.

ALR and ALC Revitalization – Analysis of Public Feedback

Online Survey Feedback

Date: February 5 – February 11

Statistics

Summary Statistics

*Some group statistics don't total 417 due to entry errors.

Number of surveys submitted	417
Q1. Stakeholder groups identified with	Farmer or Rancher: 144 (35%) Agricultural Processor: 23 (6%) Agriculture industry group: 14 (3%) Agricultural interest group: 33 (8%) Farm land preservation group: 23 (6%) Agriculture sector specialist (e.g. Agrologist): 26 (6%) General public: 240 (58%) Local government: 24 (6%) First Nation government: 2 (<1%) Elected official: 5 (1%) Other: 34 (8%) Prefer not to answer: 4 (1%)
Q2. Age group	0-29 years old: 22 (5%) 30-49 years old: 139 (34%) 50-64 years old: 142 (34%) 65 years and over: 94 (23%) Prefer not to answer: 17 (4%)
Q3. Own land in ALR	No: 261 (63%) Yes, less than 2 hectares in size (approximately 5 acres): 28 (7%) Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres): 47 (11%) Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres): 17 (4%) Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres): 14 (3%)

	<p>Yes, greater than 40 hectares in size (approximately 100 acres): 26 (6%)</p> <p>Prefer not to answer: 21 (5%)</p>
Q4. Rent/lease land in ALR	<p>No: 341 (82%)</p> <p>Yes, less than 2 hectares in size (approximately 5 acres): 10 (2%)</p> <p>Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres): 15 (4%)</p> <p>Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres): 3 (1%)</p> <p>Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres): 4 (1%)</p> <p>Yes, greater than 40 hectares in size (approximately 100 acres): 14 (3%)</p> <p>Prefer not to answer: 28 (7%)</p>
Q5. Region	<p>Interior: 24 (6%)</p> <p>Island: 156 (39%)</p> <p>Kootenay: 30 (7%)</p> <p>North: 14 (3%)</p> <p>Okanagan: 42 (10%)</p> <p>South Coast: 135 (34%)</p> <p>Non-BC resident: 0</p> <p>Prefer not to answer: 1 (<1%)</p>
Q6. Rural or urban	<p>Rural: 133 (32%)</p> <p>Urban: 108 (26%)</p> <p>Urban fringe: 135 (33%)</p> <p>Other: 22 (5%) (including: urban but directly across from ALR land; don't know; ALR land mixed with commercial; small town; semi-rural; condo; urban and rural; etc.)</p> <p>Prefer not to answer: 16 (4%)</p>
Q12. Province ability to produce/provide food to BC	<p>Very important: 372 (89%)</p> <p>Somewhat important: 21 (5%)</p> <p>Not important: 7 (2%)</p> <p>Not sure: 0</p> <p>Prefer not to answer: 16 (4%)</p>
Q13. Province ability to produce/provide food for export	<p>Very important: 138 (33%)</p> <p>Somewhat important: 204 (49%)</p> <p>Not important: 49 (12%)</p> <p>Not sure: 7 (2%)</p> <p>Prefer not to answer: 17 (4%)</p>
Q15. Residential uses in ALR be regulated	<p>Yes: 323 (78%)</p>

	<p>Sometimes: 60 (14%)</p> <p>No: 11 (3%)</p> <p>Not sure: 4 (1%)</p> <p>Prefer not to answer: 17 (4%)</p>
Q16. Who should regulate residential uses in ALR	<p>The ALC: 151 (37%)</p> <p>Local governments: 39 (9%)</p> <p>Provincial government: 43 (10%)</p> <p>All the above: 140 (34%)</p> <p>Not sure: 26 (6%)</p> <p>Prefer not to answer: 14 (3%)</p>
Q18. Ancillary uses be tied to agricultural production	<p>Yes: 278 (67%)</p> <p>Sometimes: 88 (21%)</p> <p>No: 18 (4%)</p> <p>Not sure: 13 (3%)</p> <p>Prefer not to answer: 18 (4%)</p>
Q20. How to decrease unauthorized use in ALR	<p>Awareness and education: 240 (21%)</p> <p>Fines and penalties: 308 (26%)</p> <p>More enforcement: 300 (26%)</p> <p>Ticketing: 154 (13%)</p> <p>Other sanctions: 145 (12%)</p> <p>All of the above: 17 (1%)</p>
Q23. Top 3 themes	<p>Defensible and Defended ALR: 220 (19%)</p> <p>Food Security and B.C's Agricultural Contribution: 187 (16%)</p> <p>Residential Uses in the ALR: 166 (14%)</p>

Theme 1: A Defensible and Defended ALR

Do you have any comments about ensuring a defensible and defended ALR into the future?

Exclusions/Inclusions/Boundaries

All boundaries need to be non-adjustable.	Change boundaries with the times – they need to be fair to all.	Refine mapping using modern methods.	Consider exclusions for those who cannot farm.
Need a complete inventory of agriculture lands in BC.	Need a more detailed mapping of the ALR.	Add zoning buffers to improve edge planning.	Focus should be on expanding the land included in the ALR.
Freeze the land boundaries – soil is	Do not consider exclusion	Consider exclusions or non-farm use	Make ALR boundary stronger and

the resource being protected, not just land.	applications unless critical for public welfare.	only on land unsuitable due to location, soil, topography, etc.	harder to shift (other than for special circumstances).
Boundaries should be defined and unchangeable, to remove speculation and ensure food security.	No ALR land should be excluded unless there is zero potential for agriculture.	ALR land should not be open to applications for boundary or use change (need an absolute definition).	ALR boundaries should only apply to land that is farmable (size and soil quality).
Having a mapped and researched current ALR would mitigate claims to adjust its borders.	Need to remove land where it is not feasible to farm; 1972 lines are not realistic anymore.	Reconsider boundaries (remove swamps, add in some land being used for timber).	Adjustable boundaries should allow for exchange only of comparable agricultural land.
Remove unsuitable lands (slopes, rocky, gravel) and keep best soils for farming at all costs.	Defending the ALR land and restoring some of its lost territory should be a top priority.	ALR should be non-negotiable. We may need to rely on locally grown food for survival (climate change).	Marginal value land should be removed, but a lot of good land is only being used for horses, which is not necessary.
Automatically classify land in the ALR as farm land by BC Assessment. Small parcels should be removable from ALR rather than large tracts.	ALR land should be permanently in the ALR; land should not be removed and replaced with the equivalent amount somewhere else.	If the boundaries are temporary and adjustable, it's hard to see the bigger picture of how much land is being lost.	ALC should use GIS and soil expertise for a province wide boundary review, and find a solution to stop speculation.
Boundaries for prime farmland should not be adjustable. The responsibility for the use of farmland should not be in the hands of municipal governments.		Usability of the land should no longer be considered as a factor to remove – greenhouses can be built on damaged soil. There are many approved land uses, so all viable lands should stay in the ALR.	

Development/Urban Pressures/Speculation/Residential

Limit house size.	Speculation must be stopped.	Criminalize real estate speculation.	Stop strata sub-dividing, decrease house size/occupancy on ALR land.
Stop residential and commercial developing of ALR land.	Further development of the land by developers should be banned.	ALR land is removed too often due to "urban pressure".	Need more access to small pieces of land for urban farmers.
End speculation by causing ALR designations to be far more permanent.	Individual land owners often reason that land is "marginal", and usable for other uses (subdivide).	No structures on ALR land should damage future agricultural land value.	Halt development on ALR land – greed and speculation drive land use decisions.
ALR for agriculture only – redefine the type of dwelling permitted (include small housing for farm workers).	Do more to stop municipalities from green lighting the removal of land from the ALR to pursue urban development.	Change boundaries only if all other developable land has been developed or there has been equivalent inclusions.	No "monster homes" on ALR land; restrict real estate agents from advertising ALR land as future development sites to speculators.
Implement mandatory new construction buffer outside of ALR to stop loss of usable land from surrounding effects.	Protect the ALR boundaries from non-agricultural development or exclusion. This is critical for long-term food security and to ensure longevity of the BC farming industry.	ALR needs stronger protection against development, but there should be allowances for families to subdivide their land for their children.	Suggestions of: BC Assessment updates to prevent speculation; Farm Assessment updates to discourage speculation and recuperate higher taxes to invest in agriculture; land

			classification guides; provide mandate to local governments; and, a no net loss policy.
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Foreign Ownership

Ban foreign ownership/speculation.	No foreign ownership of ALR land.	15% foreign buyers tax across the lower mainland.	Only Canadian residents should be able to purchase ALR land.
Make it so you must have lived in BC for 5 years to purchase ALR land.		Sales of farmland must be kept in the hands of farmers or those who intend to keep the land available as farmland, not an estate for the rich and off-shore sales.	

General/Other Comments

Protect ALR land.	Keep ALR lands as zoned.	Take city councils out of the decision making process.	Suggestion of farm production grants with used land for farming.
Cannabis should be on existing paved/commercial land only.	Landowners need to be allowed to do what they wish with their own property.	Include protection for the farmers (income protection and/or farmland leasing system).	Keep agricultural land protected near cities and affordable for young farmers.
All land in the ALR should actually be agricultural land (much is mainly forest land).	Pressures from semi-industrial and cannabis operations are removing growing capacity.	Supports for crop, horse, food, hay and animal feed farmers – marijuana consortiums are destroying farmland and increasing the cost of land.	Increase enforcement at all levels. Evaluate all applications for true merit. Increase penalties (seizing and/or liens on properties).
Protect ALR land, but mixed should be allowed for a certain percentage to help farmers make a living.	Preserve ALR land as farm land. Property tax rate for ALR land should be much lower than anything else.	Start to define/protect ALR land in the way we do BC parks (high stringency).	Need to consider perspective of the individual and the rights of the whole (a secure and locally supported food system).
Add requirement of sustainable farming practices before purchase. With property tax, submit use of pesticides/herbicides for usage and over usage.	Make language strong, focusing on preserving ALR land for food production. Any other use should require intensive and expensive applications (any and all non-food production uses).	Public needs ongoing education on ALR. Landowners must see land as a community and provincial resource. Prohibited uses should be stated in law. Farmland mustn't be encircled by suburbs. Food capable growing land should be for food production.	

Theme 2: ALR Resilience

What do you see as the top three challenges to ALR and ALC resilience in the future?

Non-Farm Uses

Tourism is needed for revenue.	Oil and gas sector in the Peace.	Other things such as dock storage.	Highways and overpasses.
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Many non-farm uses are occurring without the ALC's knowledge.	Farm markets do not need to be on ALR land.	Ever increasing demands for alternate uses of the ALR.	Abuse/fraud (e.g. hotels, short-term rentals) in ALR land.
Agricultural land owners illegally infilling their land.	Allowing dumping or use of fill from untested sources.	Use of farmland for non-farming uses.	The definition of agricultural use needs to be tighter.
Balancing non-farm uses for pragmatic meritorious projects on ALR.	Non-agriculture uses of good soil are simply a loss of a scarce resource. Soil needs to be conserved.	Refine usages for ALR lands (stop feedlots, equipment storage areas, etc.).	All non-farm fill applications should include a market analysis that defends their end crop choice.
Engage the public more effectively in reporting specific instances of ALR misuse.	Examples of what is not allowed on farmland need to be added to the regulations (e.g. golf courses, hotels, non-farm businesses).	Pressure to convert "non-productive lands" into non ALR uses. Need to place a ban on all greenhouses from Class "A" land.	High cost of industrial land is causing owners to multi-use the land, moving away from farm use. Needs to be controls and better guidelines to assist local governments.
Questionable agricultural products (grown in a factory) technically allowed on ALR can degrade the land. Need more scientific based restrictions to prevent that.		Require that ALR land be used for farming purposes. Owners of the land either farm it themselves, lease the land to farmers at a reasonable rate, or prove their land is not suitable for farming.	

Development/Urban Pressures/Speculation/Residential

Development pressures.	Residences.	Residential development requests.	Pressure for residential development.
Strata subdivisions.	Pressure from developers.	Criminalize real estate speculation.	Pressure for more housing.
Speculation on agricultural land by developers.	Numerous comments saying "Urbanization" and "Urban growth".	Declining public support as urban areas meet ALR land.	"Estate" homes and large residential developments.
Pressure from land speculation and housing development.	ALR land removed from productivity and used as residences.	Numerous comments that say "Development".	Need for more affordable housing in the Lower Mainland.
Numerous comments saying "speculation" and "land speculators".	Pressure from communities requiring land for roads and development.	Population increase as Vancouver spreads east.	Continued and increasing urban demands.
Mega mansions can cause land quality to lower.	Increased population needing more areas for housing.	Demand for housing in already crowded urban areas.	Development loopholes that lead to monster houses and acreage unused for farming.
People believe ALR land is private and they can do what they want and develop how they wish.	Too much development on ALR land in the guise of agricultural based business.	Local government pressure to develop. Changes should be overseen by our highest courts.	Numerous comments around continued pressure to build mansions on farmland.
Subdivision, including building large residences, so that the farmable plots become too small to be viable.	Pressure from developers (who may be putting influenced members into local councils).	Way to encourage farming and discourage ALR as cheap property for giant homes.	Continued pressure to remove land from ALR for rezoning, as more developers want the land.
Speculation on farmland with the expectation that it will eventually be removed from the ALR thus driving	Resistance to infill housing and limited incentive to more densification, so land continues to be	Under regulation enabling unchecked development or poor community planning regarding development	People removing ALR land and subdividing and developing is the biggest problem (property taxation

up prices.	viewed as potential housing land.	around ALR areas.	could be a factor).
Regulations that allow “single family” mega mansions, but don’t allow for families to jointly purchase land to build communal housing to farm together.			

Food Security/Production

Food security.	Economics of farming (cheap food from other areas).	Continued movement of generations away from farming and knowing where their food is produced.	BC should provide subsidies consistent with other Canadian jurisdictions, to improve viability of BC grown food.
The increase in population and the high values of land threaten the ALR. Food farming must be valued and protected, to get young farmers on board.		Main challenge is lack of control over foreign competition. Many other countries have significant advantages to the production of nearly all agricultural products. This cannot be dealt with by current BC laws.	

Boundaries/Exclusions/Inclusion

Erosion of ALR land as small pieces are removed.	Climate change loss of land that will not be offset by new additions.	Stronger rules regarding keeping land available.	Infiltration of pro-removal elements into the ALC.
ALR boundaries are viewed as temporary and adjustable.	Judiciously swapping ALR lands out due to incompatibility with viable farm options.	ALR has to be made impermeable to governments. Land taken from the ALR often is replaced by land of not the same quality.	If particular land is rezoned, this can lead to setting precedence for rezoning, which could be a domino effect.
There must be clear and defined limitations on the use and boundaries of the protected farm land, including legal/policy infrastructure. Must ensure best interests of the public.			

Cost of Land/Farming

Cost of farming.	Affordability of land.	Increasing financial pressures on agricultural start-ups.	Lack of people able to afford to use ALR as intended.
The rising cost of land means that agriculture in BC will be unstable and unproductive.	Farmers retiring and there are fewer people who want to continue farming, due to current costs.	Rising cost of land, making it inaccessible for young farmers and susceptible to being sold for development.	Challenge to ensure that it is profitable to use farm land for farming. Farming may have to be subsidized.
To stop the increase in ALR land value, increase the \$2,500 minimum to \$15,000 or more on land between 2 and 10 acres.	Make farming economical. Ensure that goods are brought to market with local procurement policies for public institutions.	No way for young farmers to purchase a large piece of land because of the housing regulations and restrictions on selling long-term leases on a property.	There often needs to be secondary sources of income in order to keep the farm operational. ALC needs to determine what types of diversification should be allowed.

Foreign Ownership

Foreign ownership with no farming plans.	Numerous comments that say “Foreign ownership”.	Foreign purchasing of agricultural land.	Stop land speculators, especially overseas buyers, from sitting on usable land.
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Enforcement

More oversight and officers to enforce.	Proper enforcement to ensure land is being used for farming.	Enforcement. Need human resources and a budget to match.	Effective enforcement of regulations.
Better ability to enforce land classes and associated uses.	Lack of inspection/compliance, leading to abuse of land.	ALC does not have the ability to enforce current legislation – more resources and stiffer penalties are necessary.	

Political Interference/Pressures

Local politics.	Numerous comments saying “Political pressures on ALR”.	Political interference.	The federal government taking agricultural land for industrial use.
The ability to overrule local governments.	Pressure from municipal staff for city expansion and larger tax base.	Non-farmers telling farmers what they can and can’t do (including all levels of government).	Political interference by those with short-term priorities (buying votes) over long-term considerations.
Lack of commitments from politicians to keep agricultural land (need for strong legislation to ensure ALR remains despite changing political commitments).			

Cannabis/Industrial

Marijuana grow-ops.	Cannabis “growth chambers”.	Industrial farming practices.	Pressure for conversion from ALR to commercial and industrial zoning.
Create an Industrial Land Reserve, for future industrial growth.	Extensive use of ALR lands for commercial and industrial uses.	“Agriculture” uses that pave over the soil, such as greenhouses, remove soil production permanently.	Huge marijuana greenhouse operations that cover rather than use the land.
Pressure to grow marijuana or other industrial non-food crops because the land is cheaper.		Carefully review the use of farmland for wine grapes, hops for beer and marijuana.	

Climate/Climate Change

Climate change.	Climate change (global heating) and pollution.	Skills and training. Our climate is changing; our farmers need the skills to adapt.	Adaptation to climate-change pressures and other environmental degradation of ALR land.
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General/Other Comments

Unqualified commissioners.	Lack of young farmers.	Lack of funding for research.	Transparency.
Succession planning.	Population growth.	Continued use of dangerous pesticides that contain glyphosate.	Pressure from investors with big capital behind them.
Too much regulation pricing out small operations.	Encourage younger generations to farm, and make a living.	Effective and representative governance.	Should not be so many restrictions on certain areas in the Kootenays.
Lack of attention on future generations. Need for a sustainable future.	ALC needs to be more in touch with small to medium farms that are trying to develop.	Approved and unapproved uses degrading the soil to make it less farmable.	Small plots have become of questionable use. How to bring them back into production.
ALR is way too restrictive and there are too many rules for privately owned land.	Land access. Young farmers can't buy land. Consider procuring ALR land so that it is owned provincially and leased to farmers.	Something needs to be done to protect aging/retiring farmers while allowing the farm to continue to operate.	Need to align ALR rules with provincial and federal environmental regulations. The industry should be held to the same rules as others.
Property tax needs to be adjusted to better reflect the use of the land. Property tax for non-agricultural uses is too low.	Compromised commitment in recent years to keeping land for agriculture. Lack of appreciation for long-term planning.	Take out of the ALR the small under 5 acre parcels. They are too small and people on those farms want mixed uses.	The perception that most of BC's productive agriculture land is in the lower mainland prevents the ALC from working on a true provincial perspective.
The ALC appointees often display conflicts of interest. Their mandate must be extremely well formulated, and they must be independent to disagree with provincial government.		Allowing mixed use of land. Some regulations are too restrictive. Encourage food production but allow other activities that compliment (e.g. microbrewery, restaurant using foods produced, events, etc.).	

Theme 3: Stable Governance

Do you have any comments on ensuring stable ALC governance into the future?

Independence

Create a more independent commission with a clear mandate.	The ALC governance needs to stay independent.	Independence is vital to maintain and strengthen the ALC and ALR.	Place the ALC at a level above politics, independent, like the Supreme Court.
Stable governance independent of government/political influence is important.	ALC should be independent but still accountable to the province for its decisions.	Keep ALC at an arm's length from the provincial government, to take a long term view of protecting agricultural land.	An arm's length body consisting of farmers, stakeholders, etc. could put forth candidates for consideration by the politicians.
ALC governance should not be easily changed. The independence of the ALC and ALR needs to be sacred.	Continue to make it third party-independent and funded. Ensure all-party representation.	The ALC should be an independent body with a set mandate that doesn't change with government.	Should not be ruled by the party in power. An independent entity, changed only by people's vote.

Get back to the original intent to protect ALR into the future. Do not allow the intent and independence of the ALC to be impinged.	The ALC should be independent of government so that it cannot be influenced by political parties for the worse (to remove ALR land for non-agricultural purposes).
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ALC Appointees

Local participation is essential.	Should be local representatives to help determine the best type of agriculture on ALR land.	Have people that actually farm in charge, not just the big company farms.	Appoint the best people you can find to be members of the Commission.
Make ALC truly representative of community, not stacked with developers/wealthy landowners.	The ALC should be governed by scientists and Agrologists, not private or government interests.	Landowners and communities with land in the ALR should have a more direct role in the selection of Commissioners and Chairs.	Present or former real estate people, property developers and known “pro-development” folk should not be selected for the ALC.
Ensure no one with a conflict of interest (developers, realtors, land speculators, municipal representatives) is appointed to the ALC.		The ALC human resources policy should shift so it does not favour hiring older ‘proven’ employees, but also younger people who are in touch with realities on the ground.	

Local Governments

They should listen to the local government.	Local governance must not be able to hijack the intent of the act.	Give local governments a mandate so that approving officers don’t erode ALR policy.	Reduce the role of local governments in approving exclusions (tend to be captured by development interests).
Take the governance of the ALR and the enforcement of the regulations away from the municipal governments who tend to be pro-development.			

Other/General Comments

If the ALR boundary is stable then governance is simple.	The ALC Act should not be changed like it was in 2014.	The ALC should report to the legislature.	Education on value of farmland has to be ongoing.
Property developers should not have a say in how the ALR is used.	Changes to the Act should require voter assent.	Give the ALC purchasing power to acquire ALR land and lease it to farmers.	ALR works for land that is producing a profit, but what about others?
Make “permanent” law so that it is almost impossible to change by later politicians.	A more centralized governance structure may allow for more consistency in decisions.	Ensure governance is held accountable and non-biased to any special interest, foreign investment, development groups.	Educating the public about the need for a stable ALR would help, but how does that get accomplished?
Raising food prices may be necessary to support farmers. Also public pension plans for farmers must be instituted.	Sustainable practices, water preservations, key line design and permaculture plant species symbiosis.	Restore the time when the governance of the ALR was rock solid and laws did not allow for other uses.	Lock all currently ALR land into a 999 year lease, like BC Rail. Might involve creating an ALR Incorporated to be feasible.

ALC should not be changed by governing parties, but protections in legislation so it can't be influenced by less than 75% of all MLAs.	Get legal advice. Make the default of the law protection, with any other change requiring applications. Keep the ALC separate from politicians.	Elected politicians make rules and laws. If there are detailed permitted uses, the administration can control applications and the end use.	It should be made harder to do resource development and urbanization of ALR land, by preventing the government from easily changing direction.
Consider 'farming' covenants and easements to prevent development and make the BC land title and survey authority confirm compliance with the ALC before registering the subdivision			

Theme 4: Efficacy of Zone 1 and 2

What are your thoughts on the current two-zone approach?

In Favour of Removing the 2 Zone Structure

Rescind immediately.	Why different rules for different zones?	The rules should be the same across the province.	Abolish Zone 1 or harmonize all the rules across zones.
We need to turn all zone 2 land back into zone 1.	I do not agree with the two zone approach.	2 zones makes the Commission weaker.	Keeping things simple and understandable isn't a bad thing.
Two zones increase the challenges of retaining a stable ALR boundary.	Numerous comments suggesting to return to the previous one zone model.	All ALR land should be considered the same and held to the same rules.	Zone 2 is not a reserve and is a useless approach for conservation purposes.
The two-zone approach discriminates based on geography alone.	Seems like a way to make it easier to use agricultural land in zone 2 for non-agricultural purposes.	The highest level of protection should be used everywhere. Climate change will change land value and production.	Completely disagree with two zones. Zone 1 land use decisions should apply to the entire province.
Either we have an ALR or we don't. Creating two zones is a "foot in the door" for other interests.	Bring back one zone, therefore less bureaucracy and more resources for expanded enforcement.	The two zone approach is a way to destroy the soils that are good pastureland or grain fields, but unsuitable for truck farming.	Should be one zone. The changes to allow retiring farmers to remain and the second home are fair.
Should go back to the way it was, and have very detailed policy and regulations for industry to preserve land for farming.	We should return to one zone, with the benefits that were afforded to zone two now afforded to the whole province.	The two zone approach splinters/fractures the rules. What applies in one area doesn't apply in another.	Restore the ALR to one entity to eliminate the special interests from manipulating the intent and security of the original plan.
The two-zone approach is a further bureaucratic impediment to the broad market based evolution of the area's development.	Delete Zone 2 and place all in Zone 1. Introduce regulations for housing size and quantity determined by a formula based on the number of people needed to work the land.		It did not need "adjusting" in the first place and should be reversed. Zone 2 land has now become home to businesses that aren't agricultural (greenhouses, tourist destination farms, etc.).

Suggestions for Keeping the 2 Zone Structure

I'm satisfied with it.	I do not have a problem with the two zones.	I am in total support of the two zone approach.	Yes, I agree. These are two distinct regions and should have different approaches.
Land use concerns differ across the province; two zones could be used to simplify regional planning.	The two zone is brilliant, flexible and makes sense from a community planning perspective.	If it is used as intended, okay, but it seems allowing any slippage leads to great losses. Stay the course.	The zone 2 revisions reflect the nature of the region in which I live. A bigger threat to agriculture is the lack of economic benefit derived from farming.
As there are differing challenges across the province, there should be more than one zone. There should be heavier push to keep land from Zone 1 (too much development).	The zones are grounded in politics, and should be based on climatic conditions or the land classification. Give municipalities model bylaw frameworks so farms aren't developed inappropriately.	Don't mind 2 zones but they are not implemented properly. Two residential structures dramatically increases the future purchase price of the property. Farm properties should have minimal capital investment except for agriculture.	

Other/General Comments

Section 4.3 should not restrain Section 6 in Zone 2.	Repealing Bill 24 should be considered to strengthen the ALR.	Everything should be about saving agricultural land.	I think there should be a requirement to farm or lease to a farmer.
Zone 1 should remain primarily for agricultural purposes, not opened up to resource industry like Zone 2.	Multi-family dwelling should be allowed. This allows the land to remain affordable for farming or grazing.	Two zones is not adequate. Additional granularity should be instituted to maximize full land utilization.	A province as large as BC needs more than 2 zones for more local-level control over experimentation/innovation with policy directions and outcomes.
The zones should be based on land types, not geographic location. Farmable land in East Kootenays is no less valuable than in Richmond if it is high yield farmland.			

Theme 5: Interpretation/Implementation of the Act and Regulation

Do you have any comments or suggestions for improving clarity and consistency?

Enforcement

Clear regulations and enforcement are essential.	Have an inspector. Don't rely on trust or neighbours' complaints.	Requires that the ALC has good C&E departments that understands farming and law enforcement.	If you increase clarity you must increase policing of the regulation and the expense that comes with it.
Should be provincial enforcement of ALR regulation. Complaints of misuse of land should go to the ALC, with power to stop and undo developments.			

Non-Permitted/Permitted Uses

Please make it clear what is permitted and not permitted.	Clearly state that only certain activities are permitted and none other.	Examples of what is not allowed would be a good add for the regulations.	Unwanted activities need to be listed, made public and enforced. Current system is too vague.
A list of explicitly excluded uses would be acceptable as long as it was clear it was not exhaustive.	Permitted uses should be scheduled in the Act and not determined by local authorities.	Should be a list of activities that cannot take place on ALR without doubling or tripling the tax rate.	If land is viable for food production, no other uses should be permitted.
All were intended to weaken the process. Only farming should be permitted.	Permitted uses must be standardized, not left up to municipalities.	Make regulation and interpretation consistent by having allowable and prohibited uses detailed.	Non usage and permitted usage should be laid out, governed and decided by the ALC. Local decisions tend to be biased due to revenues brought in from usage.
No need to change the verbiage in the Act. The current regime speaks well to the permitted uses. An aggrieved party can go to the courts if necessary.	Make a list of non-permitted uses. Restrict some uses that are gateway to non-farm practices (e.g. wineries that host weddings).	Rewrite the regulation to remove any interpretation and remove permitted activities except for a few that can be well defined and measured.	Regulation should specify type of activities which are not permitted and the reason. E.g. golf courses because area is no long suitable for growing crops.
The policy should all be permissive. Let the creativity of the market determine what agricultural pursuits are viable and beneficial.	List activities that are not permitted and require ALC approval for any activity even if it is permitted to ensure regulations are followed.	List specifically what is not allowed. Leaving the Act as permissive is allowing loopholes for exploitation (this has been proven lately).	Two clear lists – one of what is permitted and the other what is not. Should not be open to interpretation by individuals or municipalities.
The law should be restrictive and list permitted activities, with classes broad enough to allow for restriction of new and presently unanticipated attacks on ALR.	Should be flexibility afforded to local governments, land owners, First Nations, etc. to differently interpret the regulations, as long as there are limits on what is permitted.	Act needs to be clearer on what is not permitted. Makes more sense to be in the Act rather than having local governments create piecemeal regulations.	Develop a conclusion with local government. When you purchase ALR land, there should be a list of what you can do with that piece of property.
Needs to list things that are not allowed as well. Specifically state the spirit of the law, to prevent municipalities from going around the spirit of land use and preservation.	Biggest problem is there are many non-farm uses being carried out on ALR land, especially wealthy people buying parcels, building estate homes and paying farm taxes because of hay.	Land uses in the ALR should be approved by the ALC. If someone wants farm status they should have to adhere to rules and regulations set out by the ALC. Should be consistent application of rules and regulations across BC.	Establish provincial standards for permitted activities (farm home plate, 1 dwelling per property, no commercial vehicle parking, etc.). ALR landowners and local governments will be able to understand the rules much better. Local governments can apply to the ALC for special approval to set their own rules.

Clear Definitions

Definitions must be very specific.	Use plain language.	Improved clarity is an excellent idea.	Improve the clarity of regulations and be consistent in application.
Need clearer distinctions and better follow-up on checks and balances.	It is very confusing. Could be simplified and could clarify the relationship to the FPPA, and also housing for farm help housing.	Needs to be “boots on the ground”. The ALC should never not know when an activity on farmland takes place that is the result of ‘misinterpretation’.	All activities should require approval and review to prevent misinterpretation. An interpretation guide should be used, which evolves through appeals, court cases, etc.

Reporting/Recording System

Need design mechanisms that require ALC be made aware of what is happening in districts.	Should be a reporting system that requires the land owner to report at least annually on what activities are taking place.	Important that we know what each stakeholder is doing with the land. The burden of recording this information should not be only on the land owner.	Help inform the ALC and the public by reporting plans in the future so there is one comprehensive record of what is being allowed on ALR lands.
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Other/General Comments

Involve expert agriculturists from UBC in planning.	Two part system with local governance approvals and then ALC approval.	Regions should have the ability to interpret things depending on their situation.	The ALC would require a lot more staff in order to provide any kind of appropriate oversight.
The two should be required to oversee each other with the number one issue being prevention.	Having the local government require a final approval by ALC before a permit is issued should be ample control.	The ALC should be consulted during subdivisions. BC Land Title and Survey Authority should be doing some due diligence too.	All activities involving ALR lands must be conducted through the ALC (may mean more funding for extra employees, through a levy).
ALC membership must be merit based with agricultural background, not political appointments.	Take the final decision for the use of ALR land away from municipal governments who have little interest in preserving farmland.	The ALR and ALC should be abolished by legislation, to remove confusion on interpreting their self-serving needs.	The ALC should be first in line for consultations, before municipal governments hold lengthy hearings. The appeal process needs rejigging, too.

Theme 6: Food Security and BC's Agricultural Contribution

Do you have any additional comments about food security and B.C.'s agricultural contribution?

Need to Protect BC Farmland

BC has already lost far too much	Land that can produce should	Protect and encourage farmers.	Agriculture lands should be reserved
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agricultural land.	produce.	Make farming a safe and attractive profession.	as much as possible for food security in BC and Canada.
Once agricultural land is gone, it is never coming back. If we continue to develop over it, it will be lost.	Growing our own food is more important than developing land for the rich.	Without protection our agricultural lands will be paved over and mansions built on them.	Houses can be built on a mountainside. There is limited arable land for food production and it should be protected.
Preserve what we have. BC is unable to grow all the food it needs even if the Fraser Valley had never been paved over.	We need to make sure we keep the limited base for farming in BC. The industry is a remarkable contributor to the BC economy.	BC needs to be able to produce food for people who live here. A growing population means we should be setting more land aside for agricultural purposes.	The ALC can play an important role in protecting the province's ability to provide food for BC into the future if the mandate of the ALC is upheld and strengthened.
Stop development pressures now. Once those fertile lands are gone, they are gone forever, along with the capacity for food production and security.	ALR land should be solely for agricultural use, with a minimum profit/production for owners to abide by or taxes and fines increase substantially.		Farming is a vital part of BC's economy and the quality food products produced from local food is a source of pride and a major economic driver. Land needs to be preserved for agricultural uses so that this can continue.

International Relations

We should not be importing as much as we do.	Trading relationships are an important element to a healthy economy.	International trade should be a priority. We need to diversify markets (cherries do well in Asia).	Many people will buy products from other countries based on price alone, even a few cents.
Locally grown fruits and veggies are important; the idea of importing produce from draught stricken California is unsettling.		Both BC's food needs and producing enough for export are important. Include in the ALC mandate a directive to support development of soil and environmental improvement strategies that can affect yields.	

Supports/Assistance/Education

Develop a farm lease system so that young farmers can get into the business.	Provide assistance for processors who want to expand their capacity.	Provide further incentives to ensure land is farmed (more than a tax break).	Difficult to enforce the BC first policy. An in-depth marketing campaign regarding local food produced for locals is a good idea.
Food security is important but will not be seen as such if decision making is purely economic driven. Governments must support local agriculture if they want local food security.	Encouraging food crops on ALR land requires encouraging farmers. The Ministry needs to encourage farming of food crops, to encourage succession planning and take a pro-active role.		The public needs education as to the value of BC agriculture ("Buy BC" program didn't go far enough), how much we produce, how much better/safer the products are, and how the ALR is connected to those issues.

Other/General Comments

Think ahead 20-50-100 years.	Foreign ownership of ALR farmland should be forbidden.	We should be able to support our own population if we need to.	Produce here only what makes sense, to optimize space.
Don't use ALR land close to urban areas for large greenhouses (as seen on the Delta).	Co-ops and share farms should be allowed. ALR should be able to subdivide into smaller parcels.	Need to consider the effect climate change will have on our ability to grow food.	Should support research and agriculture trials and more opportunities for emerging products.
ALR land should be seen as permanent and hard, or speculative pressures will always bid up land prices.	Huge priority. We have the capacity to be self-sufficient when it comes to food. We should be economizing on this.	Climate change will increase BC's role in feeding the world. I hope this would be a future economic powerhouse for the province.	Salmon farms should not be allowed on agricultural land nor should they be subsidized like farmers.
Buyers are demanding local produce. Supply is not meeting demand. We need a mix of large and small farms, and horses should be disqualified.	We need people to view farming as a respectable, money-making career choice. Farmers shouldn't need second careers to support their agriculture habit.	Most of the food produced on the Lower Mainland leaves the Lower Mainland. Most of the smaller ALR parcels are dominated by enormous houses surrounded by blueberry bushes.	Food security is ever more important, due to the rapidly changing world, the continued increase in world population and increase movement of people from third to first world countries.
In a world where global governance is breaking down, local, safe and transparent food development will become more important. We need a clean environment to live and attract high value people.	Farm use that includes space for food stands can create multiple community hubs around which more sustainable living can be developed, and increase the health of communities and social connection.	We have overblown unrealistic expectations for what can be efficiently and competitively produced. Markets should be allowed to evolve and meet demand without artificial constraints on land use.	Lower the threshold to achieve farm status on ALR properties under 2 acres from \$10k to \$1500. Maybe lower it to >1 acre. Would incent micro-farming, which would contribute to food security and allow youth to farm.

Theme 7: Residential Uses in the ALR

Should residential uses in the ALR (such as number, size and siting) be regulated?

Home Plate/Footprint/Siting

A maximum size of a house footprint should be established.	Limit to 2 dwellings, limit the maximum floor area.	Home sizes should be limited and property subdivision very limited.	Limits on the amount of land that can be used for housing.
Each case should be reviewed according to size and details.	Richmond has put upper limit on the size of residential buildings. The limit is too high.	No new footprints, and redevelopment only to a 10% floor area increase.	House size should be regulated. Special restrictive conditions that would be acceptable elsewhere should apply to ALR land.
Should be limitations on the size of	Restrictions must be made on	Size should be restricted. I have a	Should be restricted to a minimum

homes and the number of them based on the farm operations.	location of the home and outbuildings to maximize the area farmed.	10,000 square foot house next to where I live that is empty most of the year.	footprint, structure size and driveway length. Should be siting requirements to maximize efficiency.
A home plate is critically needed, especially in the lower mainland where speculation is rampant. If a property owner feels the need, they can apply to the ALC.		Only 2 housing units/10 acres. Limit size to maximum 3500 sq ft for 1 house, rest smaller. Sites should not cover arable land, should be limited to edges of farmland, not placed in the middle surrounded by pavement.	

Farm Worker Housing/Family Housing

Second dwellings for generational family members are essential.	Farm worker housing is very important, yet size matters.	The only residential use should be to house actual farmers and farm workers.	Some types of agriculture require additional labour dwelling.
I do not have a problem with the second house/housing for family or farmworkers.	The lack of farm worker housing has been stated as a significant barrier to allowing farms to succeed in our community.	Only accommodations for farm workers and owners should be considered, and on portions of the land that are not arable.	Residential uses must be prohibited other than principal residences used by the owner/operator/employee use.
Make allowances for multiple generations of a family that all share the land to be able to have multiple homes.		Do away with the restriction on second dwelling units for relatives, but restrict building strata subdivisions. Require the second house to be on the least arable land.	

Mega Homes

Mega dwellings are not needed or environmentally sound in any location.	Various comments saying to prevent the building of mega homes.	Mega home architecture is an eyesore. It looks cheap and is not built to last.	I see many mega houses and every time one gets built, the farming seems to stop.
Should be no mega homes or lifestyle estates who pay very little in property taxes because they have farm status.	Many of the monster homes in Surrey sit half empty and most of the land goes unfarmed or is used for dumping.	Mega homes should be discouraged and phased out through heavy taxation which can be used to enhance agricultural assets.	Mega homes paid for by foreign owners should not be allowed. Residences on ALR should be genuine homes for the folk earning their living from that land.
Increasing taxation of megahomes should be explored, especially when farm income drops below a certain threshold for total family income.	A mega-home that does not relate to agricultural functionality is illogical. Two small houses to house two families that farm 10 acres together and bought the land together should be allowed.	The ALR is not the place for mega homes. Owners are wealthy yet pull stunts to pay low farm property tax. They are not farming. Those that now exist should pay fair taxes.	There are countless examples of beautiful and productive pieces of farmland being destroyed by estate properties. It is essential that landowners be sent a message that there are certain parameters if they are considering purchasing ALR land (e.g. not just a few rows of blueberries).

Regulations

Industrial use should be regulated.	Needs to be regulated tightly or it will be abused.	Just like everyone else, residential uses should be regulated.	It must be regulated to ensure ALR is used for agriculture purposes.
Regulation should be limited, but there should be common guidelines for development.		I don't think all regions have the same regulations, but it is completely fair to allow locally-determined restrictions on the type of residential uses.	

Other/General Comments

Depends on what kind of farming and how big it is.	Restrict what is allowed by local community. Do not permit more non-agricultural use on ALR.	ALR land should be separate from residential land to discourage inflated land costs.	Exceptions should be made for farm based human health initiatives such as the Woodwynn Farm.
These homes circumvent the intent of the ALR and increase development pressure on what is left.	Have to balance the needs of the community but protect the larger pieces of land for what it is intended for.	Homes on small parcels keep the land available for smaller crops and grazing. Larger farms rely on this land for reasonable cost.	Providing for residences for an agri-tourism based business can help subsidize less than appealing farm income in many situations.
If you give ALR land tax breaks, you should tax the new dwellings like any other property. The major tax breaks are not fair.	The use of farmland should be for farming and farming activities. It is not meant to be a land bank for rich investors.	Consider also the needs of labour intensive small scale production. This will help make communities more self-sufficient and resilient.	This should depend on the region. In highly populated areas with limited ALR land there needs to be restrictions, but in the north there should be no restrictions.
The use of tiny homes and modular housing should be considered for those wishing to lease portions of the ALR for agricultural purposes.			

Do you have any additional comments about residential uses in the ALR?

Home Plate/Footprint/Siting

Limit house size.	Footprint maximums are required to conserve available soil.	Keep it to a minimum and do not have gargantuan footprints.	Should be a maximum footprint for homes in the ALR that is not large to deter people from buying smaller parcels of land with no intention of using it for agricultural purposes.
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Farm Worker Housing/Family Housing

Should be for farmers and their immediate family.	Should be opened up, especially for families.	Multi-generational farms can't exist without multiple dwellings.	Only housing for basic farm workers, owners and operators is appropriate.
Farm workers need accommodations but they should be highly regulated.	Let the families that live on the land build enough residences to house themselves.	Should be only for farmers and farm workers. Eliminating all grey areas will eliminate pressure and whittling	If a farmer is retiring and his family is taking over, an additional reasonable sized home should be allowed.

		around the edges.	
Aging farmers need additional housing on the land to mentor the next generation and keep communities food secure.	I want to have a mobile on my little piece of farm to rent out to a worker. They would pay rent, get paid to work, sheep would be cared for, and farm would be better sustained.	A ranch of thousands of acres cannot be properly managed by one person and their spouse. Accommodation is needed for adult children and paid farm hands, and temporary workers during harvest time.	

Mega Homes

Numerous comments that farmland is for farming, not mega homes.	If land is not farmed then take away their tax benefits to discourage the building of mega homes on farmland.	If a large house is permitted to be built on farmland, then a requirement must be that a high percentage of the land is indeed farmed for viable food crops.	There is no sound judgement for a house with 10 or more bedrooms. Should not be for extended family or a mansion for those wanting to skirt municipal zoning restrictions.
"Estate" properties are being used to build multi-unit homes under the guise of a single-family dwelling. Many also include swimming pools, multiples garages, etc. that take up valuable agricultural land.			

Taxation

Surtax if land is not productive would encourage lease of land to farmers.	If you chose to pursue removal from ALR status, you must pay 10 years back taxes at a new rate.	There is already plenty of tax cheating where people have a "farm" (horses, blueberries, etc.). Taxed as farmland but precious little farming.	Taxation has to be a tool to discourage misuse. Too many estate owners leave crops in to make farm class, but crops are not managed. The purchase price of the parcel increases so a farmer can't afford it and the purchase price of similar parcels increase as all see the pay off.
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Young/Future Farmers

Quota system needs reviews for young farmers. Scale has created a barrier to entry.	Think "future" to make farming an attractive profession. Many young farmers can't afford to do the work they love.	Resident farming is becoming impossible for newer generations as property is unaffordable and farming incentives are few.	Farmland is being speculated so prices are out of reach for young people. We want to expand our flower operation but can't because it's tough to find land for under a million dollars.
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Residential Uses

Need for small footprint, low-impact	We are losing too many trees with	No subdividing small parcels off of	Many second dwellings are
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housing (e.g. tiny homes).	some of the residential uses in the ALR. Urbanizing areas bit by bit.	larger pieces to accommodate another house.	constructed without a real farming need to have them.
Tie residential building permits to documented farm use. No house if not farmed.	We need to remove development speculation and limit the size and number of houses.	Any residential use has to be strictly regulated. Once ALR land is changed to residential land, they will never be restored back.	Near urban fringes, leave the farm land for the farm and encourage farmers to live in residential areas.
There should be no residential use of ALR unless it is not permanent or someone is reasonably preserving the land for future use.	ALR land should not be used for residential development. This is destroying agricultural capability and green spaces for greed alone.	There should be stricter rules about what can be built (e.g. a second "temporary" home that has a concrete foundation).	Regulation should be monitored locally, as intent with residential applications will vary according to how rural/urban the area is.
The ALR is unnecessary. Residential development should be regulated by local government via locally elected officials.	2 small houses does not erode the same amount of farmland as many large houses, plus it allows people to co-operatively purchase land.	A buffer zone which restricts, prevents or sets limits on residential construction should be created in Zone 1 and be regulated by the municipality, with input from the ALC.	

Other/General Comments

More inspection and enforcement.	Enforcement needs to be stepped up.	Enforcement of the regulations is important.	Organic standards need a review to accommodate smaller farms.
ALR ownership should be restricted to BC residents who are also Canadian citizens.	The abuse from current owners, local and foreign speculators needs to be stopped immediately.	Regulate pesticide restrictions to increase a natural environment to raise healthy children in.	Funding and a provincial mandate need to be provided to municipalities.
Local government may be easily pressured to allow development of ALR.	Consider land banking and ensure farm uses are contextually appropriate (crops on good soils, cannabis on bad soils).	Homes will not be a problem in the future, but creeping industrial use in combination with living quarters will be.	Perhaps a referendum requirement could be instituted to enable the population to vote on meritorious exceptions.
Let the landowner do what they can with their property (e.g. campground) that allows them to keep the rest for ALR use.	Anyone that currently owns ALR land that is not farming needs to lease it to farmers, prove the land cannot be used, or face fines.	Strengthen and restore the ALR. As long as there is any doubt about the ALR's integrity, alternative uses will be sought.	Dis-allow foreign speculative investors from purchasing ALR land over one acre. Then strict rules regarding placement and size of dwellings and other structures.
Those who use pesticides/insecticides should be required to register and pay a fee for using chemicals on their produce. Should be displayed on their products.	It is the responsibility of the elected body to use the agricultural land to feed and employ BC residents. There is enough land base to feed our own and create employment.	BC must put into ALR law what the ALC can adjudicate (size, quantity of housing, etc.). Ensure this cannot be changed by future governments. Elevate farmland to status of parklands which most would not press to develop.	The ALC should take over the building permit process and collect the fees instead of municipalities, to discourage municipalities that encourage non-farm uses on ALR land to generate development fees.

The demand for use of land on Vancouver Island will continue to rise. This will be reflected in higher bid prices and increased pressure from developers. The quantity of new development on ALR land should be considered via the highest value for the production of food products, not the basis of the demand for property.

Theme 8: Farm Processing and Sales in the ALR

Do you have any additional comments about farm processing and sales in the ALR?

Support for Agriculture Based Ancillary Uses/Farm Processing/Sales

Allow some complementary retail to increase traffic to the site.	Retail must sell what is produced from the land.	Regulate size and keep the growing land untouched.	Any parcel used should be directly related to the products of that farm.
Yes, tied to agricultural production no matter how tiresome.	Food processing should be allowed when processing the food grown on the surrounding parcels.	Class 1 and 2 lands should be exceptionally limited while other classes could be used for processing facilities.	Farms that sell farm produce or food services are a huge plus. Allowing non-agricultural ancillary use has no place in ALR.
Small farm stands should be allowed, but the size should be limited and only products grown on the land.	Should be allowed with restriction, as long as the ancillary use is directly tied to the agricultural use of the property.	Ensure ancillary uses are tied to a strict percentage of total land size. Processing plants should only be built on land other than Class A.	We need to find ways to help farmers be successful financially. Allowing flexibility for use of farm land or a portion thereof will help make farming more attractive.
Allowing ancillary uses, within locally-determined limits, may be necessary for the overall sustainability of any agri-business or co-operative.	Widen what farms the processing can be associated with (e.g. co-ops or other local farms). This will help make local production and processing more viable.	Without non-agricultural uses generating off farm income for producers, there would be very few viable farms in BC. Keeps the land owners focus on the land.	Ancillary uses should be allowed on portions of the land that are not arable. They should be restricted to local and community events with an agriculture focus.
They should be able to have small accessory buildings next to the main road, not in the middle of the best land. Should it be taxed as a commercial building?	Ancillary uses must be directly related to agricultural production. Some limited processing and food stands are important. Community centered activities should be priority.	For microbreweries, if the land is used as much as possible to produce the product then should be okay. For weddings, should always be the minor use of the land and not on small parcels.	Retail/food service use should be permitted up to a certain percentage of the land if it is directly tied to farming/use of the land. It also ties the family/land to the community.
Michell Farms is a perfect balance. Provides a one stop for customers by selling their own produce and complimenting it with milk, bread and potatoes from off-farm.	Tighten the rules on where on the land these can be built and limit the area that is allowed to be built on. Limit it to food processing; don't allow business that is vaguely associated with agriculture.	Ancillary uses should be tied directly back to the operations of the farm, or should be taxed as a business. Farmers need to be able to offer ancillary services to keep their farms operational. May attract new people into farming.	Ancillary uses should be tied to the agricultural production and limited in size permitted. Anything outside of the limits should be applications to the ALC. ALR properties should not be used for a small section of growing with huge retail components.

Against aspects of Ancillary Uses/Farm Processing/Sales

Retail with limited farm products, event spaces, galleries and meeting rooms are not okay.	Use of ALR for non-agriculture related agri-tourism should be revisited (e.g. wedding and event venues).	Wine isn't food. Galleries, B&Bs and event spaces are not producing food. The fact that farmers need these is a reflection of food pricing.	Secondary uses of ALR property should be carefully tracked and in most cases not allowed. Once you cover the land you don't get it back.
Good farmable land makes poor parking lots and foundations. Processing plants need to be close to the farm/ranch, but not on good soil.	Ancillary uses should not be allowed on land in the ALR. Should be relocated to commercial, industrial, residential, downtown cores, etc.		This was a result of breaking ALR into two zones. The value of land increases with this kind of development. Existing ancillary uses should be grandfathered in, but future uses must be stopped unless they deal with agriculture on the same piece of land. Percentage of land to ancillary use should be stated clearly in ALR law.

Other/General Comments

Loopholes need to be addressed.	Nurseries are not farms.	This depends on the size and case.	Retail facilities/restaurants need to be regulated.
This should be permitted, regulated and enforced by the ALC.	Development should not be allowed to degrade the quality of the land.	ALR is unnecessary and the market will influence how best to develop a property.	Tax them on a commercial basis if the products they are selling are not farm related.
Buildings and activities not directly related to farm production in the ALR simply waste land.	There should be strict regulations for what is considered agricultural production and what is not to deter non-agricultural use.	The footprint of non-agricultural uses should be controlled over a certain size and be tied to quantity of production.	It is illogical to allow significant square footage for retail and processing facilities but not allow another small residential house which takes up less space.
The current 50% requirement of sales of agricultural products seems to be a fair balance. The issue is enforcement – too few officers.	Mushroom farms and greenhouse operations should use commercial land. Once paved over it is extremely difficult to restore agriculture land to any fertility.	If the baseline is clearly established for what is permitted, and any non-baselines uses need an application, decisions can be made on a case-by-case basis.	Should be more limits to ensure ALR land doesn't become the preferred location for commercial and industrial uses. Accessory uses should not reduce agriculture potential.
Ancillary uses could deviate from strictly agricultural so long as they add resilience to the farm and don't create permanent soil loss above what the permanent permitted farm uses require.			

Theme 9: Unauthorized Uses

Do you have any additional comments on unauthorized uses in the ALR?

Fines/Penalties

Should be fines for oil spills.	Fines and penalties should double or triple with each infraction.	Must be heavily policed with heavy fines for infractions.	Increase fines at least ten-fold if government is serious about protecting ALR.
There should not be a penalty of just paying the fee; remediation should also be part of the fine.	Any fines should be significant, and could result in loss of land if egregious.	Should be financial penalties to those who deliberately degrade farmland for their short term gain.	Fines and penalties should be severe and include loss of tax exemptions and/or other subsidies.
Hitting offenders in the pocketbook is the only place it's going to hurt them. Need stiff fines and penalties.	Serious sanctions like forfeiting the land. It is not a matter of misunderstanding but about what they can get away with.	Unauthorized uses should be heavily penalized. Farmland is essentially a common good – we all need to eat.	If heavy fines and ticketing don't detract the extreme abuse of ALR land, a court ordered sale can be a last resort.
Publish fine amounts in regulations. The problem is the large operator who is out to take advantage of unclear regulations and ignores ALR inquiries.	Other sanctions include public reporting of those who are found in contravention. Need proactive investigation, rather than complaint driven.	Need very steep fines to deter people from doing unauthorized things on ALR land. If that isn't enough, criminal prosecution or other legal avenues could be used.	More financial support – tax breaks, grants, interest-free loans for those who opt for land improvement uses (rather than fines/penalties leveled against those who cause damage).
The ALC should be able to fine property owners for unauthorized uses, with a high maximum fine amount. More enforcement and compliance officers could help with this, by working closely with local governments.		Often those who violate rules do so knowingly. To prevent this, ensure it is not financially viable to do so: heavy fines, ability to shut down areas of land being used improperly, ability to tow, ability to fine companies who are dumping, ability to revoke ownership. Should be financially responsible for remediation.	

Education

I would like to see awareness and education increased dramatically.	Most people don't realize they've used ALR land in an unauthorized manner.	Up the education and try for voluntary compliance, with hefty fees in your back pocket.	Should be a province wide educational campaign. The ALC should have a public educator for that task.
Develop ways for the public to report instances of unauthorized use in the ALR. The current ALC form is ridiculous. It should be for mobile devices, take GPS/pictures and send to the ALC. Also should have a TV ad campaign.			

Enforcement

ALC needs more staff to enforce regulations.	More and speedier enforcement is needed.	More enforcement would raise awareness.	Enforcement is more than just policing. We need more positive community engagement.
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There is no enforcement at present. I live in the Surrey and the ALR is a place to build mega mansions and park gravel trucks.	Fund the ALC properly so they can enforce the laws to follow it up with concrete action. Warnings do not work.	Inspections are not made until complaints are received, which is too late. Need to hire more people to do the work.	The ALC is understaffed. Even when issues hit the news the ALC is not there to issue a cease and desist order.
Illegal usage by speculators and developers waiting for the right time to try and get re-zoning must be stopped.	Finding enough people to monitor the situations costs money. Hopefully extra funding can be found, with increased priority on the ALR and ALC.	There are currently clear regulations governing what is allowed on private non-farming properties and municipal bylaw officers come down hard on those ignoring rules. The same should apply to ALR land.	Enforcement needs boots on the ground and they need to be there before the growing season is gone. In extreme cases the farm/ranch should be expropriated and made available to someone with conditions that it must be farmed.

Other/General Comments

Charge a high permit rate.	This is a problem mostly on small plots.	Tax incentives for farmers that actually have a farming use.	Should be ability for local government to take away farm tax status.
Some of the land put into the ALR 45 years ago should be revisited, especially small parcels.	Real estate agents should be required to disclose that property is on the ALR and what that means.	If there is a requirement to produce or lease to a producer then this issue should take care of itself.	Farmers will farm if they can see viability. If the land had viable agricultural potential, it would less likely fall into development.
Unauthorized uses would be eliminated if the ALR was abolished. Illegal uses would be regulated by local government bylaws.	People abuse the land because they believe that "owning" land means being able to do whatever you want. ALR land should be public lands and rented.	Require real estate agents to provide their clients with a document that clearly states what land can and cannot be used for. Have the client acknowledge their understanding in writing.	Give municipalities a mandate and in-kind funding so local bylaw officers can better coordinate with ALC staff. Include training for approvals of home-based businesses on the ALR.
Should be five steps. 1) warning to cease activities and remediate. 2) fines. 3) enforced remediation. 4) lien against property pending full remediation. 5) forfeiture of property to the ALC.		Possibly we can balance everyone's needs. Inspection of properties would encourage safe and environmentally appropriate set ups. Additional housing on appropriate land would be beneficial, even if only a 3-5 year term.	

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Do you have any comments about non-farm uses and/or resource extraction in the ALR?

Non-Farm Use/Agri-tourism/Accommodation

Agri-tourism is a great idea.	Agri-tourism and accommodation should be supported.	Agri-tourism is a good use but not accommodation.	Agri-tourism and accommodations belong in nearby towns, not on
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			farms.
Agri-tourism that promotes agriculture and learning about agriculture should be encouraged.	When the non-farm use will render soils unable to grow crops again, it must be prohibited.	Agri-tourism provides both education and appreciation of the sector and a means to help make agriculture viable.	Agri-tourism is not going to be overwhelmingly sought; non-farm uses should be regulated plausibly.
Agri-tourism and accommodation can be a great way for farmers to increase revenue and have a limited impact on the land.	Non-farm uses are necessary to help make farming attractive to youth and lucrative as a potential profession.	If the land owner is farming and has a reasonably sized house, a modest agri-tourism accommodation or B&B can be allowed up to a certain amount.	Agri-tourism is a good way to teach people about farming. The size of buildings (retail or accommodation) must be limited and the majority of the land used strictly for agricultural purposes.
Addressing adjacency when working with people making applications should be a component of all non-farm use applications. Use a radius that fluctuates with lot size to analyze cumulative effects.		Agri-tourism should be more tightly regulated; only agri-tourism that contributes to the sales of agricultural products on that parcel should be allowed. Use of ALR for events/weddings should be prohibited. Need threshold between cash receipts and agri-tourism revenues.	

Resource Extraction

The risks of resource extraction are great.	Resource extraction should not be a permitted use.	Resource extraction is not agricultural so should not be allowed on ALR land.	Creation of a permanent open pit or facility should not be allowed. Reclaimable land uses only.
If it is zoned agriculture land, don't extract oil and gas. Some agri-tourism is okay.	Please stop eroding areas of natural beauty for gravel extraction. Stop fracking and fossil-fuel extraction.	For oil and gas in the Peace, water infrastructure development in the ALR should be used for agricultural purposes only.	Resource extraction on ALR creates speculation and holding titles rather than farming. Farm use should always come first.
No resource extraction on ALR land. There are lots of other areas that can be used that are not suitable for farming.	Preference should be given to those that will enhance the lands (provide a Long-Term Environmental Farm Plan).	Any resource extraction that compromises the ALR value of the property should under no circumstances be permitted.	Sand and gravel are not agricultural products, and we should be leaving the oil and gas in the ground.
Resource extraction should be banned for the present. Land restoration as currently practiced is inadequate and deceptive.	Sand and gravel removal should be allowed, but on land that is not good for agriculture. For other resource extraction, which is the best use for land?	Other uses can occur, provided there is no net loss of actual growing area. E.g. a portion of land that has gravel could import topsoil and grow something.	Resource extraction should not take place in the ALR. There is 'resource' zoning in many districts for this. Small farm use gravel/sand pits should be permitted.
Oil/gas leases on farms provide income for farms and are compatible. So are gravel extraction businesses (for roads) and saw mills (for building	Environment has to come first. We need aggregate but not to the extent that it harms fish habitat or agricultural use of lands. The unifying	Some specific cases extraction is an overwhelming social utility whereby the loss of farmland is reasonable given the net economic benefit to the	Resource extraction should be limited (banned in some areas). High quality and secure food production is far more valuable than the majority of

materials).	ALR principle has to be agriculture first.	community.	resources underneath the agricultural layer.
Resource extraction (mining, oil, gas, etc.) should be severely restricted. Other activities need to be related to agriculture/land preservation and completely remediated for future farming.	Would be great if cumulative effects could be measured, particularly where the landscape has been permanently altered (e.g. pipeline right-of-ways are quickly reclaimed whereas sand and gravel pits are not).	Non-farm uses and resource extraction should not be allowed, halted immediately, and owners should be required to remediate the land. These activities take away form dedicated farming activity and leave irreparable damage.	Why is forestry not considered a "farm use"? Growing trees for harvest is just as "agricultural" as growing grass for harvest, yet taxation rates are wildly disparate. Forestry should be encouraged as it provides more benefit to the public than farming or ranching.

Remediation

Land should be remediated, farmland or not.	These uses should compensate for loss of agriculture potential.	As long as top soil is returned to approximately similar conditions it should be encouraged in BC.	It should be very limited and restoration should always be possible.
Non-farm uses should be limited. The ALC should have the ability to require bonding or deposits to ensure remediation is done.	Following sand and gravel extractions, the land should be returned to farm use with proper top soil.	Aggregate extraction should be allowed, but has to be replaced with soil/land that can be farmed in the future.	Minimal resource extraction for on farm use only with strict regulation(s) on reclamation and remediation of any extraction area(s).
I don't buy that land used for other purposes is sterilized for agricultural development. An exhausted gravel pit can be reclaimed into agricultural land.	Resource extraction should be on a temporary basis like the legislation that governs municipal industrial use permits. The ALC should take financial security to ensure remediation occurs.	Sand and gravel quarries must be able to be reclaimed or they should not be allowed. Other resource extraction site impacts must be contained and areas reclaimed.	Temporary extractive uses must be required to post significant reclamation bonds to ensure prompt restoration of productive capacity. If reclamation isn't physically feasible then no approval.
These activities can be conducted in a constructive manner. Before approval, there must be remediation plans. The key is to have companies allocate a certain percentage of profits held in reserve by ALC for remediation.			

Comments on Both Non-Farm Use and Resource Extraction

Must be minimized.	Farmland is farmland.	Numerous comments saying it should be forbidden, is completely unacceptable, etc.	This should be permitted, regulated and enforced in a manner that makes sense.
Some destructive uses should be excluded. A percentage of total area might be acceptable.	The ALR should be land reserved for food production. Non-farm uses and resource extraction should not happen on ALR land.	Non-farm uses and resource extraction should be prohibited or strictly restricted in the form of provincial laws.	All non-farm uses must be stopped and prevented. The land must remain suitable for agricultural use.
Must be carefully controlled and	It should be banned. ALR land is for	Those activities should not be part of	All other activities should be

green space conserved. Need to consider biodiversity that would be threatened.	agriculture. Developers, forestry and energy companies can use other land.	the calculation for tax savings on ALR land. Should be in other revenues and taxed accordingly.	considered through a lens of whether they are limiting current or future potential use of the land for food production.
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Other/General Comments

These concerns are eliminated if the ALR is abolished.	I have no problem with people using ALR land for education purposes.	If land is deemed ALR worthy then it should be used for food production.	If the idea is to protect ALR for farming then restrictions are necessary.
As long as taxation and other regulations treat everyone the same and the activity is directly related to agriculture.	If land is not suitable as farmland, it should be used as parkland to support animals, birds, young needing new territory, etc.	Horses are big pets and not livestock. Building barns and filling in land for paddocks should not be permitted on viable agricultural land.	If the activity supports the objective of the farmed land, permits should be available. Activities that may damage the property should be restricted.

ALR and ALC Revitalization – Analysis of Public Feedback

Online Survey Feedback

Date: February 5 – February 11

Statistics

See “Feedback Analysis – Survey – Feb 5 to Feb 11, 2018 – surveys 1-100” for a summary of statistics.

SURVEYS 101-200

Theme 1: A Defensible and Defended ALR

Do you have any comments about ensuring a defensible and defended ALR into the future?

Exclusions/Inclusions/Boundaries

Yes, stop taking it out of the ALR.	Boundaries should not be temporary or flexible.	It should be harder, not easier, to remove land from the ALR.	City officials consider ALR land as lost revenue and therefore are supporting exclusion applications.
ALC should not allow individual landowners to modify the ALR for non-farming purposes.	Make it so applicants for removal of agricultural land only can come back once every 10 years.	Make boundaries permanent. Only add to them. Only urban use advisable is for agriculture.	Boundaries need to be expanded to include current available high value agricultural land.
Needs to be strengthened. It seems to have been eroded too much in the last 20-30 years.	Establish firm boundaries that are only adjusted on a holistic basis at scheduled review times.	Need a boundary review north of Qualicum Beach – it’s a big gravel pit.	New owners of ALR land should not be allowed to apply for exclusions, subdivisions, etc. for at least 4 years after purchase.
Land should only come out of the ALR if it is agriculturally very poor and is replaced with an equivalent piece of agriculturally useful land.	Roll back as much of previous allowed exemptions as possible. No more erosion of BC agriculture land base.	ALR land should not be temporary or adjustable. Make sure ALR land is not/never used for anything but agricultural production.	Taking land out of the ALR should come from external recommendations, not landowners.
Too many exceptions have been made and landowners are banking on exemptions or	The ALR must not be chipped away at anymore. We should be adding to it instead of allowing	ALR boundaries should not be viewed as temporary and adjustable. There has been ample	Communities wishing to secure ALR land for other purposes must provide the province with a swap

removal.	non-agricultural development.	time since 1973 to make boundary adjustments.	of equal or greater value of A-1 agricultural land.
Boundaries that are in dispute should be evaluated region by region with a non-biased, scientific method on soil capability.	For-profit development proposals should be banned from the application process if they involve re-drawing or relaxing ALR boundaries.	The ALR should be as tough as environmental legislation. It needs to be flexible but changes need to be compensated (like-for-like philosophy).	ALR boundaries should not be adjustable. This encourages speculation and threatens land currently in the ALR by increasing the value (and taxes).
Need strong action by BC governments, and resistance to arguments that land should be rezoned based on poor farming choices.	The “nibbling away” of land in the ALR will cause problems in the future. Farmable land is a limited resource. Once lost, it is essentially gone forever.	Get rid of the removal application mechanism. This would eliminate competition of developers versus farmers. If there is no way to apply to rezone, you can’t apply.	Imperative that BC protects all arable land from any activity that would result in a loss to the ALR base in the province. This includes speculation on future removal of the land from reserve status.
It would be useful to take lower-quality land out of ALR in exchange for high-quality land. Must be absolutely free from interference and manipulation by market forces and governments.	ALR land needs to be protected from removals or adjustments throughout the province, not just cities. The notion that boundaries can be easily adjusted should be dispelled in the public’s mind.	ALR land should be difficult to remove. A proven change of circumstance can impact original inclusion (long term drought or flooding that result in land being unsuitable).	I disagree with removing any existing ALR land as it stands. The local government was told that in exchange for removing land, they had to do something to help the farmers and nothing has happened in 15 years.
ALR boundaries should be defended and expanded into areas that are currently classified as mainly rural or rural/residential. People need to see where their food is coming from.	The ALR boundary should be flexible if it is to be defensible. Due to climate change, natural resources, changes in farming production/processing and changing consumer needs, the boundary needs to evolve.	ALR boundaries should not be flexible. Even where land has limited physical capability, it is important to reserve the land for other activities such as hydroponics, accessory farm buildings, processing or manufacturing.	I have seen too many farms removed from the ALR. The ALR needs to be more firmly defended and agriculture supported. Local governments are either pro-removal to increase density and their tax base, or they claim agriculture land is “outside their community plan”.
There is sufficient information for there to be confidence in the ALR boundaries. It would add stability to the process if boundaries were declared as “fixed”. Today’s marginal lands may hold future potential (consider technology and climate change). “Fixed” boundaries could reduce pressures to remove.			

Development/Urban Pressures/Speculation/Residential

Should not be subdivided for the sake of estate planning.	Stop building on farmland. You are destroying the future.	"Available for urban uses" defeats the point of the ALR.	The ALR should be frozen and should not be available for urban uses.
Changes need to be made to remove pressures to agricultural land for development.	Urban expansion should not be possible into the ALR. This should become part of legislation.	I would like it to be more difficult to convert ALR to urban use. This should be well known, so people are less likely to apply to convert.	In my area the local government has removed land from the ALR for retail development. This area has lots of empty businesses.
Protect our farmland. Beautiful farming property that are non-productive but still good are being turned into golf courses.	The ALR should be insulated from residential development proposals and non-agricultural businesses.	Small private homes which houses people who can make the land productive should be encouraged in applications to amend ALR usages.	Tighten checks for actual substantial farm uses so people don't buy in speculation and "farm" it by doing something small in one area.
Use productive agricultural land for food production and put houses/industry in areas of low agricultural potential. Avoid foreclosing future options.	The ALR should not be temporary or adjustable. Farmland is being turned into investment schemes and mega homes that perverse the concept of ALR.	A certain amount of land should be for residential use. One acre should be adequate. ALR lands should be used for growing agricultural products.	People who buy ALR land should know it will stay zoned that way and not try to change zoning after purchase. This leads to speculation and flipping.
Too much land is being taken out of the ALR and used for housing or industrial use. Local governments identify land as potential for Urban Interface without public consultation.	It is tough when urban expansion leaves islands of ALR land. Then owners make neighbours suffer (e.g. cattle or pigs near homes) until neighbours beg for removal from ALR.	ALR land should be unavailable for development, including golf courses etc. ALR land locally is priced way above what it could support as farmland. Rezoning is the hope.	Something must be done to stop development of sprawling single story senior complexes on ALR land. Governance above the local city level must be in place to have a community sustainable in its food security.
Our land's previous owners were denied subdividing. If we subdivided the part of our land that is impossible to farm, that would lower the value of our main home and 5.2 remaining acres, therefore increasing the opportunity to farm.	Eliminate certain common paths for removing and developing, such as golf courses and greenhouses. These are not high priority activities where all applications are considered together for land base assessment (and longer timeframe).		We should be able to feed our own population. Some of the best soil in the world is being converted into condos. We have some of the best blueberry crops in the world, and yet we transport blueberries from Chile. This is not economically feasible and contributes GHGs.

Applications

Stop applications.	We need to promote and protect agricultural land. Applications for non-agricultural use should not be considered once land has been designated ALR.	Applications made by individual landowners should be permitted only in specific circumstances. Regional/provincial agricultural needs should prevail.	Proactive work should take priority over reacting to local government and land owner pressures. A transparent process for each application could assist in ensuring proper information is being used in land use decisions.
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Farm Use/Agricultural Use

Limit non-agricultural use of ALR land.	Commercial use of ALR for uses other than growing food should be reviewed.	ALR land should stay for agricultural uses without exception.	It should be much harder to use ALR land for non-farm purposes, other than a limited amount of product processing.
ALR land that is being used (like a small brewery) should be allowed to stay as they are using it for its intended purpose.		ALR lands are important. There needs to be a limit to incompatible uses placed on ALR lands.	

Government/Policies/Regulations

Move decisions to a higher level/not associated with influences in a municipality.	Government policies should align to support farming practices and assist with improving profitability of the farming sector.	The laws/regulations need to be made very clear and enforced. Must be equality in the regulations, while still embracing farming.	Local governments must not be allowed to permit ALR lands to be subdivided into smaller pieces. ALR land use rules must be tightened so local governments cannot utilize ALR lands for schools, churches, etc.
Reduce the regulations that have evolved and that impact individuals and applications. Less resources (bureaucracy, consultant, technical) if these were reduced.	Individual municipalities should not be able to determine the maximum size for housing in the ALR. Regional-level land use planning is critical for ALR viability. The provincial government should firmly set square foot limits and restrictions on secondary dwellings.		The ALR has been well defended. There are situations where urban edge problems are encountered. The ALR should be further secured from speculation. In unique circumstances, the ALC and local governments need to find a solution that serves both interests.

General/Other Comments

Forestry can happen on ALR.	We should protect our farm lands.	If we don't do it, we won't have anywhere to grow food.	Some real estate signs advertise ALR land as "currently in ALR" implying that it can be removed.
Decisions should be merit-based on various factors such as soil quality, location, uses, etc.	Start by enforcing the protection of the ALR in Richmond by introducing hard boundaries and huge taxes on mega homes.	We need legislation with teeth that protects the ALR as land for its future food-producing capabilities.	The ALC needs more power, both legislative and human resources, to enforce current and future rules/regulations around the ALR.
Closer alignment to initiatives for environmental sustainability would build a broader base of support when making land use decisions.	I do not understand the local ALR advisory committees and how they are set up. Seems to me anyone who wants to be on it can, even with conflicting positions.	I do not see the reason for legislated protection of farm land. Agricultural land will or won't be productive based on supply and demand economics.	The onus should fall on individual land owners to prove that their land is not farmable. Land that is fallow for a certain period of time should be taxed without farm class status.
Agricultural land is a finite commodity in BC and should be treated as such. The Liberal government's changes need to be reversed. ALR should be treated as the highest land use.	The name needs to change from agricultural farm land to "arable" farm land. A lot of agriculture can take place on non-arable land (chickens, greenhouses, etc.). This would clarify the purpose of the ALR.	All for defending ALR lands with Class 1 and 2 soil capabilities. The costs of improving Class 3-5 soils are not the same as 1973. There is no incentive to clear land and develop as capable soil for growing.	A parcel less than two acres within town boundaries (no livestock permitted) is a waste of time to defence. The ALC needs to focus on viable land, not annexed parcels that could never make agri-income.
Educate the public and politicians on the importance of producing a significant portion of our own food. This is a basic security goal for any country/region with climate change and political instability of neighbours.	A parcel less than two acres within town boundaries (no livestock permitted) is a waste of time to defend. The ALC needs to focus on viable land, not annexed parcels that could never make agri-income.	Educate the public and politicians on the importance of producing a significant portion of our own food. This is a basic security goal for any country/region with climate change and political instability of neighbours.	We should not be allowing foreign ownership of farmland. Make foreign ownership of farmland illegal and provide incentives for those who have the knowledge to heal the land and grow ecologically but cannot afford the cost of land.
Any viable land that has or may be able to produce crops or sustain agriculture needs to be protected. This includes redefinition of land types and the greater ability of the ALC to encompass new lands. Community and rural planning must enshrine this protection.		Must define "defensible". Means also to develop its viability to sustain the next generation of farmers. Intensive farming on large parcels, community farming etc. could mean allowing for enough housing on the land for farmers.	

Theme 2: ALR Resilience

What do you see as the top three challenges to ALR and ALC resilience in the future?

Non-farm Uses

Mineral extraction.	Increased dumping on farm land.	The pressure to allow soil and resource extraction on ALR land.	Non-farm uses (golf courses, malls, non-farm residential).
Being flexible to allow tourism to be combined with agriculture.	Non-agricultural uses, such as amusement parks.	Balancing the need for both agricultural and non-agricultural uses.	Non-agricultural use. Strengthen the powers of the ALC to halt further erosion of BC's agriculture land.
State what activities are not permitted on ALR to reduce (mis-) interpretations by local political units.	Policies for non-agricultural uses that do not impact the land directly (weddings, camping, etc.) and have minimal construction impact should be relaxed.	The ALR has been undermined by allowing non-farming uses, like raising race horses, to claim ALR status while developers get good agricultural land.	Farmers have a hard time making money growing food. Should be allowed to have a small BnB or special event. As long as food is being grown at a certain amount per acre.
The suitability of ALR land for unrelated uses should not be influenced by the sitting government. Changes to the ALR/ ALC should be undertaken with careful, professional analysis and not based on pet projects. Other resource activities have ample opportunities on non-ALR land.		Need to be more flexible with non-agricultural uses. A substantial amount of land in the ALR is not farmable. To attempt to farm here requires water from aquifers, fertilizers that impact the environment, machinery and equipment that impacts air quality and transportation.	

Development/Urban Pressures/Speculation/Residential

Development pressures.	Residential development.	Greed/development pressure.	Speculators.
Pressure from developers.	Selling land to developers.	Greedy developers.	Urban/urban use expropriations.
Purchasing of ALR land with speculation in mind.	Urban pressures on land development and non-farm uses.	Ongoing human encroachment – urban sprawl.	Concretization of farmland/ permanent loss of arable land.
Housing. Do not pull out good agricultural land for housing.	Speculation and money laundering.	Commercial and industrial development.	Urban sprawl and residential development on ALR.
Mega houses on ALR is a huge issue.	Pressure to develop the ALR from developers or farmers.	Pressure to rezone for housing, especially in the Fraser Valley.	Too many people moving into the area and needing a place to live.
Purchase of ALR properties for	Take the speculation out and	Demand for housing by overseas	Securing the ALC/ALR against

residential purposes.	make long term decisions.	investors.	market forces (e.g. real estate development).
Overbuilding on existing land rendering it functionally useless for agricultural uses.	The increased value of ALR land, especially due to speculation of foreign buyers or corporations.	Removing land from the ALR to build homes should not be happening.	General public demand for single family housing puts pressure on demand for ALR land.
Inappropriate use of urban ALR for residential estates, resulting in loss of arable land and significant land use conflict challenge.	Better buffers between residential and agriculture (save some ALR for buffers) to allow agricultural practices to continue.	Increased pressure to build more homes, but sacrificing the ALR is not the mechanism for creating affordable homes.	Resisting urban sprawl. Farmers get more money by selling their land to developers than they do by farming their lands.
Awareness of opportunities for development of areas to produce more with support and incentives to the farmer.	Sad to see mega homes on ALR, which is now lost forever, as a younger farmer cannot afford to buy it to farm.	At the urban-rural interface, the pressure of providing more inexpensive housing developments.	Subdivision, non-farm use and growing speculation from mega homes, and the gentrification of the ALR.
There isn't enough legislation to protect the ALR with restrictions on home sizes, home plates and where septic systems are placed.	Pressure from wealthy individuals and companies to buy land for the purpose of building large residences that are underutilized.	Not buckling to the pressure of the benefit of tax dollars gained by building residences on farmland.	Developments next to active ALR land don't understand that the greenspace is a working enterprise with pros and cons.
They need to be more open minded to older farmers wanting to live on the land and have their children living there in their own houses.	There's already too much infiltration of mega homes, etc. Undoing this is harder than preventing. Find enticements for those misusing ALR to stop/leave.	Subdivision especially around the urban fringe, which results in agricultural land being used to support things like access roads, building, infrastructure, etc.	Speculation that raises the value of farmland near urban areas can make it difficult for farmers to resist selling land for a lot of money.
Urbanization. Farmers bring construction fill into their lands for quick profits and try to get out of ALR by claiming it's a failed blueberry or cranberry farm.	Housing development, giant houses built on agricultural land driving up the price of farm land and minimal farm activity on land with giant houses (tax evasion).	Mass exodus from Vancouver who can no longer afford to live there, and the rest of BC feeling the need to build on land to provide for this demand.	Greed and development; pressure to house as many people as possible in individual homes. Densification should be a priority and the ALR protected.
Oversized houses that price land so that a prospective farmer could never generate income to pay it off. Especially mansions that get tax cuts for having horses.	Land use should be more tightly regulated. You can't build a mega home and not farm. You can build for farming (e.g. agri-tourism, education).	Pressure by industrial and housing development. Increasing housing density. Reduce highway development and replace with transport systems.	Urban/rural conflicts. If farming was only permitted use, then less pressure from urban stakeholders to change farm operations to suit their desire.
The challenge is attempting to outsmart the parties (developers, investors) that attempt to find legal loopholes or bureaucratic deficiencies to circumvent the ALR and ALC.			

Food Security/Production

Urban development and food security.	More incentives (for farmers to produce food) need to be created.	The need to produce more food closer to home. BC imports too much food.	Flooding the marketplace with cheap American food, creating an uncompetitive marketplace.
ALR should be promoted on a large scale to feed the individuals who move here.			

Boundaries/Exclusions/Inclusion

Make boundaries permanent.	Protecting/freezing the ALR.	Defend large parcels.	Conversion of ALR to non-ALR lands.
Maintaining real farmland for a future that is affordable.	Keep the farmland that is viable as farmland, not rock piles.	Irreversible removal of land from the ALR.	More farmland taken out of the ALR.
Continued pressure to take land out of the ALR.	City officials consider ALR land as lost revenue and therefore support exclusions applications.	Local/provincial governments allowing for removal of land from the ALR for development.	ALR needs to be stronger – it should be harder to remove land from the ALR.
The laws must be updated and very clear that adjustments or removals are not allowed.	Force a better transportation strategy by not allowing short term removals for Band-Aid road solutions.	Decrease the ability of applications for the same property. Double the amount of time to apply for an exclusion.	Political pressures exerted on the ALC to permit withdrawal and “associated uses – permitted uses” that really do not depend on the agricultural production of the land parcel.

Cost of Land/Farming

Sky-rocketing land costs.	Helping farmers make a living.	Land prices.	Increasing land values.
Price pressure on ALR lands.	Price of land and profit margins in farming.	Profitability and sustainability of farming.	Helping existing farmers make a good enough living on their farms.
High cost of farmland is a barrier to sustainable farming.	Making farming profitable and a career choice.	Costs associated with developing land to begin farming.	Help farmers with tax breaks or loans, similar to BC housing grants.
Low human food prices and high farm maintenance fees (fertilizers, livestock feed, fencing).	Increasing land prices increases the incentive to get land out of the ALR.	We must see more programs and services for agriculture, and loans for new entrants.	The economic returns of agricultural production competing with other “highest and best use” of surrounding lands.
Balance of affordable land, which	The difficulty local residents have	All removals and exemptions have	Rising land costs, particularly in

reducing the ALR may achieve, or allowing rental units above what zoning allows.	to buy or lease land in the ALR due to rising property costs also compromises productivity.	made landholders bold in asking non-farming prices for land. Clearly development is the aim.	the Lower Mainland, have made it difficult for farmers and their families to engage in generational farming practices.
Ability for farmers and ranchers to make enough income to use the land for agricultural purposes. Especially small scale, non-industrial participants on small acreages.	Land is very expensive today. People with the same vision should be allowed to share the land. More farm homes should be allowed – small homes, with a base of approximately 600 sq ft.	Farm economics and inability of a new generation of farmers to find/afford land. Some relaxations of regulations to enable more non-farm activities would be beneficial, as long as the net purpose is putting land into production without losing the agricultural objective.	

ALC

Political appointees to the ALC.	Poor management of the ALC.	Credibility and consistency by the ALC in all decisions.	ALC that continues to allow land to be exempted from the reserve.
That the ALC doesn't have enough enforcement powers.	Put more central and powerful control in hands of ALC. It should be final decision body.	The current regional bodies should be disbanded and replaced by persons who truly support progressive agriculture.	The ALC should include only persons who have a history of standing up to protect ALR land and progressive farming.
Balancing the organization's energies towards reinforcing/ policing ALR rules and guidelines with promoting and education of why ALR is so important and how to engage more community support of local food sources.			

Politics/Politicians

Meddling by government.	Civic governments looking for tax revenue.	Tighter restrictions on local governments changing usage.	City councils not on board with sustainable and secure food systems for their area.
Municipal and provincial politicians who value votes above food security.	Securing the ALC/ALR against political/governmental interference and influence.	Provincial political interference in the past has weakened the ALR and ALC.	Local government planning to subvert the ALR lands into urban/ industrial lands.
The biggest challenge is attempting to outsmart parties that attempt to find legal loopholes to circumvent the ALR and ALC.		Politicians who cater to foreign investors who have no attachment to the land and have a different idea of what is acceptable for living.	

Nature/Climate

Climate change (x2).	Wildlife pressures (elk, moose,	Special interest pressures and	The disconnect of many citizens
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	deer, rodents, wolves, bobcats, owls, etc.).	activities that put pressure on agriculture (e.g. wildlife expansion for hunting businesses).	from the natural world. Lack of connection to nature and the need for awareness about the interconnectivity of all species and ecosystems.
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General/Other Comments

Population pressure.	Amendable regulations.	Quality of soil.	Location.
Lack of education on ALR lands.	Non-farmed ALR areas.	Less accessible for young farmers to start farming.	Availability of agricultural workers.
The use of ALR parcels for tax avoidance.	Tighter restrictions on individual appeals.	Dwindling numbers of small farmers/farm operations.	Undoing the damage that is being done.
Pressure from business for cheap land.	Awareness of growing population needs.	Sufficient funding to be able to enforce the existing rules.	Lack of collaboration with First Nations.
Shift to accommodate both “big-ag” and the small farm.	ALR decisions should not be made regionally.	Dealing with all the applications to rezone instead of enforcing existing rules.	The top challenge is defending its existence when there is no need for it to exist.
First Nation negotiation. Assuming there will be a lot of land given away.	Pressure from major cities to use farmland to solve the poverty/homelessness crises.	Needs to be less flexible for private/profit reasons compared to public betterment reasons.	Increase awareness among all sectors of the public on ALR’s importance to our well-being.
Foreign buyers and lawyers with numbered accounts for foreign buyers.	Farmers taking the easy way out to add value to their lands by subverting the original intention of the ALR.	Use of ALR lands inefficiently by those who can afford a rural lifestyle without the need to put land into production.	Understand that to be relevant you must encourage a multitude of agri-based ventures and situations.
Developing a stronger focus on developing a workforce that is informed and understands agricultural land use.	Much land in the ALR appears not to be cultivated. Allowing land to sit fallow undermines the purpose of protecting these properties.	Maintaining ethical standards and metrics. Farmland must produce crop yields and be leased by the government, or else new leasers are given a chance.	Need to recognize that land classification system from decades ago did not account for areas now recognized as ideal for growing fruit (e.g. grapes).
Local advisory committees need qualified farmers without conflicting positions in government or private organizations.	Ability for usage to be able to change with the times. Small-scale local agriculture or craft breweries weren’t thought of back in the 1970s.	Ensuring and encouraging effective and appropriate agricultural uses on ALR land. If the agricultural sector is economically thriving, it is easier	Resiliency will not be achieved until you can facilitate the needs of sincere individuals who respect the potential and need for farming; young people and people

		to justify the ALC/ALR.	with great background in food growing are shut out.
Feed-lot rules need to be changed to prevent ALR landowners from using this as a blackmail attempt to have their land removed. Make feedlots ecological, reduce overcrowding and create regulations for clean operation.	Capitalism – as long as consumers want the cheapest product in a grocery store, local producers will not be able to make a living. Either impose duties on US produce or let local producers do what they want (e.g. cannabis, housing, industrial, etc.).	ALC should not be the body to explain to government/ population that unlimited population growth isn't sustainable. Find champions in government who will push back against non-agricultural encroachment into the ALR.	

Theme 3: Stable Governance

Do you have any comments on ensuring stable ALC governance into the future?

Independence

ALC should be independent of government changes.	Preventing future governments from weakening the ALC is extremely important.	Make it more difficult for the government of the day to meddle with the ALC.	Give the ALC more if not complete independence so it can do its duty without interference.
ALC should have complete independence and be free from political whims.	Ensure there is minimum political interference. Any legislation should ensure ALR longevity.	Amend the ALC to enshrine its independence irrespective as to the political party in power.	ALC should be independent of any governmental body so decisions cannot be influenced.
The ALC and ALR need to remain free from the influence of anyone that would otherwise influence it for monetary gain.	Look to other models around the world – what approaches ensure both influence (connection to government) and independence?	ALC governance should be stabilized and not at the whim of changing governments and donors.	The ALC must work with farmers and become more transparent or the government will continue to intervene in ALC decisions.
Now is the time for the government to step away from trying to change special interest groups.	Independent and not political appointees. Committee made up by all stakeholders choice to set specific directions.	The local authority has too much say in approving changes to ALR, with sometimes inferior knowledge of issues.	Should be independent and acting in the best interest of BC's food security (not influenced by politics).
The ALC needs to be removed from political control. The ALC has been under pressure by the provincial government.	Use audits to ensure all ALC decisions are made with agricultural intentions and minimal external pressures.	ALC governance should be protected from political interference and the whims of the governing party's lobbyists.	Must be an independent body, have legislative changes to ensure farmland isn't lost, and confiscate properties not obeying legislation.
ALC must be independent and free from political interference. They make changes to preserve the land in active agricultural use. If the land is being used for homes only they have to be able to respond to react to these issues.			

Residential/Development/Speculation

Don't let developers have influence outside of the ALC.	The land itself must be initially protected from development.	Stop allowing residential housing projects from being up against farms.	Provincial government should go after the holdings of real estate speculators.
Tighter guidelines that will eliminate applications for removal by speculators.	The only way we can grow food for the people of BC is to vigorously protect farmland from speculation and mega projects.	ALC needs to hold people accountable for those who have not used appropriate permits or who have developed or built large homes on ALR land.	Development should not be allowed, unless the land is used to create small communities of 10-20 small homes. 70-80% of the land is still for farming.

ALC/Panels Composition

To eliminate peer and political pressure, the decision making panel member should be selected from outside the impacted area.	Create a quasi-judicial Commission whose decisions and designations can only be changed through court action.	All ALC members must be farmers and/or have environmental stewardship credentials, including indigenous persons.	Local ALR Advisory Committee members need to be more carefully chosen. Sometimes they are in it for reasons besides agriculture.
Seems to be operating okay. Might be helpful to have an independent appeals body that could monitor ALC decisions and policy effectiveness.	Assure the ALC is a representative body with interests outside of land developers represented (scholars, environmentalists, scientists).	Partner with a suitable government party for an annual review of ALC members, their metrics, what is happening with ALR and current political landscape.	

Legislation

I don't know how you can protect against legislative amendments.	Need to firm up the protection act so that government direction cannot put ALR at risk.	Not sure how to change that legislation is subject to the authority of the current government.	Too much political interference with legislation. The regional panel system has never been good for the consistency of decision-making.
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General/Other Comments

Transparency in all applications.	Ensure that it isn't "easy" to change.	The ALC should have/continue to have final say or approval over local governments.	Protect the ALR and ensure the use for generations of food production.
Farm Class Status Eligibility	Remove the amendments made	Better public awareness about	Remove elected officials and

Income Thresholds need to be raised significantly.	by the Liberal government and appoint a new administrator.	the importance of agricultural lands.	special interest groups from the process.
Industry and foreign investment pressure need to be kept in check.	Need a science based approach with a third party consultant.	Involve outside NGO that has the shared vision and does not swing election to election.	Have government set long term vision and create structure where ALC can only work within.
Create separate arbitration to deal with refusals so the process is transparent and defensible.	Create a bill of rights and freedoms for BC which elevates agriculture and food security, protected by the courts.	Only broad public support of the absolute necessity of maintaining farmland will prevent changes being made.	Having more voices for the support of preserving our agricultural lands when decisions are made.
Get rid of removal applications, to free up employee hours. Put those working on rezoning applications into enforcement.	Do now allow local, regional or provincial decisions to be made in advance of ALC decisions with proper professional input.	Not applicable, since the ALC is not required in a broad market sense and only exists to serve itself.	The ALC should be more central and have greater power. Should be a final decision body, not local interest groups.
The good work of the ALC is misunderstood. Develop a campaign that helps understand how integral farmland is to everyone's well-being.	The ALC should listen to the input of those who own ALR land and elected officials representing jurisdictions of largely ALR land, not developers, industry and other elected officials.	Set timelines for re-organizational considerations. New governments should not be able to make immediate changes for political reasons. Limit of 5-10 years between re-organizations.	A comprehensive revisit of what is agricultural land and ensuring the ALC protects it. Lands that are not capable of agricultural production should be removed. Have a set of rules for deciding what land can be used for, and make it formatted and with a timeframe.

Theme 4: Efficacy of Zone 1 and 2

What are your thoughts on the current two-zone approach?

In Favour of Getting Rid of the 2 Zone Structure

Don't agree with zones.	Zones are a bad idea.	We are one province. Go back to one zone.	There should not be two zones. One zone is required.
Should not have split the province into zones.	Don't like it; go back to the original one zone for all.	Should be one zone. ALR lands should be for agriculture.	Should be one set of rules that applies to all.
It should have never been changed. Change it back to the original way it was.	Make it all one again. A cow will eat grass in the south and north parts of BC.	The two zones should be abolished and all ALR should be under the same laws.	There should not be a two-zone approach. The ALR should be frozen.

The two zone approach allows for encroachment onto ALR lands. Protect the land, the rest follows.	Back to one zone. If land can grow food, there is lots of mountain sides for condos.	Do away with the 2 zones structure. All ALR land owners should have the same right.	This was a big mistake. Non-agricultural resource activities can be focused in non-agricultural areas.
The re-zoning was a ploy to open land to the potential of future real estate development. Food security should trump everything.	Get rid of it. Treat all agricultural land as the highest use and only under a strict test should land be taken out of the ALR.	There should not be two zones. Zone 2 has too much leeway in regional and community planning objectives.	One zone is easier to understand. The ability to be flexible is important, due to different areas having different requirements.
It is a misguided attempt to allow for more commercial development. There could be a review of current designations.	This is an attack on ALR land in zone 1 and is giving more power to local governments, who are interested in increasing the tax base.	There are differences between the two areas identified by the zones. The principles should be the same and areas governed by the same principles.	Dividing into two zones is a precursor to allowing for increased development in zone 1, as it covers the most populated areas of the province.
Both zones should be treated the same and the standards should be set in zone 1 so the public can see the government is serious about food security.	Should be equal. Zone 2 interpretation is economic factors such as resource extraction can be put ahead of all. Also gives too much leeway based on social values.	Zone 2 leaves farmland vulnerable to competing economic interests. Humans prioritize economic short-term goals over environmental health and sustainability.	The zones give ALR land owners a regional lottery in which the province values their land in differing amounts. It is discriminatory upon zone 2 municipal and regional development objectives.
The two zone approach does not consider climate change, greater affordability of farmland in the north, new farmers, or those expanding their operations. The two-zone approach seemed short-sighted and political in nature.	A multi-zoned approach opens doors to changes that impact the fundamental principles and purposes of the ALC and ALR. Looser zone 2 restrictions may be appropriate now, they may quickly become inappropriate as an area urbanizes.		All agricultural land in the province should be under the same zone, rules and process. Climate change will introduce changes (expansion) in the province, especially in the north. The creation of the northern zone operates against the conservation of the ALR.

Suggestions for Keeping the 2 Zone Structure

Keep it.	It is fine.	I am satisfied.	Zone 1 should include zone 2 components. The zones are too large to have common regulations.
As long as both zones are producing food and quality as a	I see no problem with two zones. Zone 1 is under the greatest	Two zones are acceptable but it should be amended that any ALC	2 zones allows for the farmer to retire and stay where he lives.

farm, then it's fine. It's not okay if simply to increase densification.	development pressure and needs to have the strongest controls.	land within 60 km of a municipality should be under zone 1.	This allows him to keep mobile and depending on terms agreed allows teaching as well.
The 2 zone approach makes sense. Give consideration to economic, cultural and social values, and regional and community planning objections, except in zone 1 development pressure is too strong so leave it as is.			

Other/General Comments

Break zone 1 into sub-zones.	The regional and community planning objections should be removed from the Act.	Acknowledge the differences in the north from those more heavily populated areas.	Need to review First Nations lands and the non-agricultural uses on prime farmland.
Perhaps there is too much of a gray area that people have an opportunity to manipulate.	Anything to make it more affordable for new or existing farmers.	It could be better improved if you collaborate with the local First Nations.	Should be an alternate way of addressing urban fringe ALR issues.
The 2 zones accurately or inaccurately devalue the worth of land in zone 2.	Very hard to police. What happens to the residence when the retired farmer dies or moves off the land?	Clauses that allow for exceptions should be limited. Should be no allowances to remove ALR land for population pressures.	The BC government opened the door to increased development on agricultural land in the northern and eastern parts of BC.
More housing is needed. You can't farm if you don't live there, and the cost of travel is already high.	There should be one zone to cover land that can and does grow food, range cattle and support the fruit-growing east Kootenays.	There are issues in zone 1 that may not apply to zone 2 (urban sprawl). It doesn't matter which zone it is in, there is no enforcement anyways.	Two zones will protect arable land in zone 1 to a greater degree. Zone 2 properties can be subject to intense pressure from outside interests, since the land may be rich in energy resources.
Cultural values should not be a strong factor for assessing ALC proposals. Assessing cultural, social and community values as separate from agriculture is against the spirit of the ALC Act.	It depends on how well the ALC can preserve agricultural lands, independent of geographic location. Also depends on whether the decision making process remains at the local level.	Land not in use should be allowed and supported, maybe financially and at the government levels, to young farmers, to make it more feasible to rent unused farming lands.	Allowing more dwellings on larger holdings allows for small-farming operations. Many small and market farmers would love to be able to live and work on a farm. Current model favours industrial agriculture.
I disagree with zone 2 involving economic, cultural and social values, and regional and community planning objections. These are often used to remove farmland. Short-term value of the sale of the property is seen as more valuable than its retention as farmland.			

Theme 5: Interpretation/Implementation of the Act and Regulation

Do you have any comments or suggestions for improving clarity and consistency?

Enforcement

Need better follow up on cases.	Local governments need to ensure compliance (heavy fines).	Follow up with frequent inspections.	More resources are necessary to enforce regulations by the ALC.
More field staff could be recruited to check that permitted activities are being carried out on ALR.	A properly funded and effective enforcement system needs to be in place, enforcing clear rules.	Need more people enforcing existing rules instead of dealing with removal applications.	Should be severe penalties for violators, and make it clear when ALC needs to be involved in any given activity.
Needs to be more fines for landowners who do unsanctioned activities on their land, so that they are forced to seek clarification or approval.		Abuse or misinterpretation is common and bylaw enforcement or the will to enforce is non-existent. This allows for greenhouses that import most of the products, wineries that are a liquor outlet, camping sites and RV storage.	

List of Non-Permitted/Permitted Uses

Improve regulations and clarify what is allowed and not allowed.	Need delineated non-permitted activities as well as what is permitted.	Useful to have a list of uses that are not permitted and a list that are permitted.	Forbidden uses should be included alongside permitted acts.
Permitted and non-permitted uses and activities must both be made explicit and monitored.	Prohibited activities should be used and should include all activities harmful to soil, organisms, water and the air.	Should include what is not permitted. Grey areas will still occur. A hotline or check list on the ALC website would be helpful.	Draft a document outlining what activities and uses are allowed in the ALR. This will likely differ by region.
Review and tighten up. Track permitted uses. Perhaps some delineation of forbidden usage, if certain aspects aren't clear.	Tie the permitted activities to the agricultural output of the parcel (must use foods produced on the land).	Greater clarity about items on the permitted list and development of a non-permitted list (which may be the greater clarity).	Stricter rules for those activities not permitted to take the "grey" out of the process. The ALC does not need to be advised of permitted activities.
List not-permitted activities in the Act or Regulation, clear that this list is not exhaustive. Should be documentation and timely reporting of listed activities (permitted and not permitted).	Including not permitted activities would help close loopholes. Covenants or long-term commitments to ensure allowances are not a step to make another change away from farming.		Listing activities that are not permitted makes it easier to enforce the Act. Difficulty lies in defining those activities. Perhaps no activities that would prevent returning the land to agricultural use (large paved areas, etc.).

Clear Definitions, Regulation and Guidelines

Act and Regulation must be as clear and specific as possible.	Make it very clear what the rules are.	Legislation needs to clearly spell out what is not acceptable.	Monitor, report and adjust definitions.
Better regulations and definitions need to be drafted.	Regulations should promote clarity and consistency of purpose.	Make the regulations and consistency clear with heavy penalties for violations.	Clarity is vital. Local governments don't want farms. Make the rules tight.
Farm property or rural residential regulations should be clear so land value is not depreciated, especially farmland.	Guidelines need to be more specific as to what is not allowed. Need language in the Act to clarify things.	The law regarding permitted activities should be made clear to minimize room for various interpretations	If things are unclear for people, they should be encouraged to phone or contact via a support line to answer questions.
Clear regulations and consistency in interpretation are a must. The Act should not contain activities that do not require ALC approval.		Need for clearer regulations and consistency of interpretation, by the government for the Act and Regulations – guidelines should be interpreted the same by municipalities.	

ALC

The ALC should be aware of what is happening on the ALR.	The ALC should know of all activity wanting to take place on ALR.	If someone is blatantly misusing their ALR land, the ALC should step in.	The ALC needs to be strengthened. No municipal or city interference can be allowed.
ALC visiting the different regions and having meetings with local governance regarding lists of activities and what is acceptable.	The ALC must be made aware of every permit approved on ALR and only permit farm use. They should have authority over municipalities.	The ALC should be aware of all activity on ALR, whether permitted or not. Could be a computer based information system; municipal or Commission.	The ALC should be aware of all permitted activities. There is a problem with communication between cities and ALC. One entity should deal with permits.
Need to be better regulations and awareness of how property is used. ALC needs to know and understand how properties are used, developed and supported.	Include a clause that the ALC can review any suspicious activity on the ALR. Could primarily be used for multi-family dwellings and minimal agriculture productions primarily used for tax benefits.	All parties should communicate via official documentation. Each person in the ALC should have access to the same information (meeting minutes, voting, recorded meeting sessions, etc.).	Form a third party (a partisan party with strong allegiance to protecting farmland) to act as liaison between government and the ALC. The ALC can be the deciding voice of reason.

Local/Regional Governments

Provide consistent guidelines to municipalities.	Should continue to be left to regional interpretation.	Remove the final decision making power at the local level. The ALC	Leave it more flexible so local governments can review uses that
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		should be in a position to make informed and equitable decisions.	are conducive to local needs and farming feasibility.
Strengthen regulations to protect BC farmland from local developers who are able to influence local governments.		Frustrating that some regional districts allow certain uses while others do not. Land use plans are often old and/or made up by urban residents who have no understanding of agricultural issues.	

Other/General Comments

Make it shorter.	Collaborate whole heartedly with First Nations.	Change the name to arable farmland reserve.	Regulate mega home construction.
Far too permissive (large scale developments on ALR).	Develop a land inventory that collects information on all events.	Should be consistency between categories of farms (e.g. vineyards versus food production).	Define the permitted footprint of the activity to percentage of agricultural land used.
Make the rules the same for everyone. One body to explain the rules and enforce them.	The Guide for Bylaw Development must be written more clearly and must be legislated.	There are certain cases in which certain uses should be grandfathered.	Need to reduce farm mansions that only have horses and do not provide food for the community.
Individuals who choose to live on ALR land should be subject to annual reporting of farm-related income and activities.	Need rules to protect farms, with responsibilities of neighbours of farmers and of farmers.	Should bring back regional agricultural centres where farmers and new farmers could get answers to their questions.	Education events/programs and online information could be made available to educate everyone and bring the community together to support the ALR.
Cultivation of cannabis should be permitted, as it is one of the first crops in a while to offer an opportunity to make good money without supplementing income.	Smaller-scale agriculture should be encouraged. Non-farm uses (except occupancy of small scale farmers) should be prohibited.	Should have the ability to ban recreational activities, concrete cannabis buildings and mega mansions. The most fertile land should be used for food production.	New farmers and those new to agriculture taking up farming and its challenges. With each sale of ALR land, should be a document to identify their responsibilities and where to go for information. This should be available to each realtor and lawyer and local/regional governments.
The ALC will need to provide direction on the growing and processing of cannabis on ALR land. Federal and provincial jurisdiction does not explicitly cover processing requirements; large scale processing does not provide communities with tax revenues and can create criminal elements.		ALC staff are available and helpful when local government planning staff need advice on non-farm or permitted uses. Other staff may not contact the ALC. Interpretation guides for Part 3 uses or discussion on scenarios in Orders could help in the absence of more formal ALC staff oversight.	

Theme 6: Food Security and BC's Agricultural Contribution

Do you have any additional comments about food security and B.C.'s agricultural contribution?

Need to Protect/Support BC Farmland/Farmers

Buy BC first.	Support for locally grown products.	Need emphasis and encouragement of local farm to table systems.	Local food production is essential to our economy, with increases in population and food costs.
Support for purchasing BC grown produce and supporting the local farming communities.	First priority should be to shop local. Only after that should we focus on exports.	Most important that we supply our community. It is crazy that we import product that we export.	Land base should be preserved so more food can be produced locally if it becomes a necessity (due to world events).
Should feed ourselves first. Should embrace the "buy local" mantra. Should be tax incentives for farmers who sell their produce locally.	Most important topic. We owe it to ourselves and future generations to make sure we have enough land to grow food for everyone who lives in BC.		First focus needs to be accessible, affordable, quality/nutrient rich local food. We can then share our excess. Eating seasonally and preserving the bounty will also help.

International Relations/Trade

If international shipping is interrupted, access to safe and reliable food will be important.	Have to diversify and expand away from traditional resource-based exports.	Export is important, but it should not come at a cost of producing for our own population.	To be competitive in many agricultural sectors, BC needs tariffs on imports; however, it is unreasonable to assume urban voters would pay more for BC produce.
We rely on too many food sources from outside of BC when it is all readily available here. BC has the best soil and environment for food production in the world. By importing we increase our carbon footprint and detract local jobs from the economy.			

Supports/Assistance/Education

Needs to be supports for farmers' markets.	Need to increase awareness of what is produced in BC for everyday consumption.	Create a business environment that makes it attractive to start farming (economics).	Many people lack the knowledge and believe that we will continue to be able to import food.
Make it easier for small farmers to do business, through clear rules, simple procedures, government assistance and strict	Knowledge and techniques allow us to provide year-round food. Ought to be enabling potential growers, permaculturists and		Need to educate people on why it is important to produce our own food, and consequences of not doing so. Look at China and India

timeframes.	progressive-minded farmers to develop food export industries.	investing in Africa because they can't produce enough themselves.
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Climate/Environment

Environmental health is vital for food security (soil, water, air, diversity of species).	We do not grow enough food to serve BC's increasing population. Climate change makes this more critical.	Climate change, diverse regulatory systems on chemicals and GMO use, and rising fuel prices make local food important.	BC agriculture should focus on growing for local consumers first and foremost. Export is not sustainable or desirable in the face of climate change.
For the sake of climate and health, we need to promote local food production. Without this we are at the mercy of growers from other countries.	Weather and global population increases will soon impact our global food supply. We should be planning for a future where we are less reliant on imports.	British Columbians need to consider our climate when choosing food. Agricultural production in the ALR can provide a guide about what is sensible to eat given our geographic location.	Must leave many options to maintain food security in BC and support other provinces, due to climate change. Family farms are often more environmentally sensitive.
Food production should reflect the climate and soil capabilities. Water, fertilizer and equipment need to be considered in production and not be over-subscribed to meet unnatural demand.			

Development

Real estate developers don't care about food security.	Urban sprawl is paving over our good land.	Pretty hard to grow potatoes on concrete.	Agricultural production is forever. Short-term housing profits a limited number of people, once.
Stop building mansions and malls on our future food source. Spectacular soil is irreplaceable.	How can I buy local when all the farms I bought from have turned into mega mansion estates?	We greatly undervalue our land for its food production capability. This relates to development and sprawl.	

Other/General Comments

Need to preserve agricultural land.	Fish farms should only be allowed on land.	We need a local bioregional economy.	Working more with First Nations would benefit all of BC.
Food sovereignty is critical for our children and heirs.	Increase allowances for farms maximizing production.	Giant greenhouses on farmland are not an important use of agricultural land.	Cannabis growing on ALR is not a farm activity. Should be grown in industrial areas.
Increase Vancouver Island's capacity, in case shipping is	The north is not suitable for major farm production other than grain,	In addition to eventually sequestering agriculture to ALR,	Food production is important. Why allow conversion of huge

disrupted by emergencies.	due to lack of water.	zoning must find allowances for residential food production.	tracts from food production to non-food production?
Transportation costs and availability are important, but we must protect agricultural land close to shipping hubs.	Stop allowing farms to use poisons on foods in BC. And stop flooding the market with cheap American poisonous food.	Changes in technology make it important to maintain the ALR boundary. Class 4 to 7 lands can still be used for agriculture.	Canned high quality food for exporting and domestic use is worth exploring for regional employment. We need a larger market to sell to.
ALC must set standards for food production businesses to which degree they use locally grown or produced ingredients. Division between locally grown food and locally manufactured food.	Used to sell excess vegetables and meat to friends and neighbours. Previous government changed the rules so they could not continue selling from their farm, which they'd done for over 30 years.	Part of the ability to have food security is for small producers to have a part and flexibility to function (transportation costs and standards, versus large operations).	Getting fresh product to market is our biggest challenge. The non-profit model for running Farmers' Markets is not working. Also price fixing and selling below cost by big grocery chains.
Need more people producing food, so we won't rely on imported food. Maybe the prices of local food would become comparable to imported products.	BC has some of the most productive land in Canada, capable of producing crops not seen elsewhere in the country. This is important for marketplace and ecological diversity, and also to prepare for natural disasters and effects of trade agreements.	Many acres of farmland are unutilized due to limited choices for farming (full-scale industrial farm operation or hold it for future development). Small-scale farming is possible if farmers are given a place to live on the land. Many can't afford this.	Too many big farms are also the problem. Crown land and farmland should be used as small communities of homesteaders, with one hectare of land per small home, bought and sold at a fair price. Should be allowed more than one home if focused on producing food.

Theme 7: Residential Uses in the ALR

Should residential uses in the ALR (such as number, size and siting) be regulated?

Home Plate/Footprint/Siting/Subdivision

Restrict homes to a reasonable size.	Individual residential footprint needs to be reduced dramatically.	Subdivision should be possible and reflect the nature of the land.	The size of the dwelling should be capped and regulated to disincentivize 'lifestyle estates'.
Buildings should be located along the property line whenever possible.	One main house under 5,000 square feet and up to two less than 1,000 square feet for employees.	Houses should be limited in size to accommodate a typical farm family (farm worker housing permitted depending on type of	Residential houses should be limited in size, and the size of the workshop/equipment storage buildings should be in relation to

		farm).	the farming operation.
Farm home plate should be regulated, but the footprint should not. Encourage farming through its own incentives rather than home size restrictions.	Home site severance should be allowed so farmers can stay on their property. Farmers are already overburdened with regulation as it is. Regulate the mansions.	Limit house size to 500 square foot max per farming family member residing there. Additional small housing may be considered for agri-tourism and farming education purposes.	Would love flexibility to subdivide or add dwellings with the goal to make the useable farmland more affordable. Means building size restrictions and more flexibility on rental units, subject to approval plan.
The number and size of residents should be managed. Subdivision for another residence should not be permitted. Request should be assessed against loss of agricultural land. Approved additional residences should use established road and utility corridor.			

Taxation

Residential uses should be regulated and penalized with higher taxes.	In highly populated areas, should be regulated to restrict tax speculation increases on farmers.	Those who have benefitted from mega homes or lifestyle estates should not receive farm status taxation.	Give the farmer extra breaks and have graduated lower taxes for any agricultural activity to prevent lifestyle estates.
Eliminate the tax breaks and charge a 'fallow' penalty for using ALR for residential purposes only, with no intent to farm. Big issue in rural areas.			

Farm Worker Housing/Family Housing

Should be restricted number for farm help.	Modest but safe and suitable dwellings for temporary workers are fine.	Farm workers should be able to live close to the farms or on the farms where they work.	Support for an extra home for additional labour, especially to train replacement as I age.
Family member houses should be permitted on parcels over 20 hectares on un-farmable land.	Third party liaison should be used to scrutinize if the residences are genuinely housing farmers and farm workers.	Structures for non-farm related residences should not be allowed. One exception should be for retired elderly farmers.	The ALC needs to realize that some situations (like a child taking over the family farm) require another residence to be built.
Farmers on small ALR properties often rely on less mechanical means of farming. More manual works means more employees, but they need a place to live.	Owners should be required to show evidence that space is occupied by workers if they claim they need the space for farm workers.	Allow farmworker dwellings and housing cooperatives on minimally productive land. Keep residences to a minimum on arable land.	

Mega Homes

No more mega homes or horses.	Mega homes increase land speculation on ALR land.	Mega palaces and estates are a ridiculous loophole. Shut them	No to big homes and yes to more farmhand buildings and
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		down.	community farms.
Many comments saying that mega homes for lifestyle estates should not be permitted.	Mega homes are taking up too much space, which should be saved for farmers.	Do not support multiple dwellings on ALR land as a revenue producing asset or to create mega homes or lifestyle estates.	Too many farms lost to mega homes. If a farm is to have a large home, then its agricultural production must be very high.
In many cases, multi-generational families are living in these large homes, but you have to wonder where the money is coming from.	Make is a requirement to have agricultural production in urban fringe areas that face pressures for subdivisions and mega homes.	Yes to regulations immediately. Farmland is being overvalued when mansions exist on ALR. Also reduced farmland being saved for the future.	There is no need for mega homes; this eats up valuable potentially food productive land. Smaller, thoughtfully placed units are sufficient to support agri-tourism.
To separate working farmers from the mega home owners, put lease restrictions on the dollar value of farmland, like rent controls in urban areas.	ALR is not the place for estates and local governments should not allow them. Places individual "wants" above societal long-term needs.	Stop mega homes. Unless you are housing your entire farming staff (must be proven) then these buildings are subsidizing housing costs.	No individual or family needs more than 4,000 square feet of house, including garage. What is multi-generational today may not be in 10 years.
Mega homes are investment schemes that are ravaging the ALR. Should be required to produce 100 times what the average farm crop requirement is annually as permanent compensation and cessation of such mega homes.			

Other/General Comments

If the ALR persists, then definitely no.	Should be regulated provincially.	Let the farmers have some benefits.	Make sure agricultural land is used for agriculture.
Affordable housing should be a component of "agricultural use".	Housing only for actively farming persons, or retired farmers who still have the land farmed.	Have regulation be required. The free-wheeling past uses of ALR lands must be stopped.	This is a very important problem in Greater Vancouver and the Okanagan.
Makes sense to have residences located on land unsuitable for food production.	Rural use for housing stock should be permitted on case-by-case basis, looking at area/region.	All ALR land owners should need to prove farm use on their properties.	Focus on food production, not agri-tourism, crops for cash (vineyards), or cannabis.
Agree with restrictions being adopted both provincially and at the local government level.	Should absolutely be regulated. 20 acre properties selling for over \$20 million should be examined.	Residential use should be regulated and investigated/monitored to prevent improper interpretation of the rules.	Need long-term planning. Residential uses should be regulated. Farming should be the priority use and buildings should be kept to a minimal size.

Do you have any additional comments about residential uses in the ALR?

Home Plate/Footprint/Siting/Subdivision

Control size.	Bring back home site severance.	Assessing the footprint should be a component of assessment.	No residential footprint should be greater than 5,000 square feet. Should be a provincial regulation.
Residential subdivisions should be allowed within the ALR on lands that are compromised.	Give more site specific discretion for location of owners home instead of dictating to be located by the street.	Home site severance should be allowed once the farm is operated for a generation, as long as the farm is over a certain size.	Limit size and number of residences to those only permitted by regulations which the strengthened ALC should establish.
There should be no residential development on the ALR. According to the ALC Act there should be "no non-farm use buildings".	Most large parcels have marginal land. Siting is needed for residential structures and allowances for on-farm based units to house the farmers.	Allowing subdivision of ALR land dramatically reduces its viability. Farmers cannot achieve economies of scale with small properties.	

Farm Worker Housing/Family Housing

Farmers need to live on their land. Often that means houses for their kids or workers.	If farmworker housing is required, make it portable housing that leaves little impact on the soil.	Residential homes should be occupied by the person doing the farming.	Temporary structures for farm workers that do not change the composition of the farmland should be incentivized.
Type and scale of farm should dictate worker housing. Should be able to be moved off farm if type or scale does not warrant worker housing.	Retired farmers should be allowed to live on farm, with a second dwelling being built, depending on additional considerations (e.g. size of farm, scale of operation, duration of farmer career).	Where additional residences are approved for farm labour purposes, there needs to be accounting regularly to confirm the need. Where it is not in use, allow as affordable housing monitored by third party rather than demolition.	Regulations should be the same for all farmland. Need to make better use of farmland; small communities and additional farmhand houses can help us create more food for local communities and the country.

Taxation

Change taxation rules so that if land is not actively farmed it is taxed at "in town" rates.	Fallow land and quine estates should factor in revised tax base to reflect Class 1 and not Class 9.	A tax could be levied on properties that are not deemed to be in use or being used for	Address the taxation of land in the ALR. If any agricultural activity takes place then on a graduated
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	Consider split classification.	residential or industrial purposes.	system taxes should be lowered. Find benefits for landowners that are actually farming.
Have to make it undesirable for people to buy land and don't farm it, by penalizing them (e.g. tax). Make it retroactive and expensive. Incentivize those who farm and monitor that they do.		When ALR land is not being farmed and is only a place to live, an application needs to be filled out as to why it is not being used. If there are no future farming plans, a penalty tax should be added or lose the home owner grant.	

Mega Homes/Speculation

Hotels or very large houses are not for farmers.	Stop the mega mansions taking over farmland immediately.	Mega homes and housing developments remove flexibility of land.	Stop supporting real estate speculation on ALR land and start supporting young farmers who would like to farm.
Mega homes around the province have a huge impact on the land and the future. Escalates growing tensions and speculation.		Mega homes should pay 100 times the minimum requirement farms need to produce for tax breaks on property tax. Money collected should go to an ALR fund to help real farms grow.	

Local governments

Both the ALC and local government should be involved in regulating residences on the ALR.	Local municipalities "handling it" allows for easy influence. Needs provincial oversight.	Local regional governments are too prone to the influence of developers to be able to fairly protect agricultural land.	Local governments are often dominated by urban residents who do not understand the needs of farmers.
Local governments should not be permitted to regulate land use in the ALR. Conflict of interest because allowing development increases tax revenues to the municipality.			

Other/General Comments

ALR for food, not development.	No foreign owners.	Income should be a majority from the farm and not outside sources.	Residential uses are incompatible with preservation of arable land.
There should be no extras – one farmhouse. That is it.	Multiple comments saying the ALR is not for residential use.	In the Kootenays, too much prime ALR land has been given up for residential uses.	The amount of current residential development on ALR land (especially in Richmond) is a farce.
Differentiate between uses which permanently remove land from agriculture and any that may not.	ALR needs to be regulated by a non-elected authority whose mandate is the land conservation.	New buildings on the land should not be allowed. We don't have much land to grow food in BC.	In the north, there should be no kind of government regulating what is done on the land.

Recreational land use should be compatible with agriculture, ranching and fisheries.	Access to land for local farmers should be encouraged to allow younger generations to farm.	There should be no residential use beyond one regulated home and one regulated portable home.	We have far more land options for building housing than we have for farming.
Hope for caution from the government to keep farmland protected for agriculture.	Show more stringent criteria for showing connection of residential building requests to agriculture use of land.	If you want consistency about how the land is used in the ALR, have one governing body control the use of land – the ALC.	The ALC may be too rigid. Even though intentions are to preserve the ALR, it appears they are hurting it by not being flexible.
Regulations stipulating that property must be used to grow food or raise animals should be introduced.	Residential uses should be minimized (except farm education programs or rehabilitation programs that also provide room and board).	Would be mutually beneficial to encourage and support small farm co-op type residential communities that blend with community needs.	Has to be regulated provincially. Can be differing for areas of the province. Challenges due to desirability of land for estate purposes and easy commute.
Should be limited otherwise the ALR will continue to be eroded. Will require political will, education and innovative solutions.	Land removal should be time and financially prohibitive. Once land is denied for removal it should not be negotiable for an extended period of time.	Turning farmland into residential use will not make for more affordable housing but will increase our cost of living for basics.	Land removed from ALR should be replaced by equal land. The bar for removing land should be different for public benefit (e.g. road connection, water pipeline).
ALR should be used for farming, not sitting empty. There should be restrictions on what is being built and what the land is being used for.	Support for establishment of a Capital Region wide farmlands Trust. There are many underutilized sites which could be organized to allow young farmers access to agricultural lands.	Assist growers who are hopelessly priced out of the market. Experience is being wasted because they have nowhere to live. No incentive left for new farmers.	

Theme 8: Farm Processing and Sales in the ALR

Do you have any additional comments about farm processing and sales in the ALR?

Support for Agriculture Based Ancillary Uses/Farm Processing/Sales

Support for roadside stands.	Allow ancillary uses but restrict their size.	If it comes from the farm then it is okay.	Needs to be tied to agricultural production.
Maybe farm stays or tours should be considered.	As long as the ancillary use involves locally produced food, it should be allowed.	They should be local and farm based. No pubs, restaurants, parking lots, etc.	Farmers should be able to directly tie their ancillary activities to their agricultural production.
Should be directly related to the	If it helps the farmer sell the	Should be reasonably tied to	Support for farmers' secondary

product being produced to be sold, with minimal outside inputs.	farm's products or other farmers' products it is needed.	production on farm or in association with other local producers.	production but should be limited and have good reason for land being used for this.
Ancillary uses should be tied to helping farmers make a living, as long as there's no negative impact on the agricultural land base.	Two thirds of ancillary uses should be directly and clearly related to what is produced on the parcel (e.g. parking at a vineyard).	Farm incomes needs to be diversified to be viable. If there is farming activity, ancillary uses should be allowed.	Non-farming uses should be limited to non-arable land. Legitimate farmers should be able to develop a full business model.
Farm stands should be able to sell products from other local farms. Offsite farm markets are not always convenient (time consuming).	If land base is not being negatively used and agricultural potential is preserved for future use then some liberty of use could be considered.	"Value added" activities may not be directly related to the agricultural business, but as long as it is not causing harm to the land, I don't see a problem.	Farmers need other sources of income. Weddings, long table dinners, classes, Airbnb or rental cabins all help farmers stay profitable. Might also attract new farmers.
If the majority of the usage and retail products are produced, processed or grown on the parcel of land or nearby ALR in a co-operative arrangement.	The other uses should be related to what is grown there or from a "neighbor". Allow several nearby farms to pool their resources for one sales point.	ALC should ensure farms operating value-added businesses are actually making productive use of their farmland. Should limit the amount of land allowed for non-farming uses.	Should only be able to process the produce they grow (perhaps some leeway). Any facilities required should have a small footprint to ensure ALR is not taken over by structures.
If title holder is not ready to farm but must establish a retail business to pay the mortgage, there could be a stipulation that they must lease a portion of the land and provide housing to a grower who has the ability to cultivate the unused areas.	Protect the land. Processing onsite, ancillary uses and extra buildings should be promoted but not at the expense of arable land if possible. Otherwise, regulate to a percentage of the property. To have these extras the land must be producing.	We should be permitted to sell all we produce. Should also be allowed to hire someone without a ticket but is professional to butcher animals on site. Cost is too high to do it all at the butcher. Private sales are what help cover feed cost.	Retail stores on farms and ranches should be restricted to locally supplied products. Restaurants and stores should be restricted in size relative to the farmed area and should be farm to table. Value added activities should be regulated based on the value added to the production of agricultural products.

Against aspects of Ancillary Uses/Farm Processing/Sales

This leads to abuse of the intended purpose of the ALR.	No shopping malls on any ALR, including First Nations lands.	Event and gallery spaces shouldn't be permissible.	We don't have enough arable land. Paving it for parking is the wrong way to go.
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Large event halls, galleries and other large building unrelated to the agricultural use of the land should not be permitted.	Disallow ALR land purchased for other ancillary permitted uses (no paved parking lots, no retail stores with limited farm products).	All the other activities that are happening on the farms are not truly beneficial to the farming practices. "Money making" grabs have no benefit to production.
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Other/General Comments

The 50% rule should be enforced.	Current system seems to be functioning sufficiently well.	Can support family farmers but have also seen the downsides.	Collaborate more with First Nations.
This will have to be strongly regulated.	Ancillary uses should have capacity to be rehabilitated to agricultural land.	Restrict the size of real estate built on ALR. Start with Richmond and set the tone.	ALC should assess businesses to ensure they are using the farm for the appropriate agri-tourism.
Equine facilities need to be reduced in size and number on Class 1 land.	More regulations are required on the footprint of ancillary permitted uses.	Give incentives to keep businesses viable (tourism, entertainment, education, etc.).	If someone isn't farming they should be fined. Harsher and clearer rules need to be made.
There probably needs to be a regulation specifying percentage of property that could be for ancillary use.	Existing rules need to be enforced. Apply to ALC for permission to build. Needs to be enough staff to deal with applications.	If you are selling a product or have a store on ALR land or claim to be a farm, then it should be obvious to all that what you sell was grown there.	Depends entirely on what the activities are and how they impact the food production system. Use a reasonable level of common sense.
The use of agricultural land for non-agricultural purposes needs to be tightly monitored and controlled (through business balance sheets or a third-party analysis/audit).		Existing regulations are tough to monitor and enforce. Local governments do not have the expertise to question or confirm if the regulations are being breached. There's ample non-ALR land for ancillary uses. Increase limits to ensure small portion of property only is used for non-ALR.	

Theme 9: Unauthorized Uses

Do you have any additional comments on unauthorized uses in the ALR?

Fines/Penalties

Make this a criminal offense.	Usage that damages the land should be punished hard.	Fines only if future production of the land has been compromised.	Hit cheaters in the pocket book. This has proven to work over the last century.
Depending on extent and nature of infringement, user should be	Penalties must be more severe. As stated above, "in some cases the	Fines for the full amount of clean up or restoration of the soil. Make	The regulations are backwards. The person complaining should

subject to eviction from ALR.	damage is permanent".	them tear down their illegal houses.	file a detailed report and should be fined if it is false.
The fines should be substantial to act as a deterrent and should be reported in the media to highlight this abuse will not be tolerated.	Unsanctioned non-agricultural use of land within the ALR should be severely punished. The current regime is far too lenient in this regard.	Other sanctions, such as legal requirements to pay remediation costs and ability to seize property (last resort), such as property tax auctions.	If the penalty is not severe enough it will be toothless, especially in the case of landowners who are financially able to build large residential estates/developments.
Remediation as a sanction. If someone does something to the land that causes harm, they should have to pay for the remediation of the land to its original state.	Fines, penalties and ticketing should be tied on to property tax. Owners cannot claim ignorance since information is available via the internet and government websites, the local news, etc.		First, the ALC should issue permits for all developments on ALR. Then there should be legal action taken against those who abuse the ALR. There should be fines for small errors but confiscation of properties that break the rules significantly.

Enforcement/Inspections

Provincial enforcement is key.	The ALC needs to be empowered to enforce the rules.	There has been very little enforcement.	Make the rules clear and have stricter enforcement.
More enforcement with real action on municipal and provincial level.	Should be inspections every 1-2 years. Would this save the pile up of complaints?	Need to hire more investigators. ALC is slow to respond to reported crimes.	More officers and strong enforcement. Good rules with no enforcements lead to failure.
Give the enforcement branch proper funding, enough officers and some teeth to do something.	Work with the municipality and their bylaws regarding monitoring and enforcement.	Perhaps this concern is another rationale for installing a 3rd party to act as a 'watchdog'?	If additional Enforcement Officers are needed to complete this work, they should be hired.
I am strongly for the monitoring and control of unauthorized uses in the ALR.	Don't be wishy washy about enforcement. Don't look the other way when it comes to the mega home/hotel issue.	Provide some flexibility in enforcement if the landowner is actually using the land for agricultural production.	If there is not enough enforcement and the level of penalty too low then the behaviour will persist.
As long as the land in question can be used for food production, the regulation should be enforced. BC has plenty of land that is not ALR to be used for non-agricultural activities.		We need more enforcements regarding illegal dumping. A lot of these trucks travel during the evenings after the 7pm allowance. Having enforcement officers on duty during evening hours may help.	

Other/General Comments

More staff.	Reward reporting of violations.	Stop all these.	Our diminishing farmland must be
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			preserved.
Everything mentioned should not be allowed except possibly more small buildings.	Greater clarity describing permitted and not permitted uses.	ALC needs to look into the viability of some of this land and whether it is usable.	Change the taxation on the property if there is zero farming activity.
Combination of approaches, depending on the type and degree of infraction. Need to take on a case by case basis.	There is this line between abuse and an average income farmer trying to supplement income via grey-area means.	If market conditions make them unable to make a living, they should be able to apply to park vehicles/equipment on their land.	Complaint based system does not work in small areas; if you complain about a neighbour there is retaliation.
Introduce an education and declaration package on initial acquisitions (so can't claim ignorance later).	Applications or permits for land usage would create the awareness to the municipal governments to know what is going on in their communities.	Permanent structures and soil dumpings should only be done with permission. Should be granted liberally considering the region's production capacity and market.	Establishing feral cat colonies should be banned on ALR and neighbouring land. Make compensation available from SPCA for supporting these cat colonies.
To provide flexibility, a small part of the land could be permitted for other non-farm related uses. Permit should be reviewed annually and no permanent or land-quality damaging structures.	Promotion, explanation and education of the cause and importance of the ALR in local communities, schools and education events could involve people to become stewards of the land.	Whatever action is taken should depend on circumstances, degree of damage/misuse, repeat offense, etc. It should be at the provincial level and dealt with by a separate unit within the ALC headed by a senior member.	Arbitration Panels to be used in disputed uses. There could be extenuating circumstances that are not within the regulations. Need more flexible approach but also need to inform new landowners in particular about the permitted uses.
Those owners who have had the land prior to ALR should be able to look at potential of non-farmable land. Many of these parcels are now impacted by the growth of population and therefore these parcels need to be released in part or whole.			

Theme 10: Non-Farm Uses and Resource Extraction in the ALR

Do you have any comments about non-farm uses and/or resource extraction in the ALR?

Agri-tourism/Accommodation

Farm related tourism is okay.	Agri-tourism is good for awareness raising.	Fine as long as agri-tourism requires no more buildings.	Agri-tourism/accommodation is what can help support the ALR.
Agri-tourism is great but should be very limited or not on ALR at all.	Agri-tourism is positive but the other activities should be banned from ALR.	Agri-tourism could be fine as long as it doesn't take away too much land.	Agri-tourism seems something that might enhance agricultural use, similarly to the value added

			by product processing.
Agri-tourism should not be of great concern if it does not chew up the land. The key is preservation for future use.	Agri-tourism should be encouraged. This is an easy way to educate tourists and residents about local farming programs.	Agri-tourism is fine as long as there are requirements to keep accommodation within the limits imposed by the ALC.	Agri-tourism helps farmers make extra income and at the same time educate the public on agriculture. This should be permitted.
Weddings, bed and breakfasts, equipment storage and small businesses are fine, as long as there are little negative long term impacts.	Agri-tourism should be encouraged and expanded, not restricted as it is currently. As long as the underlying land base remains as is.	Tourism is fine, as it educates the masses about where their food comes from. Even signs that explain what is being grown are helpful.	Non-residential accommodation in the ALR should be kept minimal and limited to a small number of cabins (less than 1000 feet) or campgrounds offering low-impact activities (e.g. tenting).
Agri-tourism can be a real benefit, when done in a small scale way. Can spread education and appreciation, and provides a chance to understand the critical nature of local food sustainability.	While agri-tourism and farm-stands may remove land from productive agricultural use, they at least have the potential to benefit the overall culture of agriculture.	Agri-toursim and associated buildings and accommodations should be permitted since they are agriculture related and positively impact the local economy.	Agri-tourism and accommodation should be allowed to be developed in accordance with permits that take into account the continuing use of the arable land for agriculture and the situation of non-farm uses on non-arable land as much as possible.

Resource Extraction

You can't eat gravel.	Oil and gas is fine.	Oil, gas, mining, etc. are not okay.	Extraction of minerals is a different thing all together.
ALR land is not for resource extraction.	Resource extraction should not be encouraged.	Gravel pits shouldn't be in the ALR.	I prefer farmland over sand and gravel.
Should not be allowed. Farmland is for food production, not mining.	Other mining operations should be prohibited and penalized.	No extraction, except for use on the farm.	All non-farm uses should be forbidden. No resource extractions in the ALR.
I guaranteed you that an exhausted gravel pit can be reclaimed into agricultural land.	Resource extraction is not an activity that should be allowed on agricultural land.	All non-farm uses should be forbidden. No resource extractions in the ALR.	Not supportive of oil and gas. Definitely no fracking with its water demands.
ALR should be for food production only. Resource extraction will not	Stop any resource extraction that hinders our valuable agricultural	Agri-tourism is acceptable but there are plenty of other places to	Sand and gravel – depends on how extensive the operation and

be permitted.	resource.	get sand and gravel.	on the productive value of the ALR land.
Eliminate other resource extraction. Should be done on crown land not designated for food production.	There should be a moratorium on oil and gas extraction until there is a viable blueprint for protecting ALR land in BC.	Industries such as oil and gas exploration should be avoided in places like the South Coast and in sensitive areas in other locations.	Gravel mining and soil removal should not happen unless land was improperly classified originally.
On the island there are too many gravel extraction sites never remediated and change of ownership is never monitored.	Resource extraction would scar, damage and degrade the land so should not be allowed unless there is truly no other viable use for food production.	Extraction of resources like oil, gas, sand & gravel are not agriculture. They should be under another ministry in our government, Energy, Mining, etc.	Resource extraction on farmland is disastrous and should be forbidden. Any remediation should be paid for by the extractor.
Aggregate extraction should be limited to low class farmland, permitted for a specified amount of time, and the land remediated and restored to farm use.	Oil, gas, and aggregate production have nothing to do with the production of food for the populace and should be restricted to appropriate areas.	Resource extraction should be permitted only if there is an acceptable reclamation plan filed ahead of operations and backed by a 100% security deposit, held by the ALC.	Oil and gas extraction need to cease. The province's approach to environmental health and sustainability should work consistently across all Ministries to create a cohesive vision/plan.
Those with resource extraction permission should be required to completely remediate the land. There should be some measure to weigh whether agriculture or resource extraction is the best use of the land.	If resource extraction is a temporary measure and the land is returned to its previous state at the end of the extraction period then it should be allowed. Reclamation bonds that ensure the land being returned to use need to be applied.	There should be very few non-farm uses allowed and we should be moving away from oil and gas extraction. Fracking has been proven to create earthquakes and uses large amounts of water which is our most valued resource for growing food.	If landowners are willing/allowed to do resource extraction on their land, the onus should be to properly restore the property to functioning ecological value. Restoration should be conducted by respectable restoration groups.
Extraction industries should be limited and only permitted when the industry can provide an environmental plan prior to beginning work that will restore the land to usable agriculture land and put forward some of the funding required to complete this work in trust before permits are granted.		There should be a maximum allowable percentage of a region's ALR used for non-farm use. Owners should have to apply for non-farm use and should commit to restoring the land when they are done. An area that is rich in sand and gravel may not be prime farmland.	

General Comments against Non-Farm Uses and/or Resource Extraction on ALR

Leave the existing soil alone.	There should be no non-farm use.	Non-farm use should not occur in the ALR.	Non-farm uses on ALR land should be prohibited.
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Do not allow Non-Farm Uses and Resource Extraction in the ALR.	The agricultural land reserve is to preserve the land for farming PERIOD.	Food production is a resource that is sustainable. Other uses are not and should not be permitted.	If we're preserving land for the benefit of a sustainable food system then these activities should not be allowed in the ALR.
No activities that do not benefit agriculture should be allowed on ALR land – otherwise we can continue the pattern of allowing exclusions that enable speculators.		Non-farm uses should not be allowed. If it's clear that ALR lands cannot be tampered with for non-agricultural gain then there won't be as large a problem as is currently occurring.	

General Support for Non-Farm Uses and/or Resource Extraction on ALR

Yes, these should be encouraged.	If it is part of the farming operation then there is no issue.	Non-farm activities should also be tied to production.	Needs to be done in a way that does not harm the land for use for agriculture (e.g. railways).
As long as there is little environmental impact, why so many rules?		As long as it doesn't negatively impact or reduce the amount of agricultural land.	

Other/General Comments

Agri-forestry is okay.	Need to collaborate with First Nations.	These concerns are eliminated if the ALR is abolished.	Cumulative effects on ALR land needs to be evaluated.
Remediation is important and feasible. Create support mechanism for this.	These should be evaluated on a case-by-case basis as they all have unique and varying impacts.	If each of these uses requires a permit, then it can be monitored for impact.	There should be restrictions on the growth of cannabis on arable farmland.
Only allow if the land has a high chance of success for remediation afterwards.	Should be made clear any activity that is harmful or unrelated to farming is not permitted. With heavy penalties for those that do.	The impact should be mitigated by adding the same or better land to the ALR and/or improve existing ALR land.	Future use of the site needs to be considered. No point in having ALR protected land that only drains resources.
It would depend on the damage to the land, the quality of the end mitigation and the percentage of land that could no longer be farmed.	Need to consider when a person can start and finish making noise, whether farmland is being destroyed, if pollution is occurring and if there's effects on neighbours.	If the person making the application for the activity is unable to demonstrate there are no long term harmful effects on the land, the application should be denied.	More education around greywater, composting, etc. that lends itself to less waste and less impact. Unmaintained septic fields and spraying of raw manure can be more detrimental to the environment.
If you want to use your land for something other than farming, find a piece of land that is outside of the ALR. No one should be allowed to remove land in exchange for open land in another area of the province.			