

April 24, 2018

Honourable Lana Popham
BC Minister of Agriculture

Dear Minister Popham,

On behalf of the Minister of Agriculture's Advisory Committee (Committee) for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission, I am pleased to submit the Committee's ***Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change.***

s.12,s.13

Page 02 to/à Page 46

Withheld pursuant to/removed as

s.12;s.13

From: [ALR and ALC Revitalization AGRI:EX](#)
To: [Minister, AGRI AGRI:EX](#)
Cc: [Shoemaker, Wes AGRI:EX](#); [Hryciuk, Lorie AGRI:EX](#)
Subject: Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change
Date: Tuesday, April 24, 2018 4:55:00 PM
Attachments: **s.12,s.13**

Minister Popham,

On behalf of Jennifer Dyson, Chair of the Minister of Agriculture's Advisory Committee for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission and the members, s.12,s.13

Thank you,
Minister of Agriculture's Advisory Committee Secretariat

April 24, 2018

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BC Minister of Agriculture

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On behalf of the Minister of Agriculture's Advisory Committee (Committee) for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission, I am pleased to submit the Committee's ***Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change.***

s.12,s.13

Page 49 to/à Page 93

Withheld pursuant to/removed as

s.12;s.13

Godfrey, Sam AGRI:EX

From: Shoemaker, Wes AGRI:EX
Sent: Tuesday, April 24, 2018 5:15 PM
To: Popham, Lana AGRI:EX; Godfrey, Sam AGRI:EX
Cc: Hodson, Georgina AGRI:EX
Subject: FW: Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change
Attachments: Letter to Minister Popham - Minister's Advisory Committee on Revitalizing the ALR and ALC - April 24, 2018.pdf; Minister Advisory Committee Interim Report to Minister of Agriculture - ALR and ALC Revitalization - April 24 2018.pdf

This just in.

Wes

From: ALR and ALC Revitalization AGRI:EX
Sent: April 24, 2018 4:55 PM
To: Minister, AGRI AGRI:EX <AGR.Minister@gov.bc.ca>
Cc: Shoemaker, Wes AGRI:EX <Wes.Shoemaker@gov.bc.ca>; Hrycuik, Lorie AGRI:EX <Lorie.Hrycuik@gov.bc.ca>
Subject: Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change

Minister Popham,

On behalf of Jennifer Dyson, Chair of the Minister of Agriculture's Advisory Committee for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission and the members, please find attached to this email a letter from the Committee as well as the Committee's *Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change* (April, 2018).

Thank you,
Minister of Agriculture's Advisory Committee Secretariat

April 24, 2018

Honourable Lana Popham
BC Minister of Agriculture

Dear Minister Popham,

On behalf of the Minister of Agriculture's Advisory Committee (Committee) for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission, I am pleased to submit the Committee's ***Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change.***

s.12,s.13

Page 03 to/à Page 66

Withheld pursuant to/removed as

s.12;s.13

Page 67 to/à Page 69

Withheld pursuant to/removed as

s.13

Wendland, Justine AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Friday, April 27, 2018 2:52 PM
To: Popham, Lana AGRI:EX
Cc: Wendland, Justine AGRI:EX; Godfrey, Sam AGRI:EX
Subject: UPDATED CONTACT NUMBER: Facts on Illegal Fill on ALR Land

Liam just called from CBC, he provided this number for you to call him at please.

New interview #^{s.22}

From: Popham, Lana AGRI:EX
Sent: Friday, April 27, 2018 2:13 PM
To: McRae, Meghan GCPE:EX
Subject: Re: ADDING COMPLIANCE & ENFORCEMENT FACTS: Facts on Illegal Fill on ALR Land

Thanks!

Cheers,
Lana

On Apr 27, 2018, at 2:08 PM, McRae, Meghan GCPE:EX <Meghan.McRae@gov.bc.ca> wrote:

Adding:

Compliance and Enforcement (FROM ALC Report 2016-2017):

The ALC Compliance and Enforcement program (C&E program) was established in 2007 in response to increasing complaints of non-compliant activities in the ALR. The purpose of the program is to strengthen delivery of the ALC's legislative mandate to ensure that activities taking place within the ALR are consistent with the ALCA. This is achieved by using a combination of education, information and enforcement.

From 2007-2016, the C&E program was comprised of two (2) C&E officers. **In 2016, the C&E program was increased to five (5) officers and a program assistant dedicated to the processing of incoming complaints and referrals. Twenty-two (22) FLNRO Natural Resource Officers (NROs) are also designated as officials under the ALCA to assist the C&E program upon request.** The most common requests for assistance were for inspections and delivery of notices/orders.

From: McRae, Meghan GCPE:EX
Sent: Friday, April 27, 2018 1:57 PM
To: Godfrey, Sam AGRI:EX; Popham, Lana AGRI:EX
Cc: Smith, Jessica C AGRI:EX
Subject: KM's & Fact on Illegal Fill on ALR Land

Attached and below, KM's and some facts on Illegal Fill on ALR land

Facts

- The Agriculture Land Commission (ALC) has an application and permitting process for any fill to be placed on land that is within the Agricultural Land Reserve (ALR). They also have clear regulations on what material is accepted and what is not.

- **Part 3 — Soil Removal and Placement of Fill**

- **Notification requirements for specified farm uses**

- **4** (1) The removal of soil and placement of fill for the following farm uses are exempt from the requirement to file an application under section 20 of the Act if the requirements in subsections (2), (3) and (4) are met:
 - (a) the construction, maintenance and operation of a greenhouse on an area of land if the area occupied by the greenhouse is greater than 2% of the area of the parcel;
 - (b) the construction, maintenance and operation of a farm building or structure, for use in an intensive livestock operation or for mushroom production, if the area occupied by the farm building or structure is greater than 2% of the area of the parcel;
 - (c) the construction, maintenance and operation of an aquaculture facility if the area occupied by the aquaculture facility is greater than 2% of the area of the parcel;
 - (d) the construction, maintenance and operation of a composting facility for the production of Class A compost as defined in the Organic Matter Recycling Regulation, B.C. Reg. 18/2002 or compost from agricultural waste, if the area occupied by the facility is greater than 2% of the area of the parcel;
 - (e) a turf farm.
- (2) An owner must notify the commission and the applicable local government or treaty first nation government of the owner's intent to remove soil or place fill for the uses described in subsection (1) at least 60 days before engaging in the intended use by filing with the commission a notice in a form acceptable to the commission.
- (3) If the chief executive officer requests additional information on the extent and method of soil removal or placement of fill within 30 days of receipt of the notice under subsection (2), it must be provided by the

owner of the land in the form of an amended notice within 30 days of receipt of the request.

- (4) The owner must comply with the restrictions on the use and the terms and conditions for the conduct of that use of agricultural land ordered by the chief executive officer under section 20 (5) of the Act provided that the order is made within 30 days of a notice under subsection (2) or within 45 days of an amended notice under subsection (3).
- (5) If the owner does not agree to the restrictions on the use or the terms and conditions ordered by the chief executive officer, the owner may apply to the commission for permission for a non-farm use under section 20 (3) of the Act.
- [am. B.C. Reg. 339/2004, s. 4.]
- **Notification requirements for specified non-farm uses**
- **5** (1) The removal of soil and placement of fill are exempt from the requirement to file an application under section 20 of the Act as long as the requirements in subsections (2), (3) and (4) are met and the removal or placement is for one or more of the following uses:
 - (a) aggregate extraction if the total volume of material removed is more than 500 m³;
 - (b) peat extraction;
 - (c) placer works including the exploration, development and production of placer minerals as defined in the *Mineral Tenure Act*;

- (d) the construction, maintenance and operation of a composting facility for the production of managed organic matter.
- (2) The owner must notify the commission and the applicable local government or treaty first nation government of the owner's intent to remove soil or place fill for the uses described in subsection (1) at least 60 days before engaging in the intended use by filing with the commission a notice in a form acceptable to the commission.
- (3) If the chief executive officer requests additional information on the extent and method of soil removal and reclamation within 30 days of receipt of the notice under subsection (2), it must be provided in the form of an amended notice within 30 days of receipt of the request.
- (4) The owner must comply with the restrictions on the use and the terms and conditions for the conduct of that use of agricultural land ordered by the chief executive officer under section 20 (5) of the Act provided that order is made within 30 days of a notice under subsection (2) or within 45 days of an amended notice under subsection (3).
- (5) If the owner does not agree to the restrictions on the use or the terms and conditions ordered by the chief executive officer, the owner may apply to the commission for permission for a non-farm use under section 20 (3) of the Act.
- [am. B.C. Reg. 339/2004, ss. 4 and 5.]

Illegal Fill/Construction Waste Dumping on land in the ALR:

- The ALC and B.C. municipalities work closely together on the issue of dumping fill on land that is within the ALR.
- Municipalities may also establish bylaws to deal with dumping fill on land that is within the ALR.
- If a municipality requires advice on how a bylaw might affect farming, the Ministry of Agriculture is available to provide that information.
- The Ministry of Agriculture can further advise municipalities about how fill dumping can be controlled without preventing common agricultural practices.

Wendland, Justine AGRI:EX

From: Hansen, Erin AGRI:EX
Sent: Thursday, February 15, 2018 11:45 AM
To: Johnson, Lisa E AGRI:EX; Wendland, Justine AGRI:EX; Atkinson, Gregory AGRI:EX
Cc: Hodson, Georgina AGRI:EX; Paxton, Cassidy AGRI:EX
Subject: 187815 SVIDFMA BN for Minister on ALR Revitalization
Attachments: 187815 SVIDFMA BN for Minister on ALR Revitalization.docx

Good afternoon.

Attached briefing note for Minister's review for tonight. This has not been approved by Wes as he is travelling but has been approved by James Mack.

Issue: South Vancouver Island Direct Farm Marketing Association Meeting would like to discuss ALR Review.

Department Responsible: Agriculture, Science & Policy Division

Meeting Date: February 15, 2018 at 7:00 pm

Attendees: No staff required

Thanks,

Erin Hansen

Senior Executive Assistant to Wes Shoemaker

Deputy Minister of the Ministry of Agriculture

250-356-1800 Erin.Hansen@gov.bc.ca

Ministry of Agriculture
BRIEFING NOTE FOR MINISTER FOR INFORMATION

Ref: 187815

Date: February 13, 2018

Title: Information for the Minister's meeting on February 15, 2018 with the Southern Vancouver Island Direct Farm Marketing Association.

Issue: Members of the Southern Vancouver Island Direct Farm Marketing Association have extended an invitation for Minister Popham's attendance at a meeting to discuss the Agricultural Land Reserve revitalization initiative.

Background: The Southern Vancouver Island Direct Farm Marketing Association (SVIDFMA) has been in operation for over 30 years. Most notable is the 'Island Farm Fresh' directory promoting over 70 farmers from Victoria to the Cowichan Valley offering public access to local farm-fresh products. In 2017, they celebrated the 30th edition of the annual guide. The SVIDFMA also hosts a website that promotes local farmers by location and by category, as well as farmer's markets.

The SVIDFMA has invited Minister Popham to attend a meeting of the membership on February 15th to hear about the Revitalization of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC). They have also indicated they are interested in hearing other topics that the Minister may wish to raise.

Discussion: The following is a high level update that the Minister can provide for an overview and an update on the progress of the Revitalization of the ALR and the ALC:

On January 4, 2018, the Minister announced the formation on an independent Advisory Committee that would lead the engagement and consultation with key agricultural stakeholders and the public across the province to provide recommendations to Government to revitalize the ALR and ALC. The Advisory Committee's Chair, Jennifer Dyson, is well-known to many Vancouver Island farmers in various capacities including as a former commissioner with the ALC (see Appendix A for bios of other members).

s.12,s.13

The Minister's Advisory Committee released a discussion paper on February 5, 2018 to seek ideas and feedback from stakeholders and the public on themes ranging from ALR resilience and stable governance to food security and non-farm uses (see Appendix B). There are three ways the Minister's Advisory Committee can receive the feedback, through regional stakeholder meetings with invited representatives from local farming and ranching communities, from written submissions and through an online survey. Meetings are being held in Abbotsford, Cranbrook, Fort St. John, Kamloops, Kelowna, Nanaimo, Prince George, Quesnel and Richmond.

The Minister's Advisory Committee held its regional meeting with Vancouver Island stakeholders on February 6, 2018, in Nanaimo. Although the SVIDFMA did not participate as an organization, it is expected that Association members were represented by the several Farmers Institutes in attendance. The members are encouraged to participate by submitting a written submission as an organization and individual members are also encouraged through the online survey.

The following is the information for submitting a written submission should the Minister be asked:

Minister's Advisory Committee
Revitalization of ALR and ALC
C/o Ministry of Agriculture
PO Box 9120
Stn. Prov. Govt.
Victoria BC V8W 9B4

Email: ALR_ALCRevitalization@gov.bc.ca

The online survey and the discussion paper can be accessed at the following link:
(<https://engage.gov.bc.ca/agriculturallandreserve/>). Ministry staff are available to provide information to the SVIDFMA to support their submission.

Suggested Response:

- The SVIDFMA is a well-established organization that has promoted local farmers and products from Victoria to the Cowichan Valley for over 30 years.
- The Island Farm Fresh guide, produced annually by the SVIDFMA is an important resource that connects the public with local farmers on the many farm-to-table products available on Vancouver Island.
- The SVIDFMA is a key agricultural stakeholder and all members are encouraged to share ideas and feedback on ALR and ALC revitalization through written submissions to the Advisory Committee.
- Ministry staff supporting the work of the Minister's Advisory Committee can follow up with the SVIDFMA to provide information on how to provide a submission for the Minister's Advisory Committee's consideration.

Contact: Martha Anslow, Director, Policy, 250-387-3232

ED	LH	ADM	DM
_____	_____	_____	_____

Appendix A - Minister's Advisory Committee Members: Biographies

Jennifer Dyson (Chair)

Jennifer Dyson has been involved in many aspects of agriculture; as a producer, consultant, chair, commissioner and industry member. Dyson has participated in the Partnership Committee on Agriculture and the Environment, Environmental Farm Plan Working Group, and Island Agri-Food Initiative. She was appointed to the Agricultural Land Commission in 2008 and served as chair of the Island Panel until 2017. Dyson served the agriculture industry, province and federal government as the executive director of the Agricultural Workforce Policy Board formed to respond to human resources challenges. Dyson was one of a handful of people who formed the Island Farmers Alliance and served as the Western Women's representative appointed by the BC Agriculture Council to the Canadian Federation of Agriculture. Dyson and her family operate an innovative water buffalo dairy and direct farm market in the Alberni Valley.

Vicki Huntington

Victoria Huntington is a native of Vancouver and has a degree in political science. She spent much of her early career in the RCMP security service and subsequently working with ministers of the Crown in Ottawa. She served five terms as an elected councillor in the municipality of Delta. Huntington was elected as an Independent MLA for Delta South in May 2009 and re-elected in May 2013. She was the first Independent elected to the BC Legislature in over 60 years and her re-election as an Independent is a first in modern BC political history. She recently retired in 2017. Huntington served as band manager for the Gitanmaax Indian Reserve in Hazelton, subsequently becoming a policy assistant to the federal Minister of Indian Affairs and Northern Development. She was vice-chair of the Lower Mainland Treaty Advisory Committee (LMTAC) and its representative on the Provincial Treaty Negotiating Team. Huntington has shown a particular interest in environmental and agricultural matters.

Chief Byron Louis

Chief Byron Louis has over 25 years of knowledge and experience, at various levels of the political spectrum. First, elected to Council in 1991, then designated as chair of the Okanagan Nation Fisheries Commission in 1995 and as a title and rights advisor at the Tribal Council and regional level, and political liaison designate with U.S.-based tribal, public and private utilities (hydroelectric generation) and state and federal authorities. Over the course of his career he has served in various facets of political office involving natural resource management, economic development, public works, community planning, liaison and strategic development and negotiation with various levels of senior government and the private sector. Louis continues to work extensively on First Nations social and economic issues and interests and is currently Ministry of Agriculture serving his fourth term as Chief of the Okanagan Indian Band. In 2015, he took on the role of director with the New Relationship Trust, an independent non-profit organization dedicated to strengthening First Nations in BC through capacity building.

Lenore Newman

Lenore Newman holds a Canada Research chair in Food Security and Environment at the University of the Fraser Valley, where she is an associate professor in the department of geography and the environment and the director of the Centre for Food and Farmland Innovation. She runs a research program focused on farmland preservation, agriculture on the rural/urban fringe, culinary development, and food innovation, and consults widely on how to protect the world's farmland while growing the agricultural industry. Her opinion pieces on the future of farmland use and other food-related issues have been published in the *Globe and Mail*, the *Vancouver Sun*, and the *Georgia Straight*. Her first book, *Speaking in Cod Tongues: A Canadian Culinary Journey*, was published in 2017. She holds a PhD in environmental studies from York University. Newman is a member of the Royal Society of Canada's New College, and the patron of the Newman Heritage Farm. She splits her time between Vancouver and the Sunshine Coast.

Chris Kloot

Chris Kloot was born and raised on a dairy farm in Chilliwack. Today, with his wife and sons, he owns and operates a poultry farm in Rosedale, just east of Chilliwack. Recently, the pair became partners in the purchase of a vacant dairy farm with the intent to branch into dairy farming, as all three of their sons work on dairy farms and display a natural affinity for the industry. Kloot is also a real estate agent, and is serving his first term on Chilliwack City Council. His tremendous passion for agriculture has been recognized by the council. Kloot is the chair of the city's Agricultural and Rural Advisory Committee and was instrumental in the implementation of the Farm Home Plate bylaw in 2017. He is a member of the Chilliwack Agricultural Commission and devoted to the promotion and success of agriculture and agri-business in Chilliwack. You may recognize him as one of the lead roles in the flashy humorous action trailer of the "Chicken Squad", a savvy innovative online marketing campaign to promote BC Chicken and share accurate facts to educate consumers about Canadian chicken growing practices. This was produced in 2014 by the BC Chicken Marketing Board and BC Chicken Growers Association.

Shaundehl Runka

Shaundehl Runka has worked in land-use planning and resource management in British Columbia since the early 1990s. With a background in geography, Runka operated as a consultant dealing with a broad range of land- and water-use issues, across all regions of the province. In 2001, Runka joined the Agricultural Land Commission (ALC) as a policy analyst, ending her career there in early 2017 in the policy planner position. Runka gained extensive experience interpreting the Agricultural Land Commission Act, regulation and policies and in working with Agricultural Land Reserve (ALR) stakeholders throughout the province on a day-to-day basis. During her tenure at the ALC, she participated in legislative and regulatory reviews and carried out an extensive re-write of ALC policies to reflect government direction and the commission mandate. Runka was raised in the Okanagan Valley, has lived in Vancouver for 30 years and is co-owner of a family farm in Baldonnel in the Peace region. Her professional life has taken her to all regions of the province.

Irmi Critcher

Irmi Critcher and her husband Barry own and operate a first generation grain and oilseed farm. The 1,600 hectare farm is located near Taylor, in the Peace River District. Critcher has always taken a very active role on the farm and jointly manages it with her husband. They have been farming for over 25 years and grow wheat, barley, oats, canola, peas and grass seeds. Critcher has been the past president of the BC Grain Producer's Association and has held director positions on provincial and federal agriculture industry boards including the BC Grain Industry Development Council, Investment Ag Foundation and Grain Growers of Canada. She has chaired numerous committees within these associations including Localized Crop Research, Environment and Climate Action Initiatives.

Arzeena Hamir

Arzeena Hamir is a farmer and agronomist from the Comox Valley. She earned her bachelor's degree in crop science from the University of Guelph and her master's degree in Sustainable Agriculture from the University of London, England. In 2007, she spoke at her first city council meeting to save the Garden City Lands in Richmond. Since then, she has advocated for community food security, farmland conservation and supports for new farmers. She is currently president of the Mid Island Farmers Institute and a director of the Investment Agriculture Foundation.

Brian Underhill

Brian Underhill worked in varying capacities at the Agricultural Land Commission (ALC) since 1980 and most recently, he was the ALC's deputy chief executive officer, before retiring in 2015. In his leadership role, Underhill was responsible for the management and administration of the ALC staff secretariat which included functions related to land-use planning, policy development and interpretation, as well as compliance and enforcement and land information services. Underhill worked closely with the chair of the ALC and its appointed commissioners, providing strategic advice and recommended courses of action. He also performed statutory land-use decision-making duties, consultation and co-ordination with local governments throughout the province and collaboration with provincial government ministries, agencies and other administrative tribunals to ensure consistency between policies and legislation and community and regional planning and the Agricultural Land Commission Act and regulations. By way of his experience at the Agricultural Land Commission, his background in geography and resource management studies and extensive travel throughout the province, Underhill has developed considerable knowledge of land-use issues in relation to community planning and the agriculture industry. Underhill resides in Vancouver and has a special interest in promoting education and awareness of farmland protection and how it is related to the provincial policy to preserve agricultural land and encourage farming throughout British Columbia.

Minister of Agriculture's Advisory Committee
Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission
Discussion Paper for Stakeholder Consultation and Public Engagement

Minister of Agriculture's Advisory Committee

The Minister of Agriculture, the Hon. Lana Popham, was tasked in her mandate letter with "Revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)". To deliver on this important commitment, the Minister established an independent advisory committee to provide the Province with strategic advice and policy guidance. The Minister announced the Minister's Advisory Committee (Advisory Committee) members on January 4, 2018. The Advisory Committee has been tasked with delivering to the Minister a set of interim recommendations by spring 2018. The guiding principles for the Advisory Committee's work include:

- Focus on the future of the ALR and ALC
- Evaluate policy issues that inhibit the purposes of the ALR and ALC
- Evaluate what is working well
- Develop recommendations that:
 - work toward improving the purposes of the ALR and ALC;
 - clearly identify the issues, goals and objectives that will strengthen the ALR and ALC in pursuing the purposes;
 - suggest a strategy on how to achieve the goals and objectives;
 - include, where possible, data/information that validates the issue as defined; and,
 - are legally sound and are achievable.

Stakeholder Consultation and Public Engagement

The Advisory Committee is responsible for delivering recommendations through consultation and engagement with stakeholders and the general public, with secretariat support from the Ministry of Agriculture (the Ministry). In examining measures to revitalize the ALC and ALR, stakeholders and the public will be asked to consider the purpose of the ALC as set out in Section 6 of the *Agricultural Land Commission Act* (the Act):

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The Advisory Committee consultation and engagement activities in early 2018 will include:

- Providing this background Discussion Paper with a view of seeking opinions and feedback on issues that will lead to the revitalizing of the ALR and ALC;
- Regional meetings to hear opinions and feedback directly from key stakeholders in farming and ranching communities. Meetings are expected to be held in Abbotsford, Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo and Prince George; and,
- An online consultation process/survey to seek opinion and feedback from other stakeholders and interested parties.

The Advisory Committee will use the consultation process, along with other information, to develop its recommendations to the Minister. The recommendations may include changes to the current legislative, regulatory, and administrative framework that guides the ALR and the ALC.

It should be noted that this Discussion Paper is intended to stimulate conversation during the consultation process. It is not intended to direct participants toward specific issues, questions or outcomes.

Revitalization Objectives

To date, the Advisory Committee has identified three general objectives:

1. Preserve the productive capacity of land in the ALR;
2. Encourage farming of land in the ALR for uses related to agriculture and food production; and,
3. Strengthen the administration and governance of the ALR and ALC 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.

Common Issues/Themes

Upholding the integrity of the ALR, the ALC and the agricultural land base is critical. This conversation seeks to ensure there is a legacy of farmland for future generations of British Columbians. Common issues and themes raised to date include:

1. A Defensible and Defended ALR:

During the past 45 years, the ALR boundary has been refined through early boundary reviews, local government land use planning exercises and over 48,000 individual applications. The ALR boundary is often viewed as temporary and adjustable. The perspective that the ALR is available for urban uses perpetuates land use pressure on farmland. Continued speculation of this nature results in a focus on applications made by individual landowners to modify the ALR and detracts from pro-active work such as focussing on regional-level land use planning, analysis of permitted uses and the preservation and encouraging farm use mandate.

2. ALR Resilience:

Pressure for non-agricultural uses persists on the ALR land base and on the administrative body (the ALC) that oversees it. The ALR, ALC, and agriculture in BC should be stable and resilient for generations to come.

3. Stable Governance:

The ALC governance and decision making model can be easily changed through legislative amendments and changing government direction. The ALC's independence is often threatened from interests outside of the ALC. Independence is vital to strengthening the ALC and ALR into the future. More information about ALC governance can be found on the [ALC Operations & Governance](#) webpage.

4. [Efficacy of Zone 1 and 2:](#)

The passage of Bill 24 in May 2014 introduced amendments to the Act that included the division of the ALR into Zone 1 and Zone 2.

Zone 1: Includes Vancouver Island, South Coast, and Okanagan Panel regions.

Zone 2: Includes Interior, Kootenay, and North Panel regions.

In Zone 1, land use decisions are based on the agricultural purposes of the ALC laid out in section 6 of the ALC Act. The Act considers preservation of agricultural land, encouraging farming in collaboration with other communities of interest; and encourages local governments, First Nations, and other agencies to enable farm use and uses compatible with agriculture in their plans, bylaws and policies.

In Zone 2, the Commission is required to consider the agricultural purposes of the Commission (Section 6 of the Act as identified above), as well as Section 4.3 of the Act pertaining to economic, cultural and social values, and regional and community planning objections.

More information about Bill 24 amendments can be found on the [ALC Act and ALR Regulation](#) webpage. For example, the Regulation was amended to include additional uses that allow a residential lease for a retiring farmer to remain on their property subject to conditions, and to allow a second single family dwelling if the property is at least 50 hectares and subject to conditions of siting of structures.

5. [Interpretation/Implementation of the Act and Regulation:](#)

As drafted, parts of the Act and Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation) are 'permissive', which means that it lists the activities that are permitted in the ALR without requiring approval of the ALC; it does not list what activities are not permitted. In some instances, definitions, criteria, thresholds, and intent of the Act and Regulation are interpreted differently by local governments, ALR land owners, farmers and ranchers and the general public across the province. There is a need for clearer regulations and consistency in interpretation. The ALC is not aware when a permitted activity takes place or when a permitted activity is misinterpreted.

6. [Food Security and BC's Agricultural Contribution:](#)

Concern over the source and quality of food we eat has raised public attention to the issue of food security and to the long-term ability of the ALR to provide a safe and adequate agricultural land base to accommodate continuous, secure food production for domestic consumption and export. Often agriculture's vital role in the BC economy and the potential for export and trade opportunities is forgotten in the discussion around competing land uses. More information on BC's Agrifood and Seafood Sector contributions can be found on the [Ministry of Agriculture's Agriculture and Seafood Statistics](#) webpage.

7. [Residential Uses in the ALR:](#)

Additional dwellings, farm worker housing, “mega homes” and ‘lifestyle estates’ in the ALR occupy agricultural land. In some circumstances additional dwellings are necessary for intensive agricultural operations; however there is also demand on the ALR for additional dwellings solely for residential purposes. When there is a subdivision of ALR land, it is usually for development of another parcel and residence. In addition, the large footprint occupied by “mega homes” and acreages purchased for lifestyle estates (with little or no agricultural production) has raised concerns about use of arable land for housing and increased residential assessment values of ALR land. While not currently legislated provincially, some local governments have adopted restrictions on sizing and siting of residential uses in the ALR.

8. Farm Processing and Sales in the ALR:

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. The Regulation affords farmers and ranchers the ability to produce “value added” products (e.g. berry processing, alcohol production, farm stands). Processing and retail facilities range in size and sometimes incorporate other ancillary uses such as parking lots, food services, patios, galleries, event spaces, meeting rooms, etc.; however, there is concern that some facilities are occupying large areas of arable ALR land with little connection to agricultural production on the farm. There is also concern that ALR land is purchased for the other ancillary permitted uses, but there is no agricultural production (i.e. building a retail store with extremely limited farm products for sale).

9. Unauthorized Uses:

Agricultural land is sometimes used for unauthorized non-agricultural uses and some landowners expand beyond what is permitted. ALC Compliance and Enforcement officers currently handle between 300 to 400 files annually related to complaints, investigations, or actions on unauthorized uses. Some of these unauthorized uses include illegal filling (e.g. dumping soil, construction waste, concrete), commercial uses (e.g. commercial truck parking, recreational vehicle storage, scrap vehicle yards), and residential uses (e.g. additional dwellings). These activities may directly damage the agricultural land base and in some cases the damage is permanent. These activities can sometimes be more damaging to agricultural land than applications for exclusion considered by and approved by the ALC.

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

Other activities, from agri-tourism and agri-tourism accommodation to resource extraction such as oil and gas and aggregate (sand and gravel) can take place in the ALR. Concerns about cumulative impacts of these activities and remediation of agricultural land have been raised.

Background

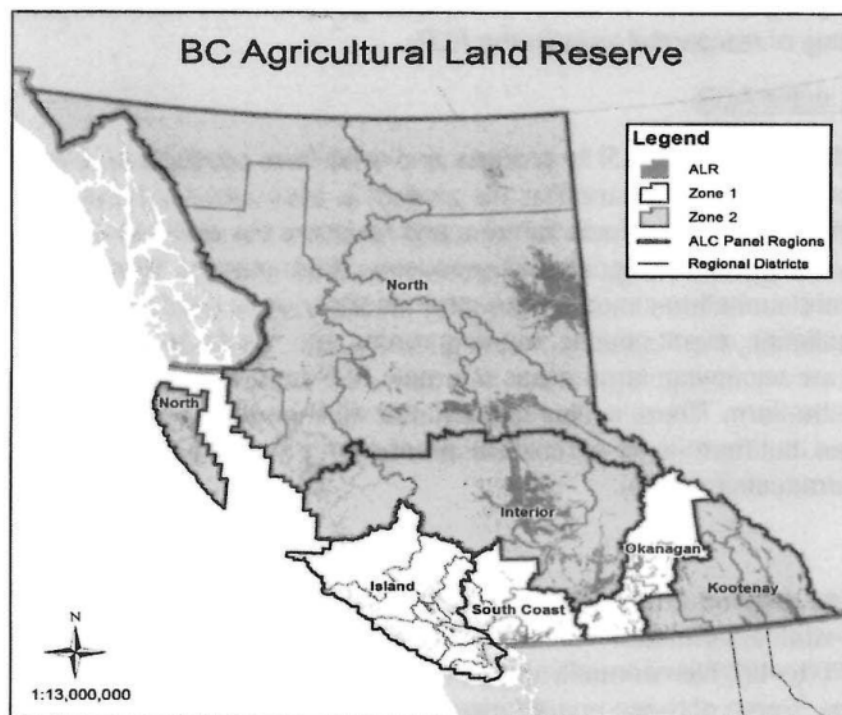
BC’s current approach to the ALR attempts to balance the needs of farmers and ranchers to carry out their daily work with the need for land use decision-making that best supports Government’s goals and objectives for the ALR.

The ALR

The ALR was a bold initiative in 1973 that acknowledged that BC has a limited agricultural land resource which should be available for current and future generations of farmers and ranchers to operate agricultural businesses for local consumption and export. Soil is most fertile in valley

bottoms where other competing land uses including urban development also take place. The ALR was established in the face of rapidly expanding urban areas and non-farm development in rural areas.

Approximately five percent of BC's land base is within the ALR, a provincial zone within which agriculture is recognized as the priority activity. The ALR includes public (Crown) and privately held land in all regions of the province.



The ALC

The ALC is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in BC. The ALC occupies a distinctive role within the Canadian legal system. While it is part of "government" broadly defined, it is not part of any government ministry. The ALC is instead part of the Canadian community of independent administrative tribunals, vested with important statutory powers, whose members are obliged to exercise those statutory powers in accordance with the law.

The *Agricultural Land Commission Act* (the Act) empowers the ALC to delegate certain decision making powers, allowing local government and other authorities to make non-farm land use and subdivision decisions in the ALR. For more information, see the [ALC Delegation of Decision Making](#) webpage.

The ALC has been preserving agricultural lands for 45 years through its land use planning work with local governments and decision making on land use applications. The ALR forms the foundation for the business of agriculture in BC. When the ALR was designated it was done so with a long-term focus knowing that pressures on this limited resource would only increase with time. The ALR and the ALC enjoy strong and consistent public support.

The ALC is mandated to encourage others, including the provincial government and its agents, to take the interests of the ALR and agriculture into account when generating new policies, participating in land use planning initiatives, changing legislation and regulation, and planning for future developments.

Government ministries and agencies can have considerable impact on agricultural land through such things as transportation planning, wildlife habitat management and conservation, forest and water management and energy planning. Accordingly, the ALC is both proactive and collaborative in working with ministries, supporting and helping them to implement their plans, bylaws and policies to enable and accommodate farm use of agricultural land and/or to support uses compatible with agriculture.

As set out in the Act, Commissioners are individuals knowledgeable in agriculture, land use planning and local and First Nations governments, and are supported by an ALC staff secretariat to carry out Commissioners duties under the Act.

The Legislation

The *Agricultural Land Commission Act* (the Act) sets the legislative framework for the establishment, administration, and procedures of BC's agricultural land preservation program. The Act is the high-level statute that sets out principles and broad rules for the protection of agricultural land in BC. The Act takes precedence over, but does not replace other legislation and bylaws that may apply to the land. Local and regional governments, as well as other provincial agencies, are expected to plan and make decisions in accordance with the provincial policy of preserving agricultural land.

While the purpose of the Act has remained generally the same with some minor changes over 45 years, there have been a series of major changes to the Act and Regulation as well as the ALC's structure and operations over the past 3.5 years. For more information about these changes, please see the [ALC Act and ALR Regulation](#) webpage.

The Regulation

The Regulation identifies specific land uses allowable on farmland in the ALR without an application to the ALC. Current examples include such things as growing plants and raising animals, putting up buildings necessary for farm use, selling agricultural products direct to the public as well as specified farm and non-farm activities such as the construction of buildings for alcohol production, farm product processing, agri-tourism activities, gatherings for events, agri-tourism accommodation, additional dwellings, home based businesses, composting operations, deposition of fill and removal of soil, and others. The Regulation is a permissive regulation, meaning that it lists the activities that are permitted in the ALR without requiring approval of the Commission. Any activities not permitted by the Regulation require an application to and approval of the ALC.

The Regulation also sets out the process for making an application to include and exclude land from the ALR, use ALR land for activities not permitted in the Regulation and subdivide land within the ALR. The Ministry maintains the Act and the Regulation.

Local Governments and the ALR

Approximately 150 BC local governments have lands in the ALR, some extensive, and others not. Local governments play an important role in enabling farm businesses to thrive on protected farmlands, therefore contributing to the local, regional and provincial economy. The ALC supports coordinated and collaborative planning with local governments to ensure agricultural lands are protected and available to provide food and other agricultural products for generations to come.

Through the *Local Government Act* (LGA) and the *Community Charter*, which fall under the responsibility of the Minister of Municipal Affairs and Housing, the Province has delegated community planning and zoning bylaw powers to local governments, provided they are consistent with the Act and the Regulation. For more information, see the [ALC Working with Local Government](#) webpage.

Public Feedback

The Minister of Agriculture has directed the Advisory Committee to consider the future of BC's land base for agriculture and farming, fairly and without bias, in order to improve the ALR and the ALC. While the ALR and the ALC generally enjoy strong public support, the issues, themes and information in this Discussion Paper highlight some of the areas for improvement and for strengthening BC's agricultural land preservation system.

On behalf of the Advisory Committee, the Ministry of Agriculture will provide further information to the public through news releases during the stakeholder consultation and public engagement process. Feedback from stakeholders and the public will help the Advisory Committee provide substantive recommendations to the Province for revitalizing the ALR and the ALC. For questions about how to provide input and feedback, please email ALR_ALCRevitalization@gov.bc.ca.

Written Submissions

In addition to regional stakeholder consultation meetings, there are several ways to provide written feedback to the Advisory Committee by:

- Mail:
Minister's Advisory Committee
Revitalization of ALR and ALC
C/o Ministry of Agriculture
PO Box 9120
Stn. Prov. Govt.
Victoria BC V8W 9B4
- Email: ALR_ALCRevitalization@gov.bc.ca
- Online survey: An online survey will be initiated in February 2018 to seek feedback from the general public.

Appendix 1 – Ministry of Agriculture News Release

For Immediate Release

2018AGRI0002-000009

Jan. 4, 2018

Ministry of Agriculture – NEWS RELEASE

B.C. farmers, communities, public to shape revitalization of the Agricultural Land Reserve

VICTORIA - An independent committee with members from diverse agricultural backgrounds and experiences will lead the revitalization of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) through an authentic and meaningful consultation process with stakeholders and British Columbians, Minister of Agriculture Lana Popham announced today.

"I am proud and grateful to have attracted British Columbians with the knowledge, expertise, passion and experience that the committee members possess for agriculture," said Popham. "The ALR and the ALC are incredibly important to the health and economic well-being of our province's future, and making it easier and more efficient for the commission to fulfill its mandate of protecting farmland and encouraging farming is a commitment the B.C. government is delivering on."

The nine-member Minister of Agriculture's Advisory Committee will provide strategic advice, policy guidance, and recommendations on how to help revitalize the ALR and ALC to ensure the provincial goals of preserving agricultural land and encouraging farming and ranching in British Columbia continue to be a priority. The committee will be chaired by Jennifer Dyson, with members from throughout the province with diverse agricultural knowledge and experience.

"As we embark on this consultation, our collective mandate is to ensure that the ALC and agriculture is positioned for the future," said Dyson. "I am asking that each of our review committee members listen to what is being said, honestly, impartially, professionally and in a principled fashion. I am looking forward to the conversations."

Beginning in early 2018, the committee will:

- Share a consultation paper to seek opinions and feedback on revitalizing the ALR and ALC;
- Host regional meetings to hear opinions and feedback directly from the local farming and ranching communities in Abbotsford, Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo and Prince George; and
- Open an online consultation process to seek public opinion.

The committee will use the input it receives during the consultation process to develop recommendations for the provincial government's consideration. The recommendations may include changes to the current legislative, regulatory, and administrative framework to revitalize the ALR and the ALC. Any legislative changes that support the revitalization of the commission and the reserve are targeted for late 2018 or early 2019.

The ministerial mandate letter for the Minister of Agriculture identifies as a priority the revitalization of the Agricultural Land Reserve and the Agricultural Land Commission, an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming and ranching in British Columbia.

Contact:

Dave Townsend

Government Communications and Public Engagement Ministry of Agriculture

250 356-7098

250 889-5945 (cell)

Page 90 to/à Page 92

Withheld pursuant to/removed as

DUPLICATE

Appendix 3 – Background Information

- Farm Credit Canada Reports

<https://www.fcc-fac.ca/en/about-fcc/governance/reports/2016-fcc-farmland-values-report.html>

- ALC Annual Reports

<https://www.alc.gov.bc.ca/alc/content/library/commission-reports>

- ALC Act and the ALR Regulation and Recent Amendments

<https://www.alc.gov.bc.ca/alc/content/legislation-regulation/the-alc-act-and-alr-regulation>

- ALC's Delegation of Decision Making

<https://www.alc.gov.bc.ca/alc/content/about-the-alc/working-with-local-governments/delegation-to-local-governments>

- ALC's Working with Local Governments

<https://www.alc.gov.bc.ca/alc/content/about-the-alc/working-with-local-governments>

- ALC website Library

<https://www.alc.gov.bc.ca/alc/content/library>

- ALR Values and Benefits

<https://www.alc.gov.bc.ca/alc/content/alr-maps/living-in-the-alr/alr-values-and-benefits>

Shoemaker, Wes AGRI:EX

From: Boelens, Robert GCPE:EX
Sent: Thursday, February 1, 2018 9:57 AM
To: Beale, William AGRI:EX; Smith, Jessica C AGRI:EX
Cc: Shoemaker, Wes AGRI:EX
Subject: IB - Committee kicks off public engagement on ALR Revitalization

Hi! here is the IB I mentioned, set for 8:30 on Monday, there is a ninth city we'll add in as well – my guess is Abby. Please let me know if it aligns with what you were thinking.

Committee kicks off public engagement on ALR Revitalization

VICTORIA – The opportunity for British Columbians to participate in the public engagement on revitalization of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) is now open.

The Minister of Agriculture's Advisory Committee has released its consultation paper on revitalizing the ALR and ALC, and is seeking opinions and feedback. The paper focuses on collecting British Columbians opinions and views on these ten themes:

- A Defensible and Defended ALR
- ALR Resilience
- Stable Governance
- Efficacy of Zones 1 and 2
- Interpretation and Implementation of the Act and Regulation
- Food Security and B.C.'s Agricultural Contribution
- Residential Uses in the ALR
- Farm Processing and Sales in the ALR
- Unauthorized Uses
- Non-Farm Uses and Resource Extraction in the ALR

The committee will also be hosting regional stakeholder meetings with invited representatives to hear directly from the local farming and ranching communities in Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo, Prince George, Quesnel and Richmond.

Stakeholders and British Columbians can participate in the public engagement online or contribute feedback through email and mail submissions. For more information please visit, <http://engage.gov.bc.ca/agriculturallandreserve>

The committee will use the input it receives during the engagement process to develop recommendations for the provincial government's consideration. The recommendations may include changes to the current legislative, regulatory, and administrative framework to revitalize the ALR and the ALC. Any legislative changes that support the revitalization of the commission and the reserve are targeted for late 2018 or early 2019.

The ALC is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia.

Learn more at:

Government of British Columbia engagement site: <http://engage.gov.bc.ca/govtogetherbc/>

Announcement of ALR committee: <https://news.gov.bc.ca/releases/2018AGRI0002-000009>

Agricultural Land Commission website: <https://www.alc.gov.bc.ca/alc/content/home>

Media Contact:

Dave Townsend

Government Communications and Public Engagement

Ministry of Agriculture

250 356-7098

250 889-5945 (cell)

Shoemaker, Wes AGRI:EX

From: Boelens, Robert GCPE:EX
Sent: Thursday, February 1, 2018 3:34 PM
To: Beale, William AGRI:EX; Smith, Jessica C AGRI:EX
Cc: Shoemaker, Wes AGRI:EX; Mack, James AGRI:EX
Subject: ALR Revitalization materials for review / approval
Attachments: ALR Screenshots Feb 1 2018.pptx; Welcome to the ALR and ALC Revitalization 2018 Online Survey.docx

Hi Will and Jessica,

Here is the batch of ALC materials for review, with the release and consultation site set to be launched Monday @ 8:30.

- 1) A link to the consultation site is <http://test.engage.gov.bc.ca/agriculturallandreserve/> , if you have trouble accessing, I've attached screen shots of the site and a word document of the survey so are aware of its contents. The video msg would appear on the home page, above the two tabs on the right side of the screen. No reply from GCPE on action yet – my guess is it will be next week if pursued
- 2) Draft IB below –GCPE HQ were fine with it, just waiting for the ninth city, and your edits
- 3) KM for MLP
- 4) Tweets for MLP
- 5) as an FYI – tweets that will go out over the BC govt @govTogetherBC

And a heads up next week AGRI staff will be meeting with GCPE engagement team to develop a strategy to involve stakeholders in spreading the word throughout the consultation. Please let me know if we're good to launch on these, or if you have any edits or changes.

Committee kicks off public engagement on ALR Revitalization

VICTORIA – The opportunity for British Columbians to participate in the public engagement on revitalization of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) is now open.

The Minister of Agriculture's Advisory Committee has released its consultation paper on revitalizing the ALR and ALC, and is seeking opinions and feedback. The survey focuses on collecting British Columbians' opinions and views on ten common themes:

- A Defensible and Defended ALR
- ALR Resilience
- Stable Governance
- Efficacy of Zones 1 and 2
- Interpretation and Implementation of the Act and Regulation
- Food Security and B.C.'s Agricultural Contribution
- Residential Uses in the ALR
- Farm Processing and Sales in the ALR
- Unauthorized Uses
- Non-Farm Uses and Resource Extraction in the ALR

The committee will also be hosting regional stakeholder meetings with invited representatives to hear directly from the local farming and ranching communities in Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo, Prince George, Quesnel and Richmond.

Stakeholders and British Columbians can participate in the public engagement online or contribute feedback through email and mail submissions. For more information please visit, <http://engage.gov.bc.ca/agriculturallandreserve>

The committee will use the input it receives during the engagement process to develop recommendations for the provincial government's consideration. The recommendations may include changes to the current legislative, regulatory, and administrative framework to revitalize the ALR and the ALC. Any legislative changes that support the revitalization of the commission and the reserve are targeted for late 2018 or early 2019.

The ALC is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia.

Learn more at:

Government of British Columbia engagement site: <http://engage.gov.bc.ca/govtogetherbc/>

Announcement of ALR committee: <https://news.gov.bc.ca/releases/2018AGRI0002-000009>

Agricultural Land Commission website: <https://www.alc.gov.bc.ca/alc/content/home>

Media Contact:

Dave Townsend
Government Communications and Public Engagement
Ministry of Agriculture
250 356-7098
250 889-5945 (cell)

REVITALIZATION OF THE ALR AND ALC

- B.C. farmers, communities, and the public are going to shape the revitalization of the ALR.
- The revitalization will look at ways we can make it easier and more efficient for the Commission to fulfill their mandate of protecting farmland and encouraging farming.
- An independent committee is leading an authentic and meaningful consultation process with stakeholders and British Columbians, to revitalize the Commission and the Reserve.
- The Committee:
 - has share a consultation paper to seek opinions and feedback on revitalizing the ALR and ALC;
 - has opened an online consultation process to seek public opinion (<http://engage.gov.bc.ca/agriculturallandreserve>)
 - is hosting regional meetings to hear opinions from the local farming and ranching communities in Richmond, Cranbrook, Fort St. John, Kelowna, Kamloops, Nanaimo and Prince George; and XXXXX
- British Columbians have until April 30 to submit their feedback on revitalizing the ALR and ALC by mail, email or through the online survey.
- The committee will use the input they receive during the consultation process to develop recommendations for the provincial government's consideration.

- The recommendations may include changes to the current legislative, regulatory and administrative framework to revitalize the ALR and ALC.
- Any legislative changes that may be required to support the revitalization of the Commission and the Reserve are targeted for late 2018 or early 2019.
- I encourage all British Columbians to contribute their ideas and their passion.
- You can do it online 24-7, by e-mail or by post. Please take the time and make the effort. A revitalized ALR, and strong farming community in BC is worth it.

MLP TWEETS

- The committee wants to hear from you and how we can revitalize #BC's ALR! Public engagement for ALR revitalization now open, (LINK) #BCAGRI
- Make your self be heard! Participate in the ALR revitalization engagement today, (link) #BCAGRI
- As your Minister of Agriculture, it's my goal to see more opportunities for #BC's farmers and food producers, take the time today to engage and provide feedback on ALR revitalization, (link) #BCAGRI
- Change starts with YOU! Public engagement on ALR revitalization is open now until (date), (link) #BCAGRI
- Together, lets preserve #BC's farmland to make more opportunities for British Columbians in the future, please give feedback and opinions, (link) #BCAGRI

BC GOVTOGETHER TWITTER ACCOUNT

- NEW Public engagement on Agriculture Land Reserve revitalization now open (LINK) #BCAGRI
- Want to see more opportunities for #BC's farmers? Provide feedback on the ALR revitalization engagement (link) #BCAGRI
- Learn more about the public engagement on Agriculture Land Reserve revitalization (link) #BCAGRI
- Help protect #BC's farmland for the future, give feedback and opinions how to revitalize Agriculture Land Reserve (link) #BCAGRI
- Participate in the ALR revitalization engagement today, (link) #BCAGRI



Agricultural Land Reserve



Share your ideas for revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC).

B.C.'s Minister of Agriculture, Lana Popham, announced the formation of an independent committee to lead a public engagement process and provide recommendations to the provincial government around this important topic. The Advisory Committee will consider best approaches to revitalizing the ALR and the ALC into the future.

The Minister's Advisory Committee is seeking your views to deliver recommendations for a strong and robust agricultural land reserve well into the future.

Please read the discussion paper the committee has prepared before completing the online survey.

The survey focuses on collecting British Columbians opinions and views on these common themes:

- A defensible and defended ALR
- ALR resilience
- Stable governance
- Efficacy of zones 1 and 2
- Interpretation and implementation of the Act and regulation
- Food security and B.C.'s agricultural contribution
- Residential uses in the ALR
- Farm processing and sales in the ALR
- Unauthorized uses
- Non-Farm uses and resource extraction in the ALR

Other ideas to support revitalization are also welcome.

The Advisory Committee will provide a final report to the Minister in fall 2018.

Submit your ideas by April 30, 2018 at 4:00 p.m.

[Read the Discussion Paper](#)



[Complete the Online Survey](#)





About the Project and Why its Needed

An independent committee made up of members with diverse agricultural backgrounds and experiences is building recommendations for the revitalization of the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) through consultation and engagement with agriculture stakeholders and the public.

The Minister of Agriculture Lana Popham, was tasked in her mandate letter with "Revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)". To deliver on this important commitment, the Minister established an independent advisory committee to provide the Province with strategic advice and policy guidance. The Advisory Committee has been tasked with leading consultation and engagement with stakeholders and the general public, and delivering to the Minister a set of recommendations.

To date, the Advisory Committee has identified three general objectives:

1. Preserve the productive capacity of land in the ALR;
2. Encourage farming of land in the ALR for uses related to agriculture and food production; and,
3. Strengthen the administration and governance of the ALR and ALC 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.

Read the Discussion Paper



Complete the Online
Survey





Background

B.C.'s current approach to the ALR attempts to balance the needs of farmers and ranchers to carry out their daily work with the need for land use decision-making that best supports government's goals and objectives for the ALR.

The ALR was a bold initiative in 1973 that acknowledged that B.C. has a limited agricultural land resource which should be available for current and future generations of farmers and ranchers to operate agricultural businesses for local consumption and export. Approximately five percent of B.C.'s land base is within the ALR, a provincial zone within which agriculture is recognized as the priority activity. The ALR includes public (Crown) and privately held land in all regions of the province.

The ALC is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in B.C. The ALC has been preserving agricultural lands for 45 years through its land use planning work with local governments and decision making on land use applications. The ALC is mandated to encourage others, including the provincial government and its agents, to take the interests of the ALR and agriculture into account when generating new policies, participating in land use planning initiatives, changing legislation and regulation, and planning for future developments.

For more information on the purpose and the background of this initiative, please read the Advisory Committee's Discussion Paper.

Read the Discussion Paper



Complete the Online
Survey





Ministers Message



As the Minister of Agriculture for British Columbia, it's my goal to help create opportunities for B.C.'s farmers, ranchers and food producers. One of these goals includes revitalizing our Agriculture Land Reserve. To do this, I have established an independent advisory committee to lead a public engagement process that will look at how we can begin to revitalize the ALR.

Creating the ALR was an amazing decision that was made in the 1970's to protect our farmlands, but we couldn't have foreseen the pressures that were to come that would shape and influence the land in the ALR today. Now, the committee wants to hear from you. They will be looking at ways to make it easier and more efficient for the Agriculture Land Commission to fulfill their mandate of preserving farmland and encouraging farming.

Please take the time to participate in the survey on this website, or if you prefer, contribute your feedback through the e-mail or mail options. We need to hear from you! Following the consultation, the advisory committee will provide strategic advice, policy guidance and recommendations on how to help revitalize the ALR and ALC.

Together we are going to revitalize the ALR to preserve farmland and encourage farming and make B.C. better for farmers and ranchers.

Lana Popham
Minister of Agriculture

[Read the Discussion Paper](#)



[Complete the Online Survey](#)





Advisory Committee Biographies

Jennifer Dyson (chair)

Jennifer Dyson has been involved in many aspects of agriculture; as a producer, consultant, chair, commissioner and industry member. Dyson has participated in the Partnership Committee on Agriculture and the Environment, Environmental Farm Plan Working Group, and Island Agri-Food Initiative. She was appointed to the Agricultural Land Commission in 2008 and served as chair of the Island Panel until 2017. Dyson served the agriculture industry, province and federal government as the executive director of the Agricultural Workforce Policy Board formed to respond to human resources challenges. Dyson was one of a handful of people who formed the Island Farmers Alliance and served as the Western Women's representative appointed by the BC Agriculture Council to the Canadian Federation of Agriculture. Dyson and her family operate an innovative water buffalo dairy and direct farm market in the Alberni Valley.

Vicki Huntington

Victoria Huntington is a native of Vancouver and has a degree in political science. She spent much of her early career in the RCMP security service and subsequently working with ministers of the Crown in Ottawa. She served five terms as an elected councillor in the municipality of Delta. Huntington was elected as an Independent MLA for Delta South in May 2009 and re-elected in May 2013. She was the first Independent elected to the B.C. legislature in over 60 years and her re-election as an Independent is a first in modern B.C. political history. She recently retired in 2017. Huntington served as band manager for the Gitanmaax Indian Reserve in Hazelton, subsequently becoming a policy assistant to the federal Minister of Indian Affairs and Northern Development. She was vice-chair of the Lower Mainland Treaty Advisory Committee (LMTAC) and its representative on the Provincial Treaty Negotiating Team. Huntington has shown a particular interest in environmental and agricultural matters.

Read the Discussion Paper



Complete the Online
Survey





Process and Timelines

Regional stakeholder consultations will take place throughout the province in February and March 2018. Written submissions and online survey responses will be accepted until April 30, 2018 at 4:00 p.m. The Advisory Committee has been tasked with delivering a final recommendations report by fall 2018.

What Happens to your Input

Ideas and feedback received at stakeholder consultation meetings as well as written submissions (via mail or email) and survey responses will be provided to the Advisory Committee for their consideration in determining recommendations to the Minister.

Public input is vital to the success of this initiative. The committee will use the input it receives during the engagement process to develop recommendations for the provincial government's consideration. The recommendations may include changes to the current legislative, regulatory, and administrative framework to revitalize the ALR and the ALC. Any legislative changes that support the revitalization of the commission and the reserve are targeted for late 2018 or early 2019.

Read the Discussion Paper



Complete the Online
Survey





Stakeholder Submissions Process

The Minister of Agriculture has asked the Advisory Committee to consider submissions from British Columbians, farmers and ranchers, agricultural organizations, and other stakeholders as part of their review. The Advisory Committee would like to hear from people throughout the province. Along with completing the online survey, interested organizations and individuals can make a written submission to ALR_ALCRevitalization@gov.bc.ca or to

Minister's Advisory Committee
Revitalization of ALR and ALC
C/o Ministry of Agriculture
PO Box 9120
Stn. Prov. Govt.
Victoria BC V8W 9B4

Please submit your feedback by April 30, 2018.

[Read the Discussion Paper](#)



[Complete the Online Survey](#)





Useful Resources

For more information on the purpose and the background of this initiative, please read the Advisory Committee's Discussion Paper (provide link)

Farm Credit Canada Reports

<https://www.fcc-fac.ca/en/about-fcc/governance/reports/2016-fcc-farmland-values-report.html>

ALC Annual Reports

<https://www.alc.gov.bc.ca/alc/content/library/commission-reports>

ALC Act and the ALR Regulation and Recent Amendments

<https://www.alc.gov.bc.ca/alc/content/legislation-regulation/the-alc-act-and-alr-regulation>

ALC's Delegation of Decision Making

<https://www.alc.gov.bc.ca/alc/content/about-the-alc/working-with-local-governments/delegation-to-local-governments>

Read the Discussion Paper



Complete the Online
Survey





[Read the Discussion Paper](#)



[Complete the Online Survey](#)



In the News

The following is a list of news releases and articles about this engagement:

B.C. farmers, communities, public to shape revitalization of the Agricultural Land Reserve

B.C. Newsroom | January 4, 2018



Ways to Participate

There are several ways to provide written feedback to the Advisory Committee by:

1. Read the Discussion Paper and complete the online survey
2. Email the Advisory Committee at ALR_ALCRevitalization@gov.bc.ca
3. Send your submission my mail to:

Minister's Advisory Committee
Revitalization of ALR and ALC
C/o Ministry of Agriculture
PO Box 9120
Stn. Prov. Govt.
Victoria BC V8W 9B4

Read the Discussion Paper



Complete the Online
Survey



Welcome to the ALR and ALC Revitalization 2018 Online Survey

The Minister of Agriculture, Lana Popham, was tasked in her mandate letter with “Revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)”. To deliver on this important commitment, the Minister established an independent advisory committee (Advisory Committee) to provide recommendations to government through consultation and engagement with stakeholders and the public, including through an online survey.

In examining measures to revitalize the ALC and ALR, stakeholders and the public will be asked to consider the purpose of the ALC as set out in Section 6 of the Agricultural Land Commission Act (the Act):

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion Paper:

To better answer the questions in the survey and provide input, the Advisory Committee requests that you read this Discussion Paper: Discussion Paper

Survey Length:

Note: It is anticipated that the online survey should take no more than 10-30 minutes to complete, depending on the content you provide.

For more detailed submissions to the Advisory Committee, please send them by email or mail:

Email: ALR_ALCRevitalization@gov.bc.ca

Mail: Minister’s Advisory Committee

Revitalization of ALR and ALC

C/o Ministry of Agriculture

PO Box 9120

Stn. Prov. Govt.

Victoria BC V8W 9B4

Privacy Policy

Your comments and feedback are collected by the Ministry of Agriculture on behalf of the Minister's Advisory Committee under sections 26(c) and 26(e) of the Freedom of Information and Protection of Privacy Act ("FOIPPA"), for the purpose of soliciting the public's feedback on Revitalization of the Agricultural Land Reserve and the Agricultural Land Commission. To protect your own privacy and the privacy of others, please do not include any personal information including phone numbers and email addresses in the body of your comments. Please do not share personal information about others. Should you have any questions about the collection of this information please contact: Martha Anslow, Director of Policy, Martha.Anslow@gov.bc.ca, 250-387-3232.

What stakeholder group(s) do you identify with?

- ☐ Farmer or Rancher
- ☐ Agricultural Processor
- ☐ Agriculture industry group
- ☐ Agricultural interest group
- ☐ Farm land preservation group
- ☐ Agriculture sector specialist (e.g. Agrologist)
- ☐ General public
- ☐ Local government
- ☐ First Nation government
- ☐ Elected official
- ☐ Other

What is your age group?

- ☐ 0-29 years old
- ☐ 30-49 years old
- ☐ 50-64 years old
- ☐ 65 years and over
- ☐ Prefer not to answer

Do you own land in the Agricultural Land Reserve (ALR)?

- ☐ Yes, less than 2 hectares in size (approximately 5 acres)
- ☐ Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres)
- ☐ Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres)
- ☐ Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres)
- ☐ Yes, greater than 40 hectares in size (approximately 100 acres)
- ☐ No
- ☐ Prefer not to answer

Do you lease or rent land in the ALR?

- ☐ Yes, less than 2 hectares in size (approximately 5 acres)
- ☐ Yes, between 2 hectares and 8 hectares in size (approximately 5 and 20 acres)
- ☐ Yes, between 8 hectares and 16 hectares in size (approximately 20 and 40 acres)
- ☐ Yes, between 16 hectares and 40 hectares in size (approximately 40 and 100 acres)
- ☐ Yes, greater than 40 hectares in size (approximately 100 acres)
- ☐ No
- ☐ Prefer not to answer

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



- ☐ Interior
- ☐ Island
- ☐ Kootenay
- ☐ North
- ☐ Okanagan
- ☐ South Coast
- ☐ Non-BC resident
- ☐ Prefer not to answer

Would you consider your property to be in a rural, urban, or urban fringe area?

- ☐ Rural
- ☐ Urban

- ☐ Urban fringe
- ☐ Prefer not to answer
- ☐ Other

If you said "Other", please specify:

To guide consultation and engagement and support recommendations to the Minister, the Advisory Committee has identified three general ALR and ALC objectives:

1. Preserve the productive capacity of land in the ALR;
2. Encourage farming of land in the ALR for uses related to agriculture and food production; and,
3. Strengthen the administration and governance of the ALR and ALC 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 Advisory Committee has also identified 10 common revitalization themes. For each of the themes below, please provide your views and comments.

1. Theme 1: A defensible and defended ALR
2. Theme 2: ALR resilience
3. Theme 3: Stable governance
4. Theme 4: Efficacy of zone 1 and zone 2
5. Theme 5: Interpretation and implementation of the Act and regulation
6. Theme 6: Food security and B.C.'s agricultural contribution
7. Theme 7: Residential uses in the ALR
8. Theme 8: Farm processing and sales in the ALR
9. Theme 9: Unauthorized uses
10. Theme 10: Non-Farm uses and resource extraction in the ALR

Theme 1: A Defensible and Defended ALR

During the past 45 years, the ALR boundary has been refined through early boundary reviews, local government land use planning exercises and over 48,000 individual applications. The ALR boundary is often viewed as temporary and adjustable. The perspective that the ALR is available for urban uses perpetuates land use pressure on farmland. Continued speculation of this nature results in a focus on applications made by individual landowners to modify the ALR and detracts from pro-active work such as focussing on regional-level land use planning, analysis of permitted uses and the preservation and encouraging farm use mandate.

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

Theme 2: ALR Resilience

Pressure for non-agricultural uses persists on the ALR land base and on the administrative body (the ALC) that oversees it. The ALR, ALC, and agriculture in BC should be stable and resilient for generations to come.

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

Theme 3: Stable Governance

The ALC governance and decision making model can be easily changed through legislative amendments and changing government direction. The ALC's independence is often threatened from interests outside of the ALC. Independence is vital to strengthening the ALC and ALR into the future. More information about ALC governance can be found on the [ALC Operations & Governance webpage](#).

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

Theme 4: Efficacy of Zones 1 and 2

The passage of Bill 24 in May 2014 introduced amendments to the Act that included the division of the ALR into Zone 1 and Zone 2.

Zone 1: Includes Vancouver Island, South Coast, and Okanagan Panel regions.

Zone 2: Includes Interior, Kootenay, and North Panel regions.

In Zone 1, land use decisions are based on the agricultural purposes of the ALC laid out in section 6 of the ALC Act. The Act considers preservation of agricultural land, encouraging farming in collaboration with other communities of interest; and encourages local governments, First Nations, and other agencies to enable farm use and uses compatible with agriculture in their plans, bylaws and policies.

In Zone 2, the Commission is required to consider the agricultural purposes of the Commission (Section 6 of the Act as identified above), as well as Section 4.3 of the Act pertaining to economic, cultural and social values, and regional and community planning objections.

More information about Bill 24 amendments can be found on the [ALC Act and ALR Regulation webpage](#). For example, the Regulation was amended to include additional uses that allow a residential lease for a retiring farmer to remain on their property subject to conditions, and to allow a second single family dwelling if the property is at least 50 hectares and subject to conditions of siting of structures.

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

Theme 5: Interpretation and Implementation of the Act and Regulation

As drafted, parts of the Act and Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation) are 'permissive', which means that it lists the activities that are permitted in the ALR without requiring approval of the ALC; it does not list what activities are not permitted. In some instances, definitions, criteria, thresholds, and intent of the Act and Regulation are interpreted differently by local governments, ALR land owners, farmers and ranchers and the general public across the province. There is a need for clearer regulations and consistency in interpretation. The ALC is not aware when a permitted activity takes place or when a permitted activity is misinterpreted.

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

Theme 6: Food Security and B.C.'s Agricultural Contribution

Concern over the source and quality of food we eat has raised public attention to the issue of food security and to the long-term ability of the ALR to provide a safe and adequate agricultural land base to accommodate continuous, secure food production for domestic consumption and export. Often agriculture's vital role in the B.C. economy and the potential for export and trade opportunities is forgotten in the discussion around competing land uses. More information on B.C.'s Agriculture and Seafood Sector contributions can be found on the Ministry of Agriculture's Agriculture and Seafood Statistics webpage.

What is your level of agreement with the following statements?

	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?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How important is the province's ability to produce and provide food for export?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

Theme 7: Residential Uses in the ALR

Additional dwellings, farm worker housing, "mega homes" and 'lifestyle estates' in the ALR occupy agricultural land. In some circumstances additional dwellings are necessary for intensive agricultural operations; however there is also demand on the ALR for additional dwellings solely for residential purposes. When there is a subdivision of ALR land, it is usually for development of another parcel and residence. In addition, the large footprint occupied by "mega homes" and acreages purchased for lifestyle estates (with little or no agricultural production) has raised concerns about use of arable land for housing and increased residential assessment values of ALR land. While not currently legislated provincially, some local governments have adopted restrictions on sizing and siting of residential uses in the ALR.

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

- ☐ Yes
- ☐ No
- ☐ Sometimes
- ☐ Not sure

Comments

Who should regulate residential land uses in the ALR?

- ☐ Local governments
- ☐ Provincial government
- ☐ The ALC
- ☐ All the above

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

Theme 8: Farm Processing and Sales in the ALR

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. The Regulation affords farmers and ranchers the ability to produce "value added" products (e.g. berry processing, alcohol production, farm stands). Processing and retail facilities range in size and sometimes incorporate other ancillary uses such as parking lots, food services, patios, galleries, event spaces, meeting rooms, etc.; however, there is concern that some facilities are occupying large areas of arable ALR land with little connection to agricultural production on the farm. There is also concern that ALR land is purchased for the other ancillary permitted uses, but there is no agricultural production (i.e. building a retail store with extremely limited farm products for sale).

Should ancillary uses on the parcel be tied to agricultural production?

- ☐ Yes
- ☐ No
- ☐ Sometimes
- ☐ Not sure

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

Theme 9: Unauthorized Uses

Agricultural land is sometimes used for unauthorized non-agricultural uses and some landowners expand beyond what is permitted. ALC Compliance and Enforcement officers currently handle between 300 to 400 files annually related to complaints, investigations, or actions on unauthorized uses. Some of these unauthorized uses include illegal filling (e.g. dumping soil, construction waste, concrete), commercial uses (e.g. commercial truck parking, recreational vehicle storage, scrap vehicle yards), and residential uses (e.g. additional dwellings). These activities may directly damage the agricultural land base and in some cases the damage is permanent.

What do you think would decrease the instances of unauthorized use in the ALR? (can choose multiple)

- ☐ Awareness and education
- ☐ Fines and penalties
- ☐ More enforcement
- ☐ Ticketing
- ☐ Other sanctions
- ☐ None of the above

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

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

Other activities, from agri-tourism and agri-tourism accommodation to resource extraction such as oil and gas and aggregate (sand and gravel) can take place in the ALR. Concerns about cumulative impacts of these activities and remediation of agricultural land have been raised.

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

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

- ☐ Theme 1: Defensible and Defended ALR
- ☐ Theme 2: ALR Resilience
- ☐ Theme 3: Stable Governance
- ☐ Theme 4: Efficacy of Zone 1 and Zone 2
- ☐ Theme 5: Interpretation and Implementation of the Act and Regulation
- ☐ Theme 6: Food Security and B.C.'s Agricultural Contribution
- ☐ Theme 7: Residential Uses in the ALR
- ☐ Theme 8: Farm Processing and Sales in the ALR
- ☐ Theme 9: Unauthorized Uses
- ☐ Theme 10: Non-Farm Uses and Resource Extraction in the ALR
- ☐ Other

If you said "Other", please specify:

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Thursday, March 15, 2018 3:57 PM
To: Beale, William AGRI:EX; Shoemaker, Wes AGRI:EX
Subject: Fwd: Clean Version for approval CBC

Any concerns with this going out, as background from Ministry.

Sent from my iPhone

Begin forwarded message:

From: "Townsend, Dave H GCPE:EX" <Dave.H.Townsend@gov.bc.ca>
Date: March 15, 2018 at 3:53:43 PM PDT
To: "McRae, Meghan GCPE:EX" <Meghan.McRae@gov.bc.ca>
Cc: "Boelens, Robert GCPE:EX" <Robert.Boelens@gov.bc.ca>
Subject: Clean Version for approval CBC

Hi,

For when you have a minute, here is the clean version for MO approval. It has been approved by PSSG.

Reporter

Jon Hernandez, Reporter
CBC - Vancouver
jon.hernandez@cbc.ca
604-662-6117 c: 778-938-0620

Deadline ASAP

Request

Regarding the response last week from the Ministry of Agriculture:

"There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR."

I'm just wondering what specific information your ministry needs in regards to deciding whether or not marijuana will be grown in the ALR. What's unclear, and has the ministry been engaging with farmers and the public?

Background

This is a follow-up to a media request from March 8, 2018.

REQUEST:

I'm putting together a piece for our ongoing marijuana legalization series. I was wondering if there were any updates as to whether recreational marijuana will be allowed to be grown on the ALR.

RESPONSE:

Provided Background

There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.

Suggested Response

- From Sept. 25 to Nov. 1, 2017, the public and stakeholders were asked to share their input and expertise on a range of issues related to the regulation of non-medical cannabis in B.C., including minimum age, personal possession, public consumption, drug-impaired driving, personal cultivation, wholesale distribution and retail models.
- The public engagement received input from 48,951 British Columbians, and submissions from 141 local and Indigenous governments and a range of other interested stakeholders.
- More information is available here: <http://engage.gov.bc.ca/BCcannabisregulation/>
- The Province has been working with local governments through the Joint Provincial-Local Government Committee on Cannabis Regulation and issues related to the ALR have been raised.
- The committee was established by the B.C. government and the Union of B.C. Municipalities to provide an ongoing forum for communication and consultation with local governments as the Province develops the regulatory framework for legalized non-medical cannabis.
- The B.C. government is committed to food security and has also established the ALR committee review which is part of the minister's mandate to increase food production.
- B.C. farmers, communities, and the public are going to shape the revitalization of the ALR.
- The revitalization will look at ways we can make it easier and more efficient for the Agricultural Land Commission to fulfill their mandate of protecting farmland and encouraging farming.
- British Columbians have until April 30 to submit their feedback on revitalizing the ALR and ALC by mail, email or through the online survey at <http://engage.gov.bc.ca/govtogetherbc/consultation/agricultural-land-reserve/>
- Before moving forward, the B.C. government is awaiting clarity on federal licensing around the overall production of non-medical cannabis and the provincial roles defined within that federal system.

Dave Townsend

Government Communications and Public Engagement

Ministry of Agriculture

Office: 250 356-7098 Cell: 250 889-5945

Email: dave.h.townsend@gov.bc.ca

Shoemaker, Wes AGRI:EX

From: Beale, William AGRI:EX
Sent: Thursday, March 15, 2018 10:14 PM
To: McRae, Meghan GCPE:EX
Cc: Shoemaker, Wes AGRI:EX
Subject: Re: Clean Version for approval CBC

Good if Wes is.

Sent from my iPhone

On Mar 15, 2018, at 9:50 PM, Shoemaker, Wes AGRI:EX <Wes.Shoemaker@gov.bc.ca> wrote:

Okay by me.

Wes

From: Beale, William AGRI:EX
Sent: March 15, 2018 9:47 PM
To: Shoemaker, Wes AGRI:EX <Wes.Shoemaker@gov.bc.ca>; McRae, Meghan GCPE:EX <McRae.McRae@gov.bc.ca>
Subject: Fwd: Clean Version for approval CBC

To the top

Sent from my iPhone

Begin forwarded message:

From: "McRae, Meghan GCPE:EX" <McRae.McRae@gov.bc.ca>
Date: March 15, 2018 at 3:57:12 PM PDT
To: "Beale, William AGRI:EX" <William.Beale@gov.bc.ca>, "Shoemaker, Wes AGRI:EX" <Wes.Shoemaker@gov.bc.ca>
Subject: Fwd: Clean Version for approval CBC

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Subject: Clean Version for approval CBC

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Jon Hernandez, Reporter
CBC - Vancouver
jon.hernandez@cbc.ca
604-662-6117 c: 778-938-0620

Deadline ASAP**Request**

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Dave Townsend

Government Communications and Public Engagement

Ministry of Agriculture

Office: 250 356-7098 Cell: 250 889-5945

Email: dave.h.townsend@gov.bc.ca

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Friday, March 16, 2018 9:46 AM
To: Shoemaker, Wes AGRI:EX; Beale, William AGRI:EX
Subject: MEDIA REQUEST: Cannabis production on ALR-Western Producer

Importance: High

Another media request that needs your sign-off please.

Reporter

Shelley Tomlinson, Reporter
Western Producer
tomlinsonshelley@gmail.com
604-761-2585

Deadline ASAP

Request

I need some background info, if possible. With the legalization of marijuana, what are the rules around ALR land being used for marijuana growing? All I could find was the 2015 framework around medical marijuana.

Recommendation

Suggest we send the following on background...

- The B.C. government is committed to food security and established the ALR review committee which is part of the minister's mandate to increase food production.
- The ALR review committee's role is to provide recommendations to the Minister of Agriculture based on their consultation. Any future changes to regulations or policies would then be considered and potentially implemented by the B.C. government.
- B.C. farmers, communities, and the public are going to shape the revitalization of the ALR.
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Medical Marijuana

- Medical cannabis operations are Federally-licensed.
- the previous government legislated that medical cannabis be considered as an agricultural crop and that local governments should not prohibit medical cannabis production in the ALR.
- in 2015, The Ministry developed a bylaw standard that offers local governments ready to use bylaws to regulate medical cannabis production facilities in the ALR in their communities.
- To be clear – the regulations deal only with medical marijuana.
- It was developed following consultations with local governments, and includes input and guidance the ministry received from communities across B.C.

- It offers provincial standards on the positioning of medical cannabis production facilities on ALR lands, including appropriate distances from neighbouring property lines, schools, parks, watercourses and so on.

Recreational Marijuana

- There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.

Meghan McRae
Communications Director,
Ministry of Agriculture
Government Communications and Public Engagement
P:250-952-0622

Page 032 to/à Page 055

Withheld pursuant to/removed as

s.14

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Monday, March 19, 2018 1:11 PM
To: Shoemaker, Wes AGRI:EX; Beale, William AGRI:EX
Cc: Hansen, Erin AGRI:EX
Subject: 4 MEDIA REQUESTS FOR APPROVAL TODAY PLS

Importance: High

4 media requests for you today. Hoping to get them all signed off and done before end of day. All are from the ministry on background.

The last one is further follow-up to the livestock predator request. Program/ADM's have reviewed their relevant responses.

Reporter

Charlsie Agro, Reporter

CBC - National

Charlsie.Agro@cbc.ca

416-205-5617 c: 416-523-4308

Deadline ASAP

Request

I work for CBC's Marketplace program.

As you may recall, last season we investigated farmers markets across Ontario, and uncovered a lack of transparency in a number of markets. Some of this was connected to the issue of reselling.

I'm in the process of reaching out to markets and organizations across the country to see what impact the investigation has had. I understand BC is currently working on rolling out a new certified organic program. I'd like to learn more about it, and wondered if you or someone connected to the project would be free to speak to me over the phone in the next few days?

Recommendation

Suggest we send the following on background...

Hi Charlsie,

Here is some background information for you.

The B.C. Ministry of Agriculture will require all domestically produced and processed food and beverage products marketed in B.C. as "organic" to be certified through an accredited federal or provincial program.

This requirement will take effect in 2018.

The new regulations under the Food and Agricultural Products Classification Act were announced in 2016. Here are links to previous news releases:

Dec. 8, 2016 - New regulations under the just-enacted Food and Agricultural Products Classification Act create a modern system so B.C. consumers can enjoy B.C.'s organic agrifood products knowing that there are standards and requirements behind the key words used to describe and market them.

<https://news.gov.bc.ca/releases/2016AGRI0079-002634>

Feb. 15, 2016 – News release announcing Bill 11, the Food and Agricultural Products Classification Act when it was introduced in the B.C. legislature.

<https://news.gov.bc.ca/releases/2016AGRI0079-002634>

In addition, here is some further background information on the Ministry of Agriculture website:

Ministry of Agriculture – Transitioning to Organic Farming link

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/animals-and-crops/organic-food-and-beverages/transitioning-to-organic-farming>

Reporter

Glen Korstrom, Reporter

Business in Vancouver

gkorstrom@biv.com

604-608-5155

Deadline Monday, March 19, 2018 4:00 PM

Request

This is to follow-up my phone call request to chat with Minister Popham about wine labelling.

I'm planning to write something stemming off of the news this week that CFIA has changed the wine country of origin labelling policy effective March 12 so "cellared in Canada" will no longer be able to be on bottles.

<http://www.inspection.gc.ca/about-the-cfia/accountability/consultations-and-engagement/summary-report/eng/1519741042819/1519741043431>

That's the news from a federal agency.

I'll then back into the drive in B.C. to have regulations implemented to reflect the results of a plebiscite in early 2016. I wrote about the push to adopt the regulatory changes in December 2016, when then-Minister Norm Letnick acted on three of the 10 recommendations:

<https://biv.com/article/2016/12/bc-changes-regulations-bc-wine-labelling>

I just heard that a provincial deputy minister (likely of agriculture) earlier this week said that the B.C. government is now working on passing changes to four more of those recommendations. The remaining three were not currently being looked at to change, I was told that he said.

So, it would be great to chat with the minister to confirm what is happening with regard to those regulations. I could also mention the new money that the government is putting into the B.C. wine sector.

Recommendation

on background

In his presentation, the Deputy Minister of Agriculture provided the following updates.

Ministry staff are working with British Columbia Wine Authority (BCWA) on:

- Establishment of new geographical indications
- Identified sub-regions as the basis for new sub-geographical indications
- Flat fee for small wineries
- Prohibition on the use of unregulated geographical indications

Further work is required to advance the following three recommendations:

- Mandatory BCWA membership as a condition of winery license
- Change Wines of Distinction name to “British Columbia Wine”
- Mandatory qualification as a Wine of B.C.

The British Columbia Wine Authority is an independent regulatory authority to which the Province of British Columbia has delegated responsibility for enforcing the Province’s Wines of Marked Quality Regulation.

Reporter

Shelley Tomlinson, Reporter

Western Producer

tomlinsonshelley@gmail.com

604-761-2585

Deadline ASAP

Request

I need some background info, if possible. With the legalization of marijuana, what are the rules around ALR land being used for marijuana growing? All I could find was the 2015 framework around medical marijuana.

Recommendation

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Recreational Marijuana

- There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.

Reporter

Barbara Johnstone grimmer, Reporter
Country Life in B.C.

firhill@live.ca

250-222-3817

Deadline ASAP

New Request

1. Was the federal funding from the Canadian Agricultural Partnership?
2. The BC Sheep Federation mentioned a \$1,000 threshold per year's losses, meaning producers have to accumulate \$1,000 in losses for a claim to kick in, and the \$1,000 is not a "deductible", but would be included in the claim. Is this correct, or do you anticipate any change to that?
3. It is my understanding that all wild predators, including birds of prey, would be covered (ravens, eagles).
4. Would a producer be able to verify their own kills, or would they need another person trained in verification do so?
5. I assume a producer would need to prove they had prevented predation the best they could. (ie "To receive compensation, producers will also need to verify that risk management practices are in place to prevent wildlife predation.")

Background

This is a follow-up to a media request from March 15, 2018. In the earlier request, we sent this information on background:

RESPONSE:

Provided Background

- The Agriculture Wildlife Program (AWP) has provided compensation payments for verified sheep losses caused by wild predators since April 1 2017.
- The Ministry of Agriculture worked with the British Columbia Sheep Federation to design the compensation protocols. Compensation will be 80 percent of the value of the type of animal lost.
- Payments resulting from claims between Apr. 1, 2017 to Mar. 31, 2018 are being processed and paid entirely by the B.C. government.
- Sheep lost to predation after Apr. 1, 2018, compensation will be 60/40 and Federal/ Provincial cost-shared.
- The AWP predation activities have historically focused predominantly on compensation but the Ministry of Agriculture is shifting to include prevention and mitigation strategies as well.
- The Province has also implemented the Livestock Protection Program (LPP) through the BC Cattlemen's Association which verifies problem wolf and coyote caused deaths and injuries of cattle and sheep, and provides predator control

and mitigation services to producers.

- More information on the Livestock Protection Program is available here: <http://www.cattlemen.bc.ca/lpp.htm>

Recommendation

Suggest we send this information on background in response to the follow up questions.

Hi Barbara,

Regarding the draft article that you sent us, one point of clarification please. It is important to note that given the geography of British Columbia, there is naturally a large overlap between agricultural lands and wildlife habitat and some level of losses are to be expected. The program will cover only losses that are beyond a producer's ability to control through best management practices and beyond what is considered normal level operational losses.

Here are the answers to your questions.

1. Was the federal funding from the Canadian Agricultural Partnership?

Yes, the predator compensation is going to be cost shared with the federal government under the Canadian Agricultural Partnership on April 1, 2018.

2. The BC Sheep Federation mentioned a \$1,000 threshold per year's losses, meaning producers have to accumulate \$1,000 in losses for a claim to kick in, and the \$1,000 is not a "deductible", but would be included in the claim. Is this correct, or do you anticipate any change to that?

Yes, this is correct, the \$1000 is a threshold, not a deductible, and will be included in the claim when the payment occurs. We do not anticipate any changes to this. There is also a second method in place, that could be used other than the \$1000 threshold, and that is if a producer has catastrophic loss exceeding \$300 for a predation event. This second method allows assistance for the producers with smaller flocks.

3. It is my understanding that all wild predators, including birds of prey, would be covered (ravens, eagles).

Yes, the list of all eligible predators are; bears, lynx, bobcats, cougars, wolves, coyotes, raptors or ravens. Eagles are covered under raptors.

4. Would a producer be able to verify their own kills, or would they need another person trained in verification do so?

Yes, a producer would be able to verify their own attack if they have taken the verification course taken by the Conservation Officer Service. Once trained, the verifier would submit the verifications to the Livestock Protection Program for the review and confirm that the attack was conclusive.

5. I assume a producer would need to prove they had prevented predation the best they could. (ie "To receive compensation, producers will also need to verify that risk management practices are in place to prevent wildlife predation.")

Yes, all the producers are responsible to have best management practices (BMPs) in place to minimize/prevent the losses. There are questions around BMP's on the verification forms and they must be ensured they are met on each farm. Some approved methods are fencing, guardian animals, lights, noise and many others.

Meghan McRae
Communications Director,
Ministry of Agriculture
Government Communications and Public Engagement
P:250-952-0622

Shoemaker, Wes AGRI:EX

From: Townsend, Dave H GCPE:EX
Sent: Monday, March 19, 2018 4:36 PM
To: Shoemaker, Wes AGRI:EX; Lalani, Arif AGRI:EX; Mack, James AGRI:EX
Cc: Zaharia, Sarah GCPE:EX; McRae, Meghan GCPE:EX; Boelens, Robert GCPE:EX
Subject: AGRI: End of Day Media Request Report

Completed

Barbara Johnstone grimmer - Country Life in B.C.
ISSUE: Predator compensation program
STATUS: Provided Background

- Hi Barbara,

Regarding the draft article that you sent us, one point of clarification please. It is important to note that given the geography of British Columbia, there is naturally a large overlap between agricultural lands and wildlife habitat and some level of losses are to be expected. The program will cover only losses that are beyond a producer's ability to control through best management practices and beyond what is considered normal level operational losses.

Here are the answers to your questions.

1. Was the federal funding from the Canadian Agricultural Partnership?

Yes, the predator compensation is going to be cost shared with the federal government under the Canadian Agricultural Partnership on April 1, 2018.

2. The BC Sheep Federation mentioned a \$1,000 threshold per year's losses, meaning producers have to accumulate \$1,000 in losses for a claim to kick in, and the \$1,000 is not a "deductible", but would be included in the claim. Is this correct, or do you anticipate any change to that?

Yes, this is correct, the \$1000 is a threshold, not a deductible, and will be included in the claim when the payment occurs. We do not anticipate any changes to this. There is also a second method in place, that could be used other than the \$1000 threshold, and that is if a producer has catastrophic loss exceeding \$300 for a predation event. This second method allows assistance for the producers with smaller flocks.

3. It is my understanding that all wild predators, including birds of prey, would be covered (ravens, eagles).

Yes, the list of all eligible predators are; bears, lynx, bobcats, cougars, wolves, coyotes, raptors or ravens. Eagles are covered under raptors.

4. Would a producer be able to verify their own kills, or would they need another person trained in verification do so?

Yes, a producer would be able to verify their own attack if they have taken the verification course taken by the Conservation Officer Service. Once trained, the verifier would submit the verifications to the Livestock Protection Program for the review and confirm that the attack was conclusive.

5. I assume a producer would need to prove they had prevented predation the best they could. (ie "To receive compensation, producers will also need to verify that risk management practices are in place to prevent wildlife predation.")

Yes, all the producers are responsible to have best management practices (BMPs) in place to

minimize/prevent the losses. There are questions around BMP's on the verification forms and they must be ensured they are met on each farm. Some approved methods are fencing, guardian animals, lights, noise and many others.

Charlsie Agro - CBC - National
ISSUE: BC Certified Organic Program
STATUS: Provided Background

- The B.C. Ministry of Agriculture will require all domestically produced and processed food and beverage products marketed in B.C. as "organic" to be certified through an accredited federal or provincial program.

This requirement will take effect in 2018.

The new regulations under the Food and Agricultural Products Classification Act were announced in 2016. Here are links to previous news releases:

Dec. 8, 2016 - New regulations under the just-enacted Food and Agricultural Products Classification Act create a modern system so B.C. consumers can enjoy B.C.'s organic agrifood products knowing that there are standards and requirements behind the key words used to describe and market them.

<https://news.gov.bc.ca/releases/2016AGRI0079-002634>

Feb. 15, 2016 – News release announcing Bill 11, the Food and Agricultural Products Classification Act when it was introduced in the B.C. legislature.

<https://news.gov.bc.ca/releases/2016AGRI0079-002634>

In addition, here is some further background information on the Ministry of Agriculture website:

Ministry of Agriculture – Transitioning to Organic Farming link

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/animals-and-crops/organic-food-and-beverages/transitioning-to-organic-farming>

Glen Korstrom - Business in Vancouver
ISSUE: Wine Plebiscite
STATUS: Provided Background

- In his presentation, the Deputy Minister of Agriculture provided the following updates. Ministry staff are working with British Columbia Wine Authority (BCWA) on:
 - Establishment of new geographical indications
 - Identified sub-regions as the basis for new sub-geographical indications
 - Flat fee for small wineries
 - Prohibition on the use of unregulated geographical indications

Further work is required to advance the following three recommendations:

- Mandatory BCWA membership as a condition of winery license
- Change Wines of Distinction name to "British Columbia Wine"
- Mandatory qualification as a Wine of B.C.

The British Columbia Wine Authority is an independent regulatory authority to which the Province of British Columbia has delegated responsibility for enforcing the Province's Wines of Marked Quality Regulation.

Shelley Tomlinson - Western Producer

ISSUE: Marijuana Growing on the ALR

STATUS: Provided Background

- The B.C. government is committed to food security and established the ALR review committee which is part of the minister's mandate to increase food production.
- The ALR review committee's role is to provide recommendations to the Minister of Agriculture based on their consultation. Any future changes to regulations or policies would then be considered and potentially implemented by the B.C. government.
- B.C. farmers, communities, and the public are going to shape the revitalization of the ALR.
- British Columbians have until April 30 to submit their feedback on revitalizing the ALR and ALC by mail, email or through the online survey at <http://engage.gov.bc.ca/govtogetherbc/consultation/agricultural-land-reserve/>

Medical Marijuana

- Medical cannabis operations are Federally-licensed.
- The previous government legislated that medical cannabis be considered as an agricultural crop and that local governments should not prohibit medical cannabis production in the ALR.
- In 2015, The Ministry developed a bylaw standard that offers local governments ready to use bylaws to regulate medical cannabis production facilities in the ALR in their communities.
- To be clear – the regulations deal only with medical marijuana.
- It was developed following consultations with local governments, and includes input and guidance the ministry received from communities across B.C.
- It offers provincial standards on the positioning of medical cannabis production facilities on ALR lands, including appropriate distances from neighbouring property lines, schools, parks, watercourses and so on.

Recreational Marijuana

- There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.

Kris Cu - CJSF SFU campus radio

ISSUE: Interview with AGRI fish pathologist Laura Baseler

STATUS: Declined to Comment

- Dr Baseler unavailable for interview this week

Dave Townsend

Government Communications and Public Engagement

Ministry of Agriculture

Office: 250 356-7098 Cell: 250 889-5945

Email: dave.h.townsend@gov.bc.ca

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Wednesday, March 21, 2018 12:24 PM
To: Beale, William AGRI:EX
Cc: Shoemaker, Wes AGRI:EX; Smith, Jessica C AGRI:EX
Subject: MEDIA REQUEST: ALR & Cannabis-CTV Vancouver Island 3 PM deadline

Just got off the phone with this reporter, who is looking for an interview with MLP on this topic. Suggest instead we send the following, attributable to the Ministry of Agriculture.

This is consistent with what we've provided other outlets in the last few weeks, on the same topic.

Let me know if there's anything else you'd like to add.

Deadline is 3 PM today.

Thanks,
Meghan

Reporter

Robert Buffam, Reporter
CTV Vancouver Island - Victoria
robert.buffam@bellmedia.ca
250-507-6715

Deadline Wednesday, March 21, 2018 4:00 PM

Request

Looking for MLP response to petition presented by MLA Olsen in the house last week, calling for govt to prevent marijuana cultivation in the ALR. phone interview fine if possible

Background

Recommendation

- There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.
- The B.C. government is committed to food security and established the ALR review committee which is part of the minister's mandate to increase food production.
- The ALR review committee's role is to provide recommendations to the Minister of Agriculture based on their consultation. Any future changes to regulations or policies would then be considered and potentially implemented by the B.C. government.
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Meghan McRae
Communications Director,
Ministry of Agriculture
Government Communications and Public Engagement
P:250-952-0622

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Wednesday, March 21, 2018 2:36 PM
To: Beale, William AGRI:EX
Cc: Shoemaker, Wes AGRI:EX; Smith, Jessica C AGRI:EX
Subject: RE: MEDIA REQUEST: ALR & Cannabis-CTV Vancouver Island 3 PM deadline

Wes, any chance you can weigh in over the next few minutes?

From: Beale, William AGRI:EX
Sent: Wednesday, March 21, 2018 1:38 PM
To: McRae, Meghan GCPE:EX
Cc: Shoemaker, Wes AGRI:EX; Smith, Jessica C AGRI:EX
Subject: RE: MEDIA REQUEST: ALR & Cannabis-CTV Vancouver Island 3 PM deadline

Pending any concerns from Wes, I approve.

From: McRae, Meghan GCPE:EX
Sent: Wednesday, March 21, 2018 12:24 PM
To: Beale, William AGRI:EX
Cc: Shoemaker, Wes AGRI:EX; Smith, Jessica C AGRI:EX
Subject: MEDIA REQUEST: ALR & Cannabis-CTV Vancouver Island 3 PM deadline

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Meghan

Reporter
Robert Buffam, Reporter
CTV Vancouver Island - Victoria
robert.buffam@bellmedia.ca
250-507-6715

Deadline Wednesday, March 21, 2018 4:00 PM

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Meghan McRae
 Communications Director,
 Ministry of Agriculture
 Government Communications and Public Engagement
 P:250-952-0622

Shoemaker, Wes AGRI:EX

From: Anderson, Lisa R PSSG:EX
Sent: Thursday, March 22, 2018 7:40 AM
To: Shoemaker, Wes AGRI:EX
Subject: Cannabis Presentation - March 2018.pptx
Attachments: Cannabis Presentation - March 2018.pptx

Hi Wes,

Here is a version of our most current slide deck that can be used to guide the discussion this afternoon.

Lisa

BRITISH COLUMBIA'S APPROACH TO CANNABIS LEGALIZATION AND REGULATION

Ministry of Public Safety & Solicitor General



FEDERAL CONTEXT

Federal Cannabis
Secretariat

FPT Senior Officials
Working Group

FPT Sub-groups

- Public Education & Awareness
- Seed to Sale Tracking System
- Ticketable Offences
- Drug Impaired Driving
- Data Monitoring
- Taxation
- Labour

Federal Timeline

- June 2016 - Federal Discussion Paper
- Federal Task Force on Cannabis Legalization and Regulation
 - July - Sept 2016: Public & Stakeholder Consultation
 - November 2016: Task Force Report
- April 2017 – *Cannabis Act* (Bill C-45) and Bill C-46 (impaired driving) introduced
- Nov. 2017 – Jan. 20, 2018: Public & stakeholder consultation on proposed federal regulations
- Summer 2018 - Bill C-45 in force date
- Bill C-46 in force upon enactment



FEDERAL RESPONSIBILITY

Cannabis Act (Bill C-45)

- **The federal legislation will establish:**
 - Minimum federal conditions for distribution and retail sale
 - Minimum age for purchase, possession and consumption
 - Restrictions on personal cultivation and personal possession limits
 - Criminal penalties for those operating outside the legal system
- **The federal government will:**
 - Establish a national cannabis tracking system
 - Regulate product standards, labelling and packaging and the promotion and display of cannabis or cannabis accessories
 - License cannabis producers
 - Regulate edibles within 12 months of Bill C-45 coming into force



FEDERAL RESPONSIBILITY

Bill C-46

- **Federal Bill C-46 will:**
 - Significantly amend Criminal Code impaired driving offences
 - Create new offences for having specified levels of a drug in the blood within two hours of driving (to be set by regulation)
 - Provide regulatory authority to approve roadside oral fluid screening devices



PROVINCIAL CONTEXT

Deputy Minister
Working Group

ADM Public Safety
Issues Committee

Cannabis Legalization &
Regulation Secretariat

Inter-ministry Working
Group

Overarching provincial goals guiding policy:

- I. Prioritize health and safety
- II. Reduce crime and the illegal market
- III. Protect children and youth
- IV. Address cannabis-impaired driving
- V. Support economic development



PROVINCIAL ENGAGEMENT

- **Public and Stakeholder Engagement: Sept. 25 – Nov. 1, 2017**
 - 48,151 online responses, 800 random telephone survey responses, over 140 written submissions
- **Local Governments**
 - Joint Provincial-Local Government Committee on Cannabis Regulation, Chief Administrative Officers forums, local government association AGMs and meetings
- **Indigenous Governments**
 - Meetings with Indigenous governments and organizations, regional teleconferences, working group under FNLC (TBC)
- **Ongoing Stakeholder Engagement**
 - Ongoing meetings with interested stakeholder groups



KEY PROVINCIAL DECISIONS

- **Minimum age**
 - B.C.'s minimum age to possess, purchase and consume cannabis will be 19
- **Personal possession**
 - Adults will be allowed to possess up to 30 grams of non-medical cannabis in a public place
 - Those under the legal age of 19 will be prohibited from possessing any amount of non-medical cannabis
 - Cannabis transported in a motor vehicle will need to be in a sealed package, or inaccessible to vehicle occupants
- **Places of use**
 - Cannabis smoking and vaping will generally be allowed in public spaces where tobacco smoking and vaping are permitted
 - Cannabis smoking and vaping will be banned in areas where children gather, including community beaches, parks and playgrounds
 - Landlords and strata councils can restrict or prohibit cannabis smoking
 - Local governments will be able to set further restrictions
 - Cannabis consumption will be prohibited while riding in or operating a vehicle



KEY PROVINCIAL DECISIONS

- **Personal cultivation**

- B.C. will allow adults to grow up to four cannabis plants per household
- Plants must not be visible from any public place off the property
- Home cultivation will be banned in homes used as daycares
- Landlords and strata councils will be able to restrict or prohibit home cultivation at tenanted and strata properties

- **Drug-impaired driving**

- Continues to be illegal – B.C. will increase law enforcement training in this area
- B.C. will toughen provincial regulations:
 - 90 day Administrative Driving Prohibition for drug affected driving; and
 - Zero tolerance for presence of THC in drivers of the Graduated Licensing Program

KEY PROVINCIAL DECISIONS

- **Distribution model**

- B.C.'s wholesale distribution model will be government-run by the B.C. Liquor Distribution Branch

- **Retail model**

- Liquor Control and Licensing Branch will be responsible for:
 - Licensing private stores; and
 - Monitoring retail sector
 - Cannabis cannot be sold in the same stores as liquor or tobacco
 - Early registration process will be launched online
 - Licenses will require the support of local governments
 - Exceptions will be established for non-medical cannabis retail stores in rural areas – criteria currently under development
 - Liquor Distribution Branch will establish public bricks and mortar stores and an online store



ADDITIONAL CONSIDERATIONS

Include but are not limited to...

- Agricultural Land Reserve
- Economic Development
- Ticketable Offences
- Workplace Considerations
- Housing Considerations
- Public Awareness and Education
- School-based Education
- Data Collection
- Taxation and Pricing
- Revenue Sharing
- Supply Management
- Cannabis Industry Training
- Environmental Impact
- Canadian Free Trade Agreement
- Regulatory Capture Prevention
- Hemp Regulation
- Long Term Governance/Oversight



QUESTIONS?

Cannabis Secretariat: Cannabis.Secretariat@gov.bc.ca

Liquor Distribution Branch: cannabis@bcldb.com

Liquor Control and Licensing Branch: cannabisregs@gov.bc.ca



Shoemaker, Wes AGRI:EX

From: David @ Tenpoint Vineyard <david@tenpointvineyard.com>
Sent: Monday, March 26, 2018 10:43 PM
To: Lana Popham
Cc: Shoemaker, Wes AGRI:EX; Mack, James AGRI:EX
Subject: Inconsistency in ALR policies for use of agricultural land.

The Honourable Lana Popham, MLA
Minister of Agriculture.

Dear Minister,

My name is David^{s.22} we own a small, growing only, organic vineyard in Oyama, Lake Country, BC. We recently decided to apply for a manufacturing license for wine and also beer as I'd like to further my home brewing skills and serve craft beers to any of my visitors who share my passion when visiting and staying at our vineyard.

With our Alta zoning we have the plan on adding additional accommodation and making an application so we can manufacture and sell our wine / beer from our vineyard / brewery. I made my application to my local district and to the LCLB with a very detailed business plan which was warmly received. I have been approved in principle from LCLB in record time, less than two weeks! I was told that as long as I developed as per all my plans an inspector would visit and I would be making wine and beer ready for the upcoming summer months. Or so I thought. I have just received through my local district an email from the ALR who it seems don't want brewery's or even winery's on ALR land? I can't contract any grains from a malting house and I don't have enough grapes planted on my land to meet the 50% rule?

I don't know how the ALR expects a small farming operation to grow and malt their own barley for the beer product as I'm not allowed to pull resources and buy from established barley growers located in prime northern BC grain growing areas through a malting house (Gambrinus in Armstrong the only one in the whole of BC). I have secured a contract with Gambrinus as part of my business plan that was presented to the District of Lake Country and LCLB. I have also secured a contract with Big Horn Hops out of Kamloops which is operated and managed by the local First Nations band. The ALR states that Hops is not an agricultural product for the purpose of operating a brewery?

In addition, I'm now being told that to have the winery manufacturing license I need to have 2 ha planted in grape vines of my total 2.45 ha vineyard. We currently have every viable piece of agricultural land planted on the vineyard with only the bedrock and cliff faces bare! This only totals 1.05 ha. The site of the new building to include the agri-tourism suites, winery tasting room and beer tasting room has already been wholly supported through consultation with my local governments planning department and has been sited in a non-usable portion of the vineyard.

When researching the manufacturing license and LCLB's regulations it states a vineyard has to have a minimum of 2 acres planted. It seems the ALR are not aligning them selves with the other government departments? I find it very frustrating when trying to draw new visitors to our vineyard and proposing very viable ideas the ALR always starts with the attitude of why you 'CAN NOT' move forward rather than how the idea could be brought to fruition as I have found with all the other parties I've dealt with - Local District and LCLB.

I had hoped that with the November 2017 legislation changes we would be able to better our revenue streams from multiple sources on our A1 land as the cost of maintaining is out weighing the viability of the original farm business model.

I welcome any advice you may have and look forward to hearing from you.

Yours faithfully,

David Hastings and family.

*****Email received through my local district from ALR deterring my application:-

The Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the "Regulation") permits an active agricultural operation (farm) to engage in value added processing and ancillary uses. The intent of the Regulation is to allow a farmer to supplement the primary agricultural production on the farm. An alcohol production facility and its defined ancillary uses may be a designated farm use provided that it meets the prescribed thresholds and is an appropriate scale and scope as per the intent of the Regulation. **An alcohol production facility cannot be located on a property that is not actively producing the required Primary Farm Product (PFP).**

Note: The ALC recommends choosing a location that can agriculturally support the growing of the PFP. When establishing a farm for the purpose of an alcohol production facility, access to markets for the value-added product (ex. beer) should not be the primary determining factor. For information related to crop production and best practices, please contact the Ministry of Agriculture.

If the predominant use of the farm is not for the purpose of growing the PFP, the proposed alcohol production facility is not considered a designated farm use and an application is required.

For farms less than 2.0 ha

At least 50% of the PFP utilized each year must be growing on the property where the facility will be located.

For farms more than 2.0 ha

At least 50% of the PFP utilized each year must be grown in British Columbia. This can be achieved by:

- Growing at least 50% of the PFP on the farm, or
- Growing a minimum of 2.0 ha of the PFP on the farm, and the remainder of the 50% is sourced through contracts with a farm(s) in BC.

*Note: Contracts must be with a farm that is growing the PFP to be used in your product and not with a third party. **A contract with a Malthouse does not satisfy the ALC's requirements.***

Until such time that the landowner can demonstrate that the farm is producing the required PFP in accordance with the Regulation, the development and/or construction of an alcohol production facility is premature.

ALC staff cannot legally determine if the scale and scope of a proposed facility is consistent with the intent of the ALR Regulation. The only way to determine this with certainty is through a non-farm use application. Non-farm use applications received by the Commission are reviewed and decided upon by the Commission, the appointed decision making body of the ALC.

Please be advised that a local government may further regulate the size and scale of an alcohol production facility. ***However, compliance with local government regulations, the Liquor Control and Licencing Board (LCLB), and any other regulatory bodies does not equate to compliance with the Regulation.***

Operations that do not meet the thresholds and intent of the Regulation are subject to compliance and enforcement action.

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Wednesday, April 4, 2018 2:27 PM
To: Smith, Jessica C AGRI:EX; Beale, William AGRI:EX
Cc: Godfrey, Sam AG:EX; Mack, James AGRI:EX; Shoemaker, Wes AGRI:EX; Boelens, Robert GCPE:EX
Subject: MEDIA REQUEST: Cannabis on the ALR

We have this media request in for an on-camera interview with Minister Popham for this Thursday. Suggesting we provide this as background from Ministry instead. It aligns with other requests we've sent on the same topic.

Any concerns or suggested edits?

Reporter

Tess Van straaten, Reporter
CHEK TV - Victoria
tvanstraaten@cheknews.ca
250-480-3700 c: 250-885-7577

Deadline THURSDAY

Request

I'm hoping to talk to Lana on Thursday about the issue of growing cannabis on farmland in the ALR. North Saanich feels the Liberal government over-stepped in 2015 by making cannabis production permissible under the ALR rules. Where does the NDP government stand on this?

Recommendation

Minister unavailable. Suggest we send the following on background attributable to Ministry:

- Medical cannabis operations are Federally-licensed.
- The previous government legislated that medical cannabis be considered as an agricultural crop and that local governments should not prohibit medical cannabis production in the ALR.
- In 2015, The Ministry developed a bylaw standard that offers local governments ready-to-use bylaws to regulate medical cannabis production facilities in the ALR in their communities.
- To be clear – the regulations deal only with medical marijuana.
- It was developed following consultations with local governments, and includes input and guidance the ministry received from communities across B.C.
- It offers provincial standards on the positioning of medical cannabis production facilities on ALR lands, including appropriate distances from neighbouring property lines, schools, parks, watercourses and so on.
- In terms of recreational marijuana, there are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.
- The B.C. government is committed to food security and established the ALR review committee which is part of the minister's mandate to increase food production.

- The ALR review committee's role is to provide recommendations to the Minister of Agriculture based on their consultation. Any future changes to regulations or policies would then be considered and potentially implemented by the B.C. government.
- British Columbians have until April 30 to submit their feedback on revitalizing the ALR and ALC by mail, email or through the online survey at <http://engage.gov.bc.ca/govtogetherbc/consultation/agricultural-land-reserve/>

Meghan McRae
Communications Director,
Ministry of Agriculture
Government Communications and Public Engagement
P:250-952-0622

Shoemaker, Wes AGRI:EX

From: Mack, James AGRI:EX
Sent: Tuesday, April 17, 2018 5:47 PM
To: Shoemaker, Wes AGRI:EX
Cc: Hansen, Erin AGRI:EX; Hodson, Georgina AGRI:EX; Hrycuik, Lorie AGRI:EX; Anderson, Arlene AGRI:EX
Subject: s.12,s.13
Attachments:

Wes,

As you probably noticed by now, the DMs' meeting on cannabis was cancelled for tomorrow morning.

Attached is the latest draft of the powerpoint . s.13
s.13

James Mack
Assistant Deputy Minister – Agriculture Science and Policy
Ministry of Agriculture
Phone: 250-356-1821
Fax: 250-356-7279
e-mail: James.mack@gov.bc.ca

Page 087 to/à Page 102

Withheld pursuant to/removed as

s.12;s.13

Shoemaker, Wes AGRI:EX

From: Godfrey, Sam AGRI:EX
Sent: Tuesday, April 17, 2018 5:57 PM
To: McRae, Meghan GCPE:EX
Cc: Shoemaker, Wes AGRI:EX
Subject: RE: MEDIA REQUEST: CBC French -Cannabis on ALR

Hi,

Sorry about the delay. MLP has a conflict with respect to cannabis and Ministerial responsibility has been formally transferred to Minister Donaldson. He will make Minister-level decisions and work with the Min of Agri. Media requests should go to the Deputy, I believe.

Sam Godfrey

Senior Ministerial Assistant to the Honourable Lana Popham
Minister of Agriculture, British Columbia
Mobile: 250 208 1359 | Office: 250 387 1023
Rm 325, Parliament Buildings, 501 Belleville St., Victoria, B.C. V8V 1X4

This message, including any attachments to it, is not to be disclosed outside of the Provincial Government without prior written approval from the Ministry of Agriculture. If you have received this communication in error, please destroy the email message and any attachments immediately and notify me by telephone or by email.

From: McRae, Meghan GCPE:EX
Sent: Tuesday, April 17, 2018 2:36 PM
To: Godfrey, Sam AGRI:EX
Subject: MEDIA REQUEST: CBC French -Cannabis on ALR

Here's one request we need signed off by the MO today. These are the standard lines we're using when asked for interviews on this, consistent with what we've sent all other media so far.

I'm also about to call the reporter about the Meat Regs stuff, and have a convo with her on her absolute drop dead date for writing the story. She may ask that we give her some of the info she had requested, so she can get something drafted.

Thanks,
Meghan

Reporter

Noémie Moukanda, Reporter
CBC Radio Canada
noemie.moukanda@radio-canada.ca
604-828-5368

Deadline ASAP

Request

Would like to interview someone to explain BC govt response to concerns that farmland is being bought for greenhouse production of marijuana.

Recommendation

- There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.
- The B.C. government is committed to food security and established the ALR review committee which is part of the minister's mandate to increase food production.
- The ALR review committee's role is to provide recommendations to the Minister of Agriculture based on their consultation. Any future changes to regulations or policies would then be considered and potentially implemented by the B.C. government.
- British Columbians have until April 30 to submit their feedback on revitalizing the ALR and ALC by mail, email or through the online survey at <http://engage.gov.bc.ca/govtogetherbc/consultation/agricultural-land-reserve/>

Meghan McRae
Communications Director,
Ministry of Agriculture
Government Communications and Public Engagement
P:250-952-0622

Shoemaker, Wes AGRI:EX

From: McRae, Meghan GCPE:EX
Sent: Wednesday, April 18, 2018 8:16 AM
To: Shoemaker, Wes AGRI:EX
Cc: Boelens, Robert GCPE:EX; Hansen, Erin AGRI:EX
Subject: MEDIA REQUEST FOR APPROVAL: ALR R committee & Cannabis on ALR (another one)

Morning Wes, another one on cannabis for your sign off this morning please.

These are lines we've recently shared with Western Producer as well.

Reporter

Melissa Shaw, Reporter

Vancouver Is Awesome

melissa@vancouverisawesome.com

Deadline ASAP

Request

Wondering if someone can comment on the advisory committee and online survey regarding revitalization of the ALR and ALC.

The Society for Affordable Medical Cannabis just put out a release advocating to allow medical cannabis to be produced on ALR farmland and I am working on a story about the process and different concerns people have.

Recommendation

Provide bullets on background attributable to Ministry of Agriculture

- The B.C. government is committed to food security and established the ALR review committee which is part of the minister's mandate to increase food production.
- The ALR review committee's role is to provide recommendations to the Minister of Agriculture based on their consultation. Any future changes to regulations or policies would then be considered and potentially implemented by the B.C. government.
- B.C. farmers, communities, and the public are going to shape the revitalization of the ALR.
- British Columbians have until April 30 to submit their feedback on revitalizing the ALR and ALC by mail, email or through the online survey at <http://engage.gov.bc.ca/govtogetherbc/consultation/agricultural-land-reserve/>

Medical Marijuana

- Medical cannabis operations are Federally-licensed.
- The previous government legislated that medical cannabis be considered as an agricultural crop and that local governments should not prohibit medical cannabis production in the ALR.
- In 2015, The Ministry developed a bylaw standard that offers local governments ready to use bylaws to regulate medical cannabis production facilities in the ALR in their communities.
- To be clear – the regulations deal only with medical marijuana.
- It was developed following consultations with local governments, and includes input and guidance the ministry received from communities across B.C.

· It offers provincial standards on the positioning of medical cannabis production facilities on ALR lands, including appropriate distances from neighbouring property lines, schools, parks, watercourses and so on.

Recreational Marijuana

· There are still many decisions to be made which are dependent on having better clarity regarding federal legislation and regulation, including those regarding the production of recreational marijuana, both in and outside of the ALR.

Sent from my iPhone

Shoemaker, Wes AGRI:EX

From: Craig Toews <Craig.Toews@ufv.ca>
Sent: Wednesday, April 18, 2018 1:09 PM
To: Lalani, Arif AGRI:EX; Shoemaker, Wes AGRI:EX; Cameron, Sandra AGRI:EX
Cc: Monika Vondras
Subject: RE: DM Shoemaker w/ UFV re: Agriculture Sector Investment
Attachments: Cannabis LOI.DOCX

Hi Wes,

I am following up regarding the conversation we had when you and the Minister were out to visit our UFV campus in Chilliwack. s.17

s.17 The impact of cannabis on agriculture land is one such emerging complex issue that we are prepared to respond to, through the expertise in our Centre for Food and Farmland Innovation.

Please find a more detailed project proposal (LOI) attached and let me know if you have any questions or require further info,

Thank you,

-Craig

Craig Toews

Vice President External

Direct: 604-851-6352

www.ufv.ca/vp-external

Mobile: 604-309-4249



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From: Craig Toews
Sent: April 3, 2018 9:17 PM
To: Lalani, Arif AGRI:EX <Arif.Lalani@gov.bc.ca>; Shoemaker, Wes AGRI:EX <Wes.Shoemaker@gov.bc.ca>; Cameron, Sandra AGRI:EX <Sandra.Cameron@gov.bc.ca>
Cc: Monika Vondras <Monika.Vondras@ufv.ca>
Subject: DM Shoemaker w/ UFV re: Agriculture Sector Investment

Hi Wes,

I've collected all three presentations from your visit to UFV and have attached them for your reference as per the Minister's request. Let me know if you have any questions or require further info.

Take care,

-Craig

Craig Toews

Vice President External

Direct: 604-851-6352

www.ufv.ca/vp-external

Mobile: 604-309-4249



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Exploring the Implications of Legalized Cannabis Production for Food Security and Agricultural Land Use

The approaching legalization of non-medical cannabis production in British Columbia offers the prospect of a lucrative new agricultural revenue stream. At a time when many farmers are searching for ways to make their operations financially viable, embracing marijuana cultivation suggests a potential way to keep struggling farms afloat. It also holds promise for small, unused parcels within the Agricultural Land Reserve, appearing a viable option for getting this land back into production. However, marijuana cultivation may result in long-term damage to farmland, thereby posing a potential threat to food security both within and beyond the region. With legalized cannabis production poised to present significant new challenges for agricultural policy and land use planning in Abbotsford, it requires urgent attention. Based on a comparison case study investigating agricultural land use over the first four years of legalized cannabis growing in Washington State, combined with an exploration of the different factors that could shape the cannabis production landscape in Abbotsford, this project will explore the potential implications of marijuana cultivation for food security and land use. We will evaluate whether cannabis is an appropriate crop for small parcels on the ALR, using this research to formulate policy recommendations that seek to maximise the long-term productivity of unused agricultural land and support the economic viability of farms in Abbotsford.

Project Information

The cultivation methods associated with marijuana plants make it ideal for small plots, presenting a logical land use for unused parcels within the ALR. Based on public consultations, Health Canada has proposed a specific license category for small scale producers that would authorize the cultivation of up to 200 square metres. Most marijuana cultivation occurs in reinforced buildings; thus, if legalized cannabis production is considered a permitted agricultural land usage, these could theoretically be established on small, unused ALR parcels.

While marijuana cultivation offers economic opportunity for individual farmers, it also has several potential drawbacks, including undesirable impacts on agricultural land, on municipal infrastructure, and on the local environment. If legalized cannabis production is allowed to take place on existing farmland in the ALR, it will likely displace food crops. Additionally, building the facilities necessary for indoor cannabis production destroys much of the value of farmland and thereby has very significant implications for the long-term availability and productivity of agricultural land. We can thus anticipate that negative impacts on food production would be immediately perceptible, with appreciable consequences for long-term food security. Further, cannabis production is very energy-intensive, and may potentially strain electricity grids. The waste streams also present challenges, which would have to be managed in order to limit the impact on the local environment.

Although marijuana cultivation is ideally suited to small plots, this simultaneously implies a closer proximity to neighbours. Consequently, the effects on local residents and adjacent farm operations must be taken into account. In Washington, neighbours have complained about the smells associated with marijuana cultivation; there are also security concerns that must be considered. As a result, our research will ask if legalized cannabis production should be allowed on small parcels within the ALR, or if the impacts on neighbours would be too severe.

This project will employ a comparative case study approach; it will consider the history and context of agriculture in Washington State and its experiences with marijuana cultivation since the implementation of legalization reforms 2014, comparing it with the history and context of agriculture in BC and the different local factors than can be anticipated to impact the experience of legalized cannabis production in Abbotsford. Because the climate conditions in Washington are similar to those of many areas of BC, it provides an ideal case study. Further, we have previously researched land use policy and agricultural land protection in Washington, giving us a strong foundation for making productive comparisons between the two case studies and for highlighting the differences resulting from the protections offered by the ALR.

Our case study research in Washington will involve a thorough review of media reporting, an analysis of public records, and interviews with selected policy makers and agricultural leaders. We will devote particular attention to the negotiations and challenges relating to farmland protection in Washington and to any conflicts that have arisen over proximal land uses. We will then visit current growing operations in southwestern BC, and also lands where potential growing operations could be located. We will conduct a landscape analysis, comparing the geographic context of both case studies, which will allow us to comment on the particular growing practices necessary for marijuana cultivation in BC and any potential impacts of these practices for the long-term availability and productivity of agricultural land for food production.

Based on our research, we will prepare a report for local government and other interested organisations that offers policy recommendations for governing legalized cannabis production. As well as suggestions for maximising the long-term productivity of unused land within the ALR and supporting agriculture and food security in the region, we will also offer potential alternative high-return agricultural endeavors that may have different land use implications than cannabis.

Applicant Information

The project will be led by Dr. Lisa Powell, a postdoctoral scholar holding a joint appointment at the University of the Fraser Valley and the University of British Columbia; Dr. Powell has extensive experience researching issues related to agriculture and food security. She will be joined by Dr. Garry Fehr, an associate professor of Geography and the Environment at the University of the Fraser Valley and the director of the Agricultural Centre of Excellence. The research will be based out of both the Centre for Food and Farmland Innovation and the Agricultural Centre of Excellence at the University of the Fraser Valley.

Dr. Lenore Newman, University of the Fraser Valley Abbotsford B353, Lenore.Newman@ufv.ca
Dr. Lisa Powell, University of the Fraser Valley – Abbotsford B353, Lisa.Powell@ufv.ca
Dr. Garry Fehr, University of the Fraser Valley – Abbotsford F102, Garry.Fehr@ufv.ca

Funding Source

The project team anticipates a working budget of \$25,000 for this project, of which \$5,000 will be provided by CFFI. This budget will support the research needed for this project and for preparing and disseminating a report to stakeholders; this will also include hiring UFW students to conduct research in Abbotsford and to assist in the production of the final report, paying them at the established rates for undergraduate research assistants.

Ministry of Agriculture
BRIEFING NOTE FOR MINISTER FOR INFORMATION FOR MEETING PORT OF
VANCOUVER

Ref: 187248

Date: April 18, 2018

Title: Port of Vancouver Burrard Inlet Tour.

Issue: CEO Robin Silvester would like to meet with Minister Popham to discuss trade enabling and industrial lands; how the port authority promotes growth of the provincial agriculture sector; and shared sustainability goals.

Background: The Vancouver Fraser Port Authority (the Port) is a federal entity that exists to facilitate trade and the national economy. It is Canada's largest port, hosting a sizable portion of all of Canada's trade activity. Industry reports indicate that the international marine industry carries 90 per cent of all trade.

CEO Robin Silvester has written a short article called *Industrial and agricultural land and land use planning* which appears on the Port of Vancouver website. (see Appendix A). The Port owns 236 acres of Agricultural Land Reserve (ALR), which is currently farmed under long-term leases and is located next to port owned industrial land.

Federally, the Agri-Food Economic Strategy Table, which will report on recommendations of how Canada can meet the target of \$75 billion in agricultural exports by 2025, has indicated transportation infrastructure as a key theme guiding their work. Infrastructure plays a key role in meeting the growing demand and changing composition of the outputs and inputs of the agri-food sector.

The Port considers sustainability to include: economic prosperity through trade, a healthy environment, and thriving communities, and the Port attempts to balance commercial, environmental, and public interests. Their jurisdiction borders 16 municipalities and intersects the asserted and established traditional territories and treaty lands of several Coast Salish First Nations.

Discussion: s.13
s.13

Suggested Response:

- **The BC government is committed to revitalizing the ALR, and the ALC, as the independent decision-making tribunal responsible for preserving B.C.'s farmland and encouraging farming and ranching in B.C.**
- **I appreciate your commitment to focus on the use of industrial lands for Port expansion where possible and to engage in the ALC process where ALR lands are impacted.**
- **I believe to this end, we have mutual goals in supporting agricultural land to continue to be available for current and future farming in B.C.**
- **I also see the value of the Port in that it supports our producers and processors to access important international economic markets.**
- **BC hopes that the Agri-food Economic Strategy Table, when reviewing transportation infrastructure, will look at the long-term role and to connect with you on this important topic.**
- **I am looking forward to providing this same tour to my colleagues during the Annual Conference of FPT Ministers and Deputy Ministers of Agriculture in July.**

Contact: Anna North, Project Manager, Corporate Governance, Policy and Legislation 250-356-5814

ED _____ ADM _____ DM _____

Appendix A - Industrial and agricultural land and land use planning

Vancouver Fraser Port Authority is a federal entity that exists to facilitate trade and the national economy. It is Canada's largest port, hosting a sizable portion of all of Canada's trade activity, especially from Asia. All projections indicate Canada's trade with Asia will continue to grow, and the port will need to grow with it. At the same time, the region is expecting a million new residents over the next 25 years who will need places to live and work.

Given the Lower Mainland is constricted by mountains and ocean, how should the region best plan to develop land for residential, recreational, commercial and industrial use?

At Vancouver Fraser Port Authority, we work hard to make the best use of the federal land we manage. We work with terminal operators to ensure land is being used as efficiently as possible. We are also required to have a land use plan, similar to a municipality's community plan. Our current plan was released in 2014 after three years of consultation with communities, Aboriginal groups and other stakeholders. The plan sets out present and proposed uses of land as well as areas that will need further study and consultation before their uses can be determined.

Beyond federal port lands, municipal governments are responsible for managing and zoning their lands. Alarming, much of that land intended for industrial activities is being converted to other uses, such as residential and commercial.

It's common to think of industrial land in terms of heavy machinery and factory chimneys. However, in the Lower Mainland industrial land is needed for the smooth and efficient movement of goods. Canadians are buying, and trading, more than ever. When you purchase something from your local store, consider how it got there. It quite likely came from overseas, and it needed not only a ship to get here, but also a port terminal, a distribution centre, a truck or two, perhaps a train, and a warehouse at the very least. The closer those things can be together to each other, the more efficient goods movement can be. Forcing distribution centres and warehouses to locate outside the Lower Mainland means more traffic on our roads, increased emissions, higher prices for consumers, and challenges for companies seeking to import and export their goods.

Here are some facts to consider. There are approximately 28,000 acres of industrial land in Metro Vancouver, of which:

- about 6,600 acres remain vacant
- only about 3,100 acres of unconstrained industrial land remain available for near-term development
- of that, only about 1,000 acres are suitable for trade-related businesses from a size and location perspective
- Vancouver Fraser Port Authority holds only about 200 acres of industrial land suitable for near-term development

Demand for industrial land is projected to absorb between 1,500 and 3,000 acres of land within the next five to 10 years. At that rate, the inventory of remaining land suitable for port and related goods-movement businesses will potentially be exhausted within the next decade.

According to analysis completed by Site Economics Ltd. for Vancouver Fraser Port Authority¹, every 100 acres of industrial land that is developed results in \$1.9 billion of direct and secondary economic benefits. Metro Vancouver reports about 23 per cent (275,000) of the region's jobs are accommodated on industrial lands. Without a secure industrial land base, we simply cannot compete for new investment and new jobs – jobs for us now and jobs for the next generation.

Protection of industrial land must be a top priority, and protection of land that enables trade must be seen as absolutely critical to our long-term quality of life. What's more, preserving our current stock of industrial land eases pressure to convert much-valued agricultural land.

The port authority currently owns 236 acres of farmland – or about 0.07 per cent of all Lower Mainland farmland. The land owned by the port authority is currently farmed under long-term leases and is located next to industrial land also owned by the port authority.

We would rather not purchase farmland, but if we cannot find trade-enabling industrial land, Canada's ability to trade is threatened, which will impact us all.

Protecting agricultural land is important, and the Agricultural Land Commission has done an exceptional job of just that. Unfortunately, we don't have the same protection for trade-enabling industrial land, which means the port authority and other goods movement businesses may have no choice but to consider agricultural land for expansion.

Our intent is to work with all potentially affected stakeholders, including the Agricultural Land Commission, to ensure we appropriately mitigate for any agricultural lands we convert to transportation and trade use.

We could look at land swaps, development of new agricultural land elsewhere or outside the Lower Mainland, and better use of existing agricultural land, among other ideas. We are open to input from stakeholders including the Agricultural Land Commission for the mutual benefit of the region and the country.

Vancouver Fraser Port Authority is advocating for a halt to the rezoning of industrial land, and a more thoughtful, multi-party discussion about management of land planning that will protect the region's agricultural land and ensure Canada's trade interests are similarly protected. Together, working with municipalities and others, we must protect what's left before it is too late.

¹ https://www.portvancouver.com/news-and-media/news/new-study-reveals-looming-shortage-of-trade-enabling-industrial-land-in-lower-mainland/?doing_wp_cron=1524094324.5718169212341308593750

Shoemaker, Wes AGRI:EX

From: Mack, James AGRI:EX
Sent: Friday, April 20, 2018 6:48 PM
To: Godfrey, Sam AGRI:EX; Smith, Jessica C AGRI:EX; Shoemaker, Wes AGRI:EX
Cc: Hodson, Georgina AGRI:EX; Lalani, Arif AGRI:EX
Subject: Briefing note for Monday on greenhouses
Attachments: 188018 Designation of Greenhouses on ALR March 27 (2).docx

Attached is a note to be discussed at roundtable on Monday re: greenhouses. This is a draft and note yet approved by the DM so just for info.

James Mack
Assistant Deputy Minister – Agriculture Science and Policy
Ministry of Agriculture
Phone: 250-356-1821
Fax: 250-356-7279
e-mail: James.mack@gov.bc.ca

Ministry of Agriculture
BRIEFING NOTE FOR MINISTER FOR INFORMATION

Ref: 188018

Date: April 9, 2018

Title: Greenhouses on the Agricultural Land Reserve (ALR).

Issue: Currently local governments cannot prohibit the construction of greenhouses on the ALR and some are requesting this authority.

Background: In the early 2000's, concerns related to greenhouses including air emissions, land reclamation after a greenhouse goes out of business, light pollution and negative impacts on migratory birds were raised by Delta which then moved to prohibit greenhouses within their jurisdiction. Given that the greenhouse industry is important to the agricultural sector, and is considered a farm use, government made the decision in 2000, to make Delta a regulated community under the *Local Government Act*, and in 2002, designated a greenhouse as a farm use that local governments cannot prohibit in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (Regulation). This regulatory amendment removed the authority from a local government to make bylaws to prohibit greenhouses from being constructed on ALR land; however, left the authority to regulate greenhouses (e.g., siting and size).

The British Columbia (BC) commercial greenhouse industry is the second largest in Canada, producing vegetables, landscape nursery, forest seedlings and floriculture products in year-round crop production. BC greenhouse vegetables and floriculture are a significant component of the agricultural sector and were responsible for \$600 M of provincial agricultural farm cash receipts in 2016. The sector consists of 160 greenhouse vegetable operations and 313 floriculture operations, employing 2,800 full time and an additional 3,345 seasonal workers. Greenhouses typically yield eight times more product than conventional open field cultivation. The BC greenhouse vegetable sector accounts for 21% of total crop revenues in BC but uses only 0.05% of the land used for crop production.

Discussion s.13

s.13

s.13

Summary:

s.13

Shoemaker, Wes AGRI:EX

From: ALR and ALC Revitalization AGRI:EX
Sent: Tuesday, April 24, 2018 4:55 PM
To: Minister, AGRI AGRI:EX
Cc: Shoemaker, Wes AGRI:EX; Hrycuik, Lorie AGRI:EX
Subject: Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change
Attachments: Letter to Minister Popham - Minister's Advisory Committee on Revitalizing the ALR and ALC - April 24, 2018.pdf; Minister Advisory Committee Interim Report to Minister of Agriculture - ALR and ALC Revitalization - April 24 2018.pdf

Minister Popham,

On behalf of Jennifer Dyson, Chair of the Minister of Agriculture's Advisory Committee for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission and the members, please find attached to this email a letter from the Committee as well as the Committee's *Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change* (April, 2018).

Thank you,
Minister of Agriculture's Advisory Committee Secretariat

April 24, 2018

Honourable Lana Popham
BC Minister of Agriculture

Dear Minister Popham,

On behalf of the Minister of Agriculture's Advisory Committee (Committee) for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission, I am pleased to submit the Committee's ***Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change.***

s.12,s.13

Page 120 to/à Page 122

Withheld pursuant to/removed as

s.12;s.13

Shoemaker, Wes AGRI:EX

From: Hodson, Georgina AGRI:EX
Sent: Thursday, April 26, 2018 3:15 PM
To: Renneberg, Tim FLNR:EX
Cc: Eckardt, Dana R FLNR:EX; Shoemaker, Wes AGRI:EX; Mack, James AGRI:EX; Silverio, Lisa FLNR:EX; Barwin, Gabrielle FLNR:EX; Scott, Melissa AGRI:EX; Hansen, Erin AGRI:EX; Sieben, Mark PSSG:EX; Moffat, Diana PSSG:EX
Subject: CONFIDENTIAL: Materials for Briefing, Friday, April 26th 3:45PM
Attachments: s.12,s.13

Good afternoon Tim,

In advance of the briefing scheduled with Minister Donaldson tomorrow afternoon, in addition to the briefing note I sent to you earlier this week on the specific topic requested S.13 I have attached two additional related documents which we would like to bring Minister Donaldson's attention to. Deputy Minister Wes Shoemaker and ADM James Mack will speak to these materials at the briefing tomorrow.

I have also reattached the briefing note I sent earlier this week, on the subject of S.13 – for your convenience.

To all on the distribution list, all of the documents attached are confidential and embargoed and not for further distribution.

Thank you, and please contact me should you have any questions.

Georgina



Georgina Hodson
Manager of Executive Operations
Deputy Ministers' Office
Ministry of Agriculture
p: 250-896-6221
e: Georgina.Hodson@gov.bc.ca

Page 124 to/à Page 165

Withheld pursuant to/removed as

s.12;s.13

Ministry of Agriculture
BRIEFING NOTE FOR MINISTER FOR INFORMATION

Ref: 188018

Date: April 9, 2018

Title: Greenhouses on the Agricultural Land Reserve (ALR).

Issue: Currently local governments cannot prohibit the construction of greenhouses on the ALR and some are requesting this authority.

Background: In the early 2000's, concerns related to greenhouses including air emissions, land reclamation after a greenhouse goes out of business, light pollution and negative impacts on migratory birds were raised by Delta which then moved to prohibit greenhouses within their jurisdiction. Given that the greenhouse industry is important to the agricultural sector, and is considered a farm use, government made the decision in 2000, to make Delta a regulated community under the *Local Government Act*, and in 2002, designated a greenhouse as a farm use that local governments cannot prohibit in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (Regulation). This regulatory amendment removed the authority from a local government to make bylaws to prohibit greenhouses from being constructed on ALR land; however, left the authority to regulate greenhouses (e.g., siting and size).

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Discussion s.13

s.13

s.13

Summary:

s.13

Page 168 to/à Page 225

Withheld pursuant to/removed as

s.12;s.13

Shoemaker, Wes AGRI:EX

From: Grout, Kim ALC:EX
Sent: Monday, April 30, 2018 10:42 AM
To: Shoemaker, Wes AGRI:EX
Subject: ALC Information Update
Attachments: 2018 ALC Stakeholder Survey - Final with appendix.pdf

Good morning Wes.

Just wanted to send along some information/updates on items we discussed on our last call. I will also follow this email up with a more specific update on the Fill Placement Bylaw and Alcohol Production Facility Policy following up on Full Commission last week. I will also send a similar email to Lorie H. so her team is in the loop.

1. APPLICATION PROCESSING TARGETS

- **2017/18 Year end - Notification and 60 business day processing targets**

Table 1. Success Rate for Applications – April 1, 2017 to March 31, 2018

Performance Indicator	2017/18 Actual	2017/18 Target
Notification of Complete Application within 5 business days of receipt of application	95%	100%
Notification of Deficient Application within 5 business days of receipt of application	98%	100%
Notification of Commission decision within 5 business days of decision being finalized	100%	100%
Percent of Applications processed within 60 business days.	68%	100%

Ninety- five percent (95%) of the applications received in 2017/18 were **processed within 90 business days**.

- **2016/17 Year end - Notification and 60 business day processing targets**

Table 2. Success Rate for Applications – April 1, 2016 to March 31, 2017

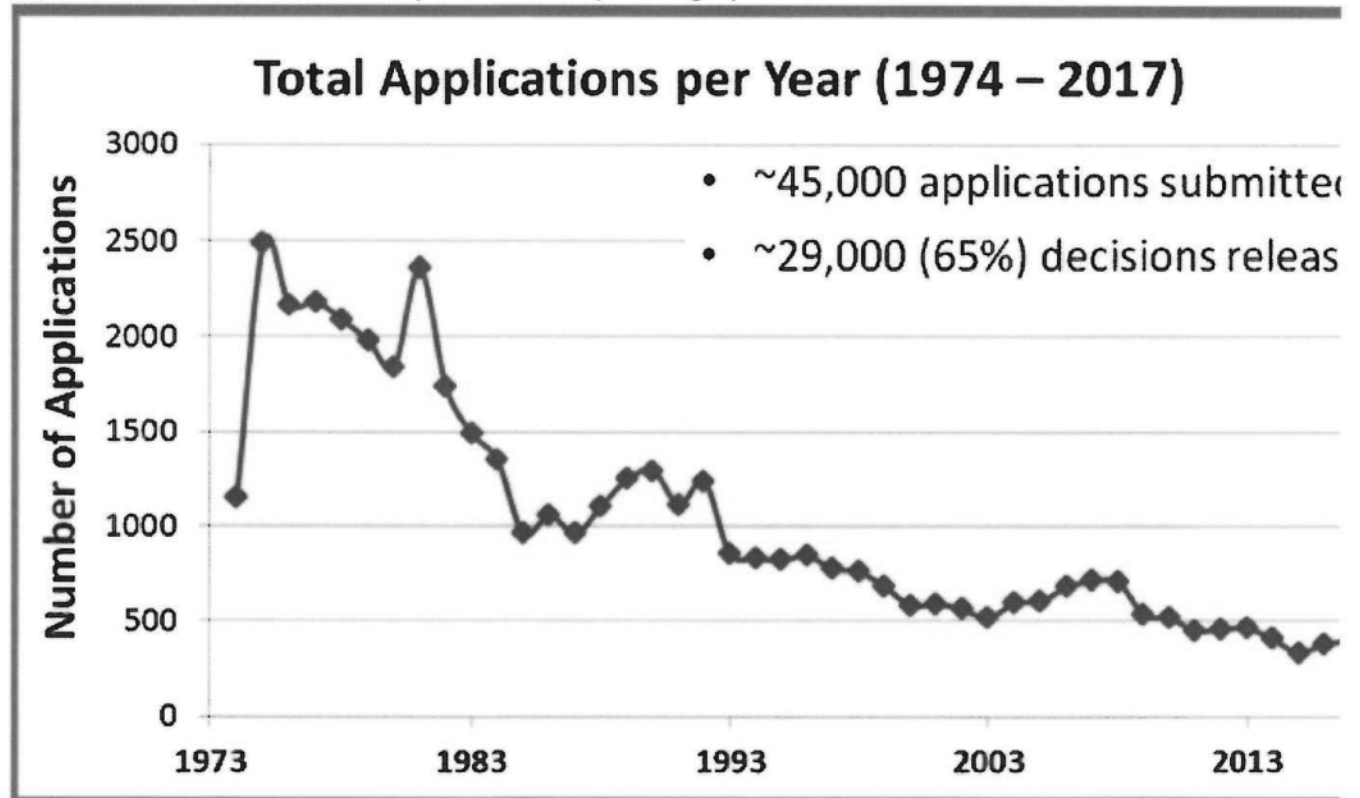
Performance Indicator	2016/17 Actual	2016/17 Target
Notification of Complete Application within 5 business days of receipt of application	95%	100%
Notification of Deficient Application within 5 business days of receipt of application	95%	100%
Notification of Commission decision within 5 business days of decision being finalized	100%	100%
Percent of Applications processed within	65%	100%

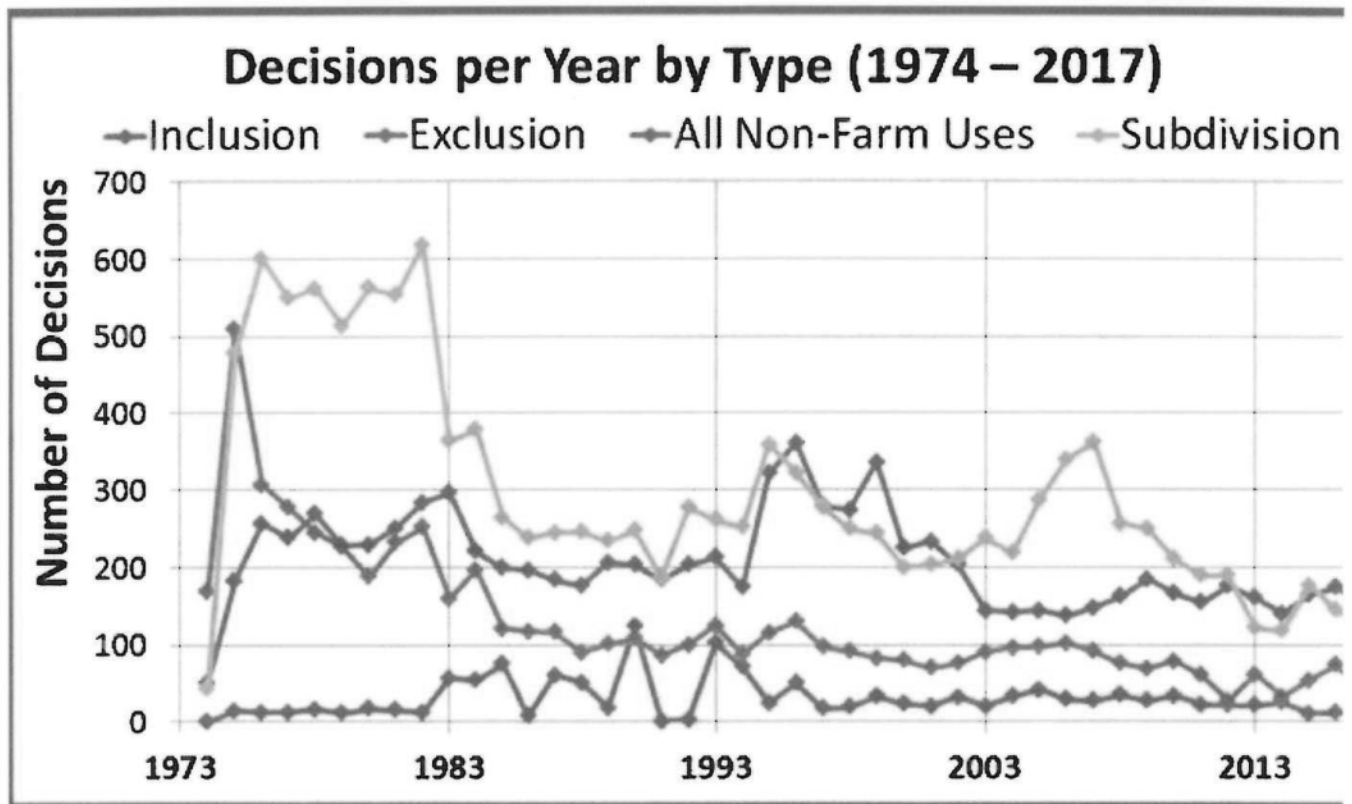
60 business days.

Ninety- two percent (92%) of the applications received in 2016/17 were **processed within 90 business days**.

2. APPLICATION TRENDS OVERTIME

We are working to include more “cumulative” information on application trends over time in our annual report this fiscal and below are just two examples of graphs that will be included.





3. LOCAL GOVERNMENT SURVEY

In late 2016, the ALC commissioned Sentis research to survey local governments whose work involves the ALR. The results of that baseline survey revealed the top land use planning and bylaw enforcement issues for local governments were:

- unauthorized land uses
- additional dwellings
- public education and awareness
- subdivision
- unauthorized filling

Based on those findings, a second survey was conducted in early 2018 to gather feedback on how the ALC and local governments can most effectively address these challenges.

Specifically, the 2018 survey objectives were as follows:

- Identify strategies to decrease the incidence of unauthorized uses in the ALR;
- Identify permitted uses that are the most difficult to regulate
- Gather information on additional dwellings including the criteria used and challenges faced
- Measure the current incidence and perceptions regarding the regulation of size and siting of structures in the ALR
- Determine the top reasons for requesting subdivision in the ALR and measure awareness of alternatives to subdivision
- Gather feedback on the proposed requirements in the draft Fill Placement Bylaw

A copy of the Survey report is attached and will be reported out on in our annual report. It has also been sent to the Minister's Independent Advisory Committee for their information by resolution of the Commission.

4. ENVIRONMENTAL VIOLATIONS DATABASE – ALC enforcement actions going back to January 1, 2016 are now publicly posted on the Provincial Environmental Violations Database (EVD), including all:

- Stop work orders (ALCA s. 50)
- CEO and Remediation Orders (ALCA s. 52)
- Administrative Penalties (ALCA s.54)

The actual names of individuals are not posted. They are recorded as actions against an "Individual" only, but the name of Corporations are posted.


The two primary purposes of publishing enforcement actions are:

- to improve transparency by providing the public and stakeholders with information on enforcement activities; and
- to provide additional deterrence to those businesses and individuals subject to the ALCA.

Published enforcement actions (27 in total) can be found on the following website:

<https://a100.gov.bc.ca/pub/ocers/searchApproved.do?submitType=menu>

A screen shot of the search field for orders is provided below. To view the list of orders go to the "Act" drop down menu and select the "Agricultural Land Commission Act" as shown in the image below and a spreadsheet you can scroll through of all of the published violations will appear.



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Exit this e-service



Ministry of Environment

Environmental Violations Database (EVD)

Name or Company:
 Location:
 Enforcement Action:
 From Year: Quarter:
 To Year: Quarter:
 Act:
 Reg:
 Report Type: HTML: ☒ CSV: ☐
 (view on screen) (export as file)

5. COMPLIANCE AND ENFORCEMENT YEAR END SUMMARY STATISTICAL SUMMARY

	2017/18	% Change	2016/17	20
Active Files ¹	238	-23%	310	-
Incoming Complaints	197	+21%	163	13
Property Inspections	288	+7%	269	23
Compliance Actions ²	155	+20%	129	-
Orders Issued ³	34	+61%	21	7
Files Closed	127	+32%	96	29
Requests for NRO assistance	8	+33%	6	12

¹# of active files at the end of the fiscal; includes files from the 2016/17 fiscal and previous
statistic not available for previous fiscal years

² compliance actions include compliance notices and notices of contravention; this statistic
available for previous fiscal years

³ orders include stop work orders, remediation orders and penalty considerations

⁴ Ministry of Forest Lands and Natural Resource Operations Resource Officers (NROs) are
designated as officials under the ALC Act to assist the ALC C&E program upon request.

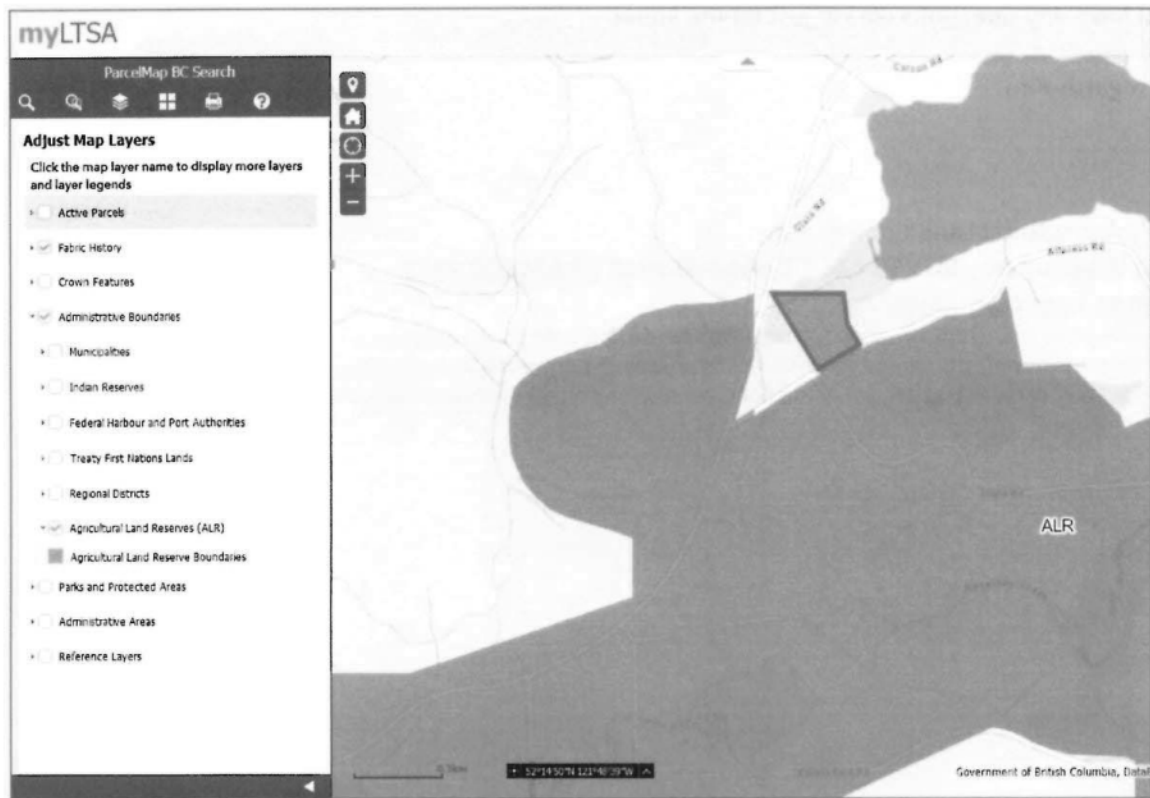
These figures will be included in our annual report along with additional information by region and complaint type following the format included in the C&E Report provided to the Ministry in March.

1. MEETINGS WITH LAND TITLE AND SURVEY AUTHORITY (LTSA):

ALC staff have been meeting with LTSA since the summer of 2017 to:

- Develop process to ensure subdivision plans and right-of-way documents submitted by outside agencies are consistent with our Act and Regulation and when necessary have the appropriate authorizations from the ALC;
- To make ALR mapping more readily available to the public using the MyLTSA parcel mapping system (a more user-friendly parcel mapping platform that uses civic address not just parcel id)
- and look for opportunities to integrate/streamline the authorization process so ALC staff don't have to spend hours trying to upload ALC authorization documents into the MyLTSA system.

The ALR map layer is now integrated into the MyLTSA mapping system allowing property owners and agents to confirm property information using civic address all in one location. The screen shot below shows a search using the MyLTSA map system.



Discussions are ongoing with the Head Registrar and Head Examiner from LTSA to develop checklists of requirements for document registration in the ALR to ensure registration is consistent with our legislation and to explore ways for the ALC to authorize e-filed documents directly in the LTSA system.

If you have any questions please just let me know.

Best regards Kim

Kim Grout | CEO | Agricultural Land Commission

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April 24, 2018

Honourable Lana Popham
BC Minister of Agriculture

Dear Minister Popham,

On behalf of the Minister of Agriculture's Advisory Committee (Committee) for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission, I am pleased to submit the Committee's ***Interim Report to the Minister of Agriculture Including Recommendations for Immediate Legislative Change.***

s.12,s.13

Page 235 to/à Page 237

Withheld pursuant to/removed as

s.12;s.13

An abstract graphic composed of several overlapping, semi-transparent grey squares and rectangles of various sizes, arranged in a cluster on the left side of the page.

Agricultural Land Commission Local Government Stakeholder Survey

Prepared for:

Kim Grout, CEO

Lindsay McCoubrey, Policy Analyst

April 18, 2018



Provincial
Agricultural
Land Commission

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A small, dark grey 3D cube icon, tilted to show its top and side faces.

Contents

03 Background, Objectives & Methodology

06 Summary

09 Survey Results

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A stylized 3D cube icon, rendered in a dark gray color, positioned to the left of the main title.

Background, Objectives & Methodology

Background & Objectives

- › The Ministerial Order No. M072 sets out a series of goals for the Agricultural Land Commission (ALC). One goal is Local Government Engagement. The Minister expects that the commission will work with local governments to recognize agricultural land uses and enforce the Agricultural Land Commission Act within the context of local planning and zoning such as official community plans, land use bylaws, growth strategies, agricultural plans and related policies.
- › In late 2016, the ALC commissioned Sentis Research to survey local governments and elected officials whose work involves the Agricultural Land Reserve (ALR). The results of this baseline survey revealed that the top land use planning, by-law enforcement and compliance challenges identified by local governments are:
 - Unauthorized land use in the ALR
 - Additional dwellings
 - Public awareness/education
 - Unauthorized filling in the ALR
 - Subdivisions
- › Based on those findings, a second survey was conducted in early 2018 to gather feedback on how the ALC and local governments could most effectively address these challenges. Another objective of the survey was to solicit local government feedback on the draft ALC Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve.
- › Specifically, the 2018 survey addressed the following objectives:
 - Identified strategies to decrease the incidence of unauthorized uses in the ALR
 - Identified permitted uses that are the most difficult to regulate
 - Gathered information on additional dwellings for farm help, including the criteria used and challenges faced
 - Measured the current incidence and perceptions regarding the regulation of size and siting of structures in the ALR
 - Determined top reasons for requesting subdivision in the ALR and measured awareness of alternates to subdivision
 - Gathered feedback on the proposed requirements in draft Bylaw No. 2 (including Farm Use, Non-Farm Use, and the Construction of a Single Family Residence)

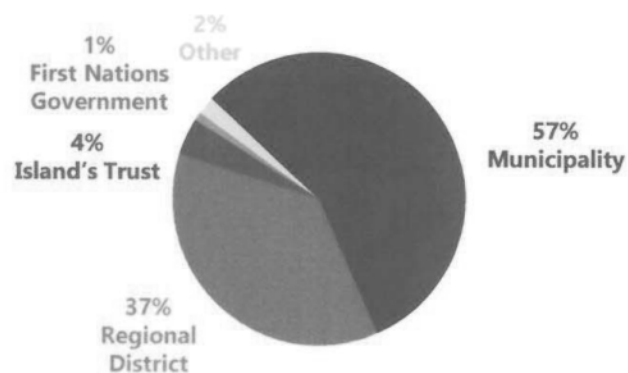


Background, Objectives & Methodology



Methodology

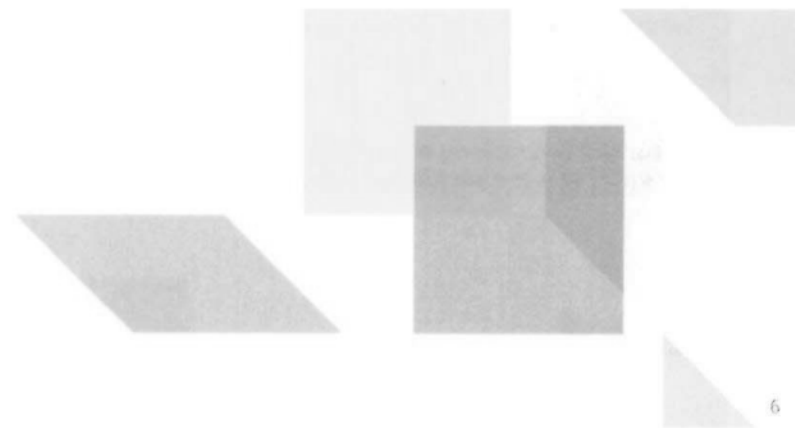
- › The ALC provided Sentis with a list of email addresses for 375 local government contacts. Email invitations were sent by Sentis on behalf of the ALC, asking the recipient to forward the email to any individual(s) at their organization who have contact with the ALC and/or whose work involves land use planning, policy or enforcement within the ALR.
- › The survey was open for participation from March 5 to 16, 2018.
- › Overall, a total of 167 local government stakeholders completed the survey. The final sample distribution, in terms of government type and region, is generally representative of the population. The breakdown of the final sample by government type is shown in the chart below.*



**Note: Percentages may not add to exactly 100% due to rounding.*

A small, dark gray icon of a 3D cube, similar to the one in the header, positioned to the left of the word 'Summary'.

Summary



Decreasing Unauthorized Uses in the ALR

While greater public awareness, clearer definitions, and greater consistency between ALC legislation and other legislation are considered helpful in decreasing unauthorized uses in the ALR, local government respondents consider more enforcement by the ALC to be by far the most effective way to decrease unauthorized uses in the ALR.

Additional Dwellings for Farm Help

The majority of stakeholders (56%) find it difficult to regulate additional dwellings necessary for farm help. It is also the permitted use that is considered most difficult to regulate. It follows that only 28% of those who deal with requests for additional residential dwellings for farm help feel that they have the tools necessary to determine if the additional dwellings are needed. The challenges cited as making this determination difficult include a lack of industry standards, limited staff resources and a lack of understanding of the applicant's business operations.

Just over two-thirds of stakeholders (68%) indicate that their local government authorizes additional dwellings for farm help under section 18 of the ALC Act at least sometimes. Local government stakeholders identified three main criteria that they use to determine whether additional dwellings are necessary. They are: whether the property is classified as "farm" under the Assessment Act, proof of agricultural necessity, and the minimum property or farm unit size.

Regulating Size & Siting of Structures in the ALR

Local governments are most likely to regulate the size or siting of farm retail sales facilities and permanent dwellings for full-time farm help - three-quarters of stakeholders indicate that their local government regulates the size or siting of these structures. In contrast, only 57% indicate that their local government regulates the size and/or siting of alcohol production facilities.

There is strong support for introducing provincial regulatory requirements for the size and siting of structures in the ALR – particularly for temporary and permanent accommodations.

50% Processing/Production Requirement

A strong majority (70%) of those who review and regulate the size and/or siting of farm processing and/or farm retail sales buildings find it difficult to determine/enforce compliance of the requirement that 50% of what is processed/produced in facilities in the ALR must be comprised of agricultural products grown on the farm.

Subdivision

Stakeholders identified that the most common reason that landowners request application for subdivision in the ALR is for residential development purposes.

Awareness of the different alternates to subdivision varies – while 57% are aware that a lease of a farm is permitted if that lease is to be used for farm uses, 40% are aware that a residential lease is permitted for a retired farmer in Zone 2.

Soil Deposit/Extraction Bylaws

Consistent with the 2016 survey, half of stakeholders (49%) indicated that their local government has a soil deposit/extraction bylaw.

There is majority support for most of the criteria proposed in Draft Bylaw No. 2 – Fill Placement in the ALR for Farm Use. Support is highest for the proposed criteria for 'farm product processing' and 'horse riding, training and boarding facilities'. It is lowest for the proposed criteria for the 'production of medical marihuana'.

There is also majority support for most of the criteria proposed in Draft Bylaw No. 2 - Fill Placement in the ALR for Non-Farm Use. Support is notably lower, however, for the criteria regarding 'telecommunications equipment', 'agri-tourism accommodation' and 'residential use under a lease of a farm located in Zone 2'.

Support is strong for the proposed thresholds for Fill Placement for Construction of a Single Family Residence – both for the construction of driveways and for the placement of fill for the residence.



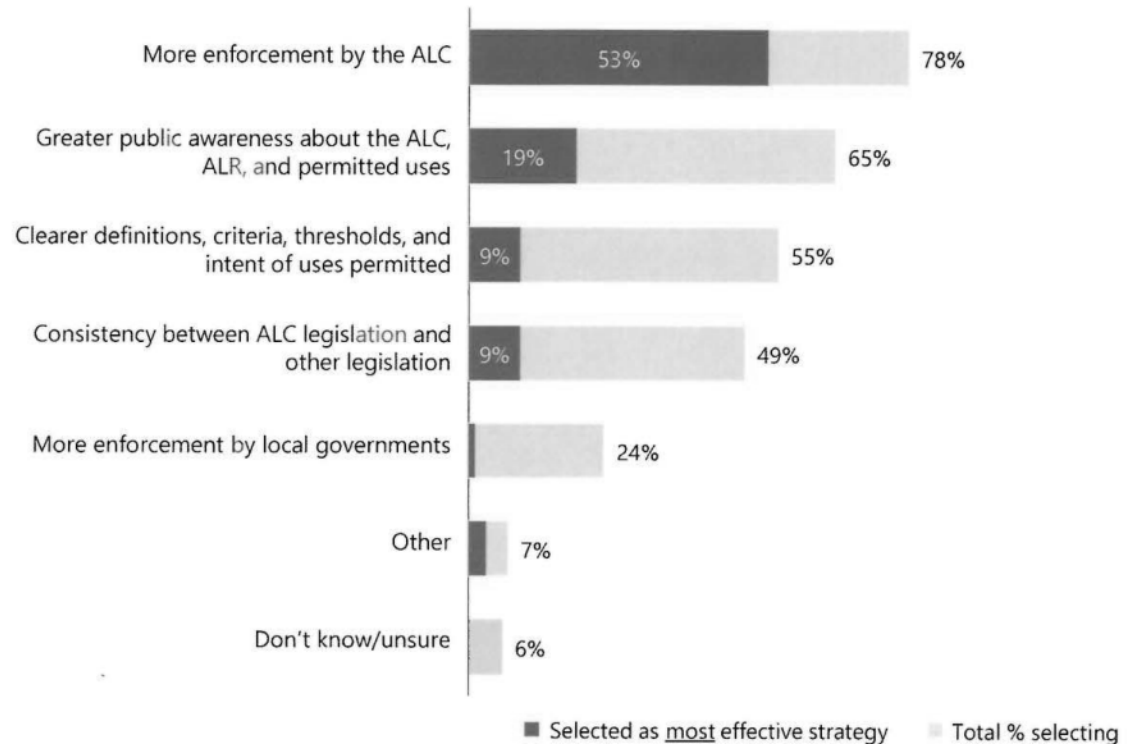
Survey Results

Unauthorized Uses in the ALR

Decreasing the Incidence of Unauthorized Uses in the ALR

- › When it comes to decreasing the incidence of unauthorized uses in the ALR, over three-quarters of stakeholders (78%) indicated that more enforcement from the ALC would be an effective strategy. By a wide margin, this is considered the most effective strategy to reduce unauthorized uses in the ALR.
- › Increasing public awareness about the ALC, ALR and permitted uses is also considered an effective strategy - selected by two-thirds of stakeholders.
- › While stakeholders are highly likely to consider more enforcement by the ALC as an effective strategy, they are unlikely to consider more enforcement by local governments as effective – just one-quarter feel that this would decrease the incidence of unauthorized uses.
- › Those working in a Bylaw Enforcement role are most likely to believe that more enforcement by the ALC and local governments would be effective (92% and 69% selecting, respectively).

Strategies to Decrease the Incidence of Unauthorized Uses in the ALR



Base: (167)

Note: Percentages may add to more than 100% given that it is a multiple response question.

Q4. What do you think could be done to decrease the incidence of unauthorized uses in the ALR? *Select all that apply.*

Q4b. And which do you think would be the most effective at decreasing the incidence of unauthorized uses in the ALR? *Select only one.*



Survey Results

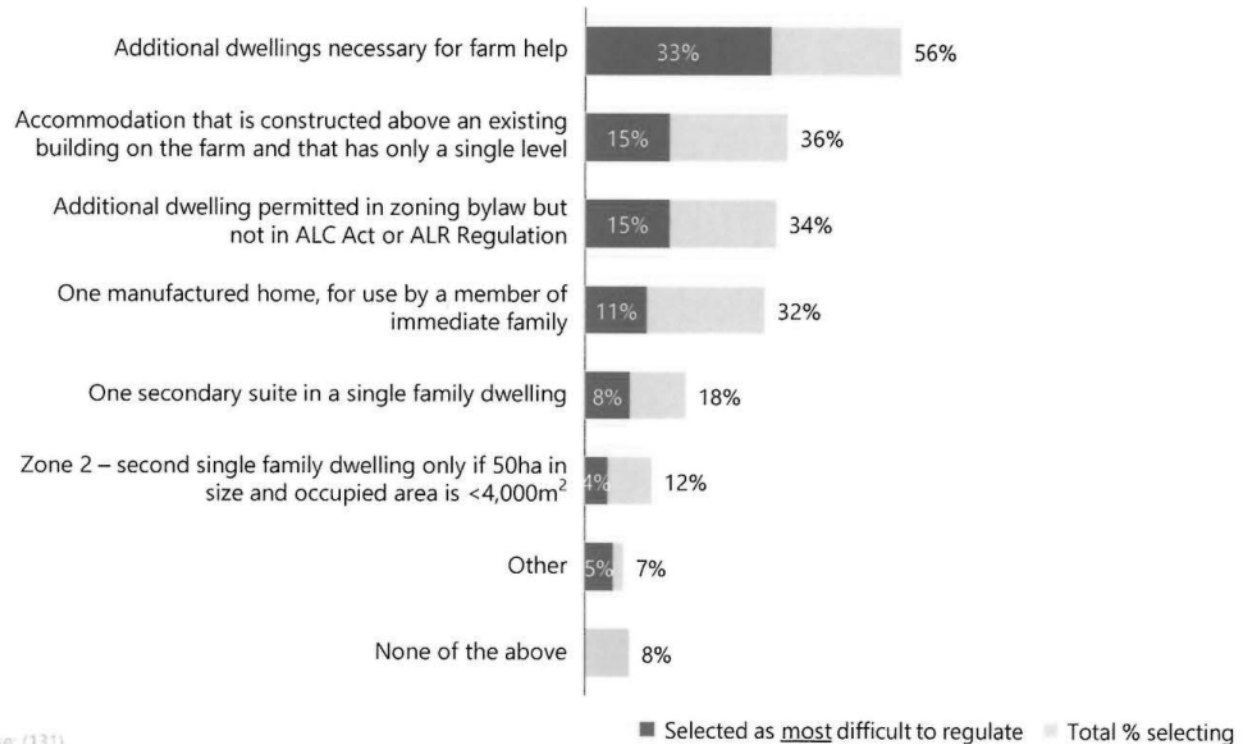
Additional Dwellings

Challenges of Regulating Permitted Uses for Additional Dwellings



- Stakeholders consider 'additional dwellings necessary for farm help' the most difficult permitted use to regulate - over half (56%) identify it as a challenge, including one-third who rank it as the top challenge.
- Stakeholders in the Okanagan are especially likely to find this permitted use difficult to regulate (85% selecting compared to 56% overall).
- Stakeholders in the North are more likely to have difficulty regulating 'additional dwellings permitted in zoning bylaws but not in the ALC Act or ALR Regulation' (58% versus 34% selecting overall) and 'Zone 2 – second single family dwelling only if 50ha in size and occupied area is <4,000m²' (37% versus 12% overall).

Permitted Uses for Additional Dwellings which are Difficult to Regulate
(among stakeholders providing an answer)



Note: Percentages may add to more than 100% given that it is a multiple response question. Responses are among those able to give a rating (i.e. excludes Don't Know).

Q5. With respect to land use planning, by-law enforcement and compliance challenges related to additional dwellings, which of the following permitted uses are the most difficult to regulate? *Select all that apply.*

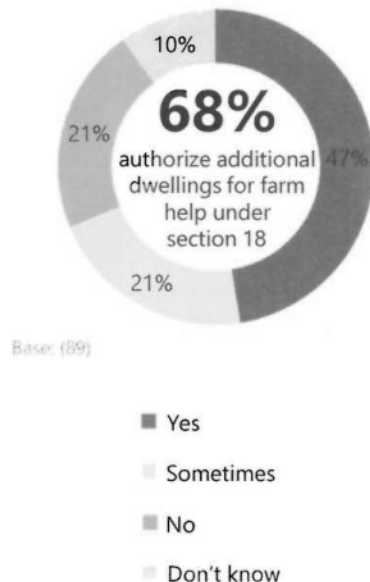
Q5c. And which one permitted use is the most difficult to regulate? *Select only one.*

Authorizing Additional Dwellings for Farm Help

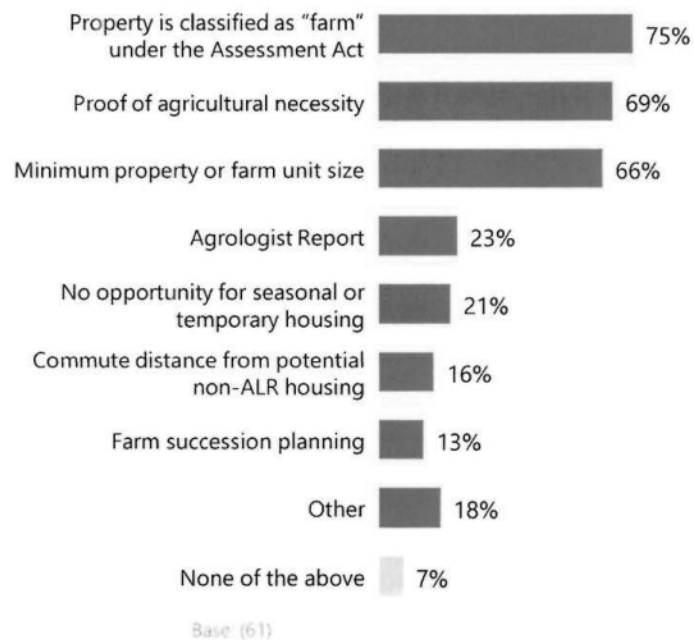
53% of survey respondents indicated that they review or make decisions regarding requests for additional residential dwellings for farm help. Results on slides 13 to 14 are based on this group of respondents.

- › Just over two-thirds (68%) of those who deal with requests for additional residential dwellings for farm help indicated that their local government authorizes additional dwellings for farm help under section 18 of the ALC Act.
- › Local government stakeholders identified three main criteria that they use to determine whether additional dwellings are necessary. They are:
 - › Whether the property is classified as 'farm' under the Assessment Act
 - › Proof of agricultural necessity
 - › Minimum property or farm unit size

Authorizing Additional Dwellings for Farm Help Under Section 18



Criteria Used to Determine Necessity of Additional Dwellings for Farm Help (among those authorizing at least sometimes)



Note: Base is among those whose role involves requests for additional residential dwellings for farm help.

Q7. Does your local government authorize additional dwellings for farm help under s. 18 of the *Agricultural Land Commission Act*?

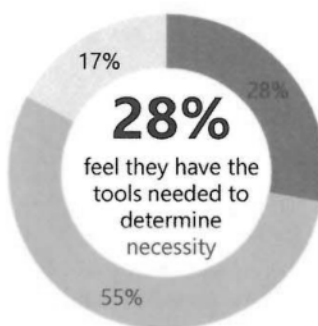
Q8. [IF YES/SOMETIMES] Which of the following are used as criteria by your local government or First Nation's government to determine if an additional dwelling is necessary for farm help? *Select all that apply.*

Authorizing Additional Dwellings for Farm Help



- › Only 28% of those who deal with requests for additional residential dwellings for farm help feel that they have the tools needed to determine whether an additional residence is needed.
- › Stakeholders in regional districts are more likely to feel that they lack the tools needed (68%) compared to their counterparts in municipalities (45%).
- › As illustrated in the comments on the right, some of the perceived challenges stakeholders experience include:
 - › Insufficient industry standards
 - › Limited staff resources
 - › Lack of understanding of an applicant's business operations

Ability to Determine Necessity of Additional Dwellings for Farm Help



Base: (89)

- Yes
- No
- Don't know

Note: Base is among those whose role involves requests for additional residential dwellings for farm help.

Q9. Do you feel that you have the tools to determine whether or not an additional residence is needed for farm help (e.g., policies, guidelines, legislation)?

Q10. What is your greatest challenge in determining the necessity for additional dwellings for farm help?

Greatest Challenge in Determining the Necessity of Additional Dwellings for Farm Help

There are no standards to compare the claimed need to a typical farm type and demand. Other variables such as commuting distance, real estate market, succession planning all play in the request and decision making, but there are no particular standards that apply.

Obtaining enough evidence that they are farming at a high enough capacity that they require farm help (we have no Agrologist on staff to assess this and rely on letters from either the ALC or Min. Ag).

Limited staff resources to do on-site checks.

Understanding the nature of the operation and how much land and workers are required to support the type of operation.

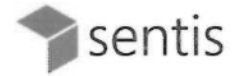
It's not always clear whether property owners really want the dwelling for farm help or to rent out as an additional source of income. It's hard to know if a tenant is actually a farm hand or not. How does one check for that? Would one have to show up on the farm unannounced and check if the tenant is pulling up carrots? That's not very realistic. Having said this, it is nonetheless good to have the regulation since many landowners do comply with it. There are just always a certain number who don't.



Survey Results

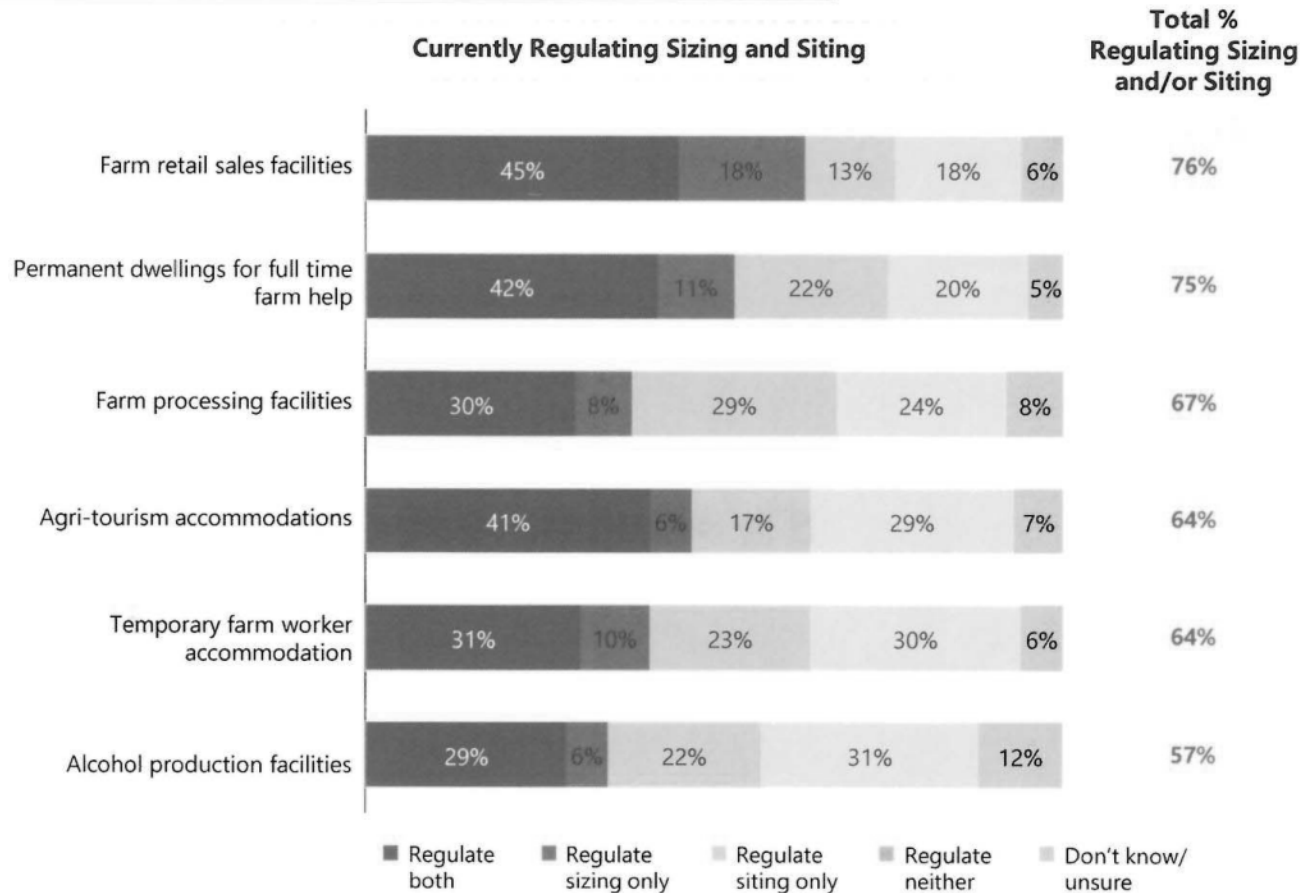
Regulating Size and Siting of Structures in the ALR

Regulating Size and Siting of Structures in the ALR



50% of survey respondents indicated that they review or regulate the size and/or siting of farm processing and/or farm retail sales buildings. Results on slides 16 to 19 are based on this group of respondents.

- Those who review or regulate size and/or siting are most likely to indicate that their local government regulates the size or siting of farm retail sales facilities and permanent dwellings for full-time farm help - three-quarters indicated that their local government regulates the size or siting of these structures, including over 40% who indicated that their local government regulates both.
- In contrast, only 57% indicated that their local government regulates the size and/or siting of alcohol production facilities.



Base: (83)

Note: Base is among those whose role involves reviewing or regulating the size and/or siting of farm processing and/or farm retail sales buildings.

Q13. Does your local government or First Nations government currently regulate the size and/or siting of each of the following?

Provincial Regulation of Size and Siting of Structures in the ALR



› There is broad support for provincial regulatory requirements for the size and siting of structures in the ALR.

› Support is particularly strong for provincial regulation of temporary and permanent accommodations. Seven-in-ten of those who review or regulate size and/or siting believe that there should be provincial regulatory requirements for:

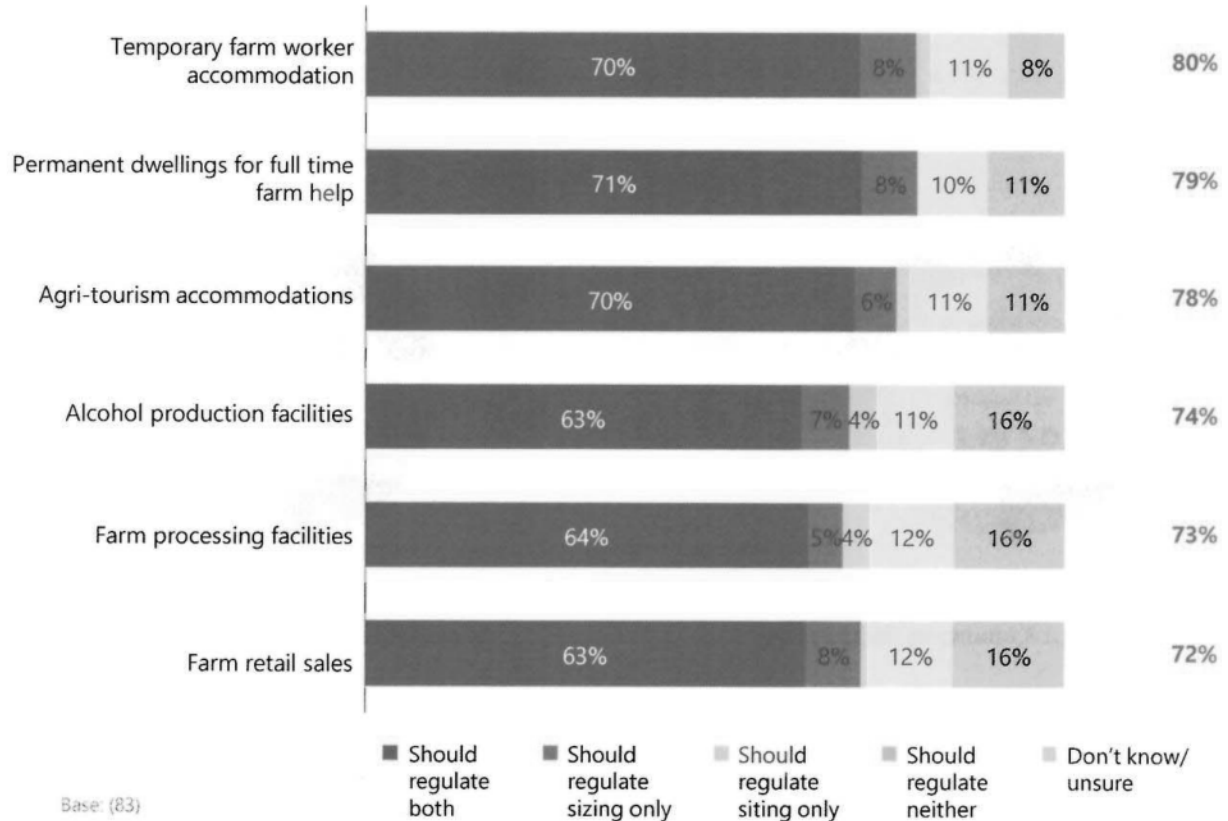
› Temporary farm worker accommodations

› Permanent dwellings for full-time farm help

› Agri-tourism accommodations

Should Have Provincial Regulatory Requirements

Total % Wanting Regulation of Sizing and/or Siting



Note: Base is among those whose role involves reviewing or regulating the size and/or siting of farm processing and/or farm retail sales buildings.

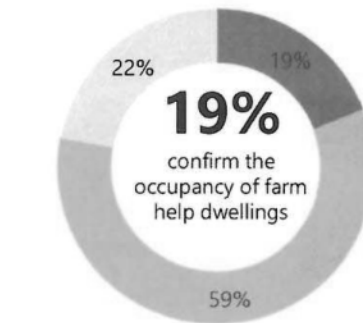
Q15. Do you think there should be provincial regulatory requirements with respect to the size and siting of each of the following?

Confirming Occupancy After Construction



- › It is not common for those who review or regulate size and/or siting to confirm occupancy of farm help dwellings and agri-tourism accommodations after construction – only two-in-ten do so.
- › About one-quarter are unsure whether or not occupancy is confirmed after construction.
- › Those working in regional districts are less likely than those working in municipalities to confirm occupancy after construction.
 - › Just 6% indicated that their regional district confirms occupancy of farm help dwellings (compared to 32% who work for municipalities).
 - › 9% indicated that their regional district confirms occupancy of agri-tourism accommodations (compared to 27% who work for municipalities).

Confirming Occupancy of Farm Help Dwellings After Construction



Base: (83)

- Yes
- No
- Don't know

Confirming Occupancy of Agri-Tourism Accommodations After Construction



Base: (83)

- Yes
- No
- Don't know

Note: Base is among those whose role involves reviewing or regulating the size and/or siting of farm processing and/or farm retail sales buildings.

Q14a. Do you confirm the occupancy of farm help dwellings after construction?

Q14b. Do you confirm the occupancy of agri-tourism accommodations after construction?

50% Processing/Production Requirement

- › A strong majority (70%) of those who review and regulate the size and/or siting of farm processing and/or farm retail sales buildings find it difficult to determine/enforce compliance of the requirement that 50% of what is processed/produced in facilities in the ALR must be comprised of agricultural products grown on the farm.
- › Some of the reasons that stakeholders feel the requirement is difficult to determine or to enforce compliance are:
 - › Definitions are unclear
 - › It is challenging to monitor
 - › Applicants have problems providing the required documentation

Perceived Difficulty of Determining & Enforcing Compliance

50% of what is processed/produced in facilities located in the ALR must be comprised of agricultural products grown on the farm where the facilities are located

Requirement is difficult to determine/enforce compliance and should be changed

70%



30%

Requirement is not difficult to determine/enforce compliance and should not be changed

Base: (83)

Why Requirement is Difficult to Determine/Enforce Compliance (among those rating as difficult)

Applicants often have trouble providing documentation to satisfy this requirement. Staff have trouble knowing what to ask for.

How can you be certain the greenhouse actually grew 50% of the plants for sale? It is difficult to monitoring what is being brought in or being grown. We have other more important things to be doing.

The definitions of 'farm' is not clear. Is it 50% of the weight or volume? Also it is difficult to determine how much was grown on the farm. How do you prove this?

Very difficult to determine total output of farm products. What about products across multiple properties affiliated with one farm operation?

Note: Base is among those whose role involves reviewing or regulating the size and/or siting of farm processing and/or farm retail sales buildings.

Q16. Currently, 50% of what is processed/produced in facilities located in the ALR must be comprised of agricultural products grown on the farm where the facilities are located. Which of the following best reflects your view?

Q17. [IF DIFFICULT] Please explain why the requirement is difficult to determine compliance or to enforce compliance.

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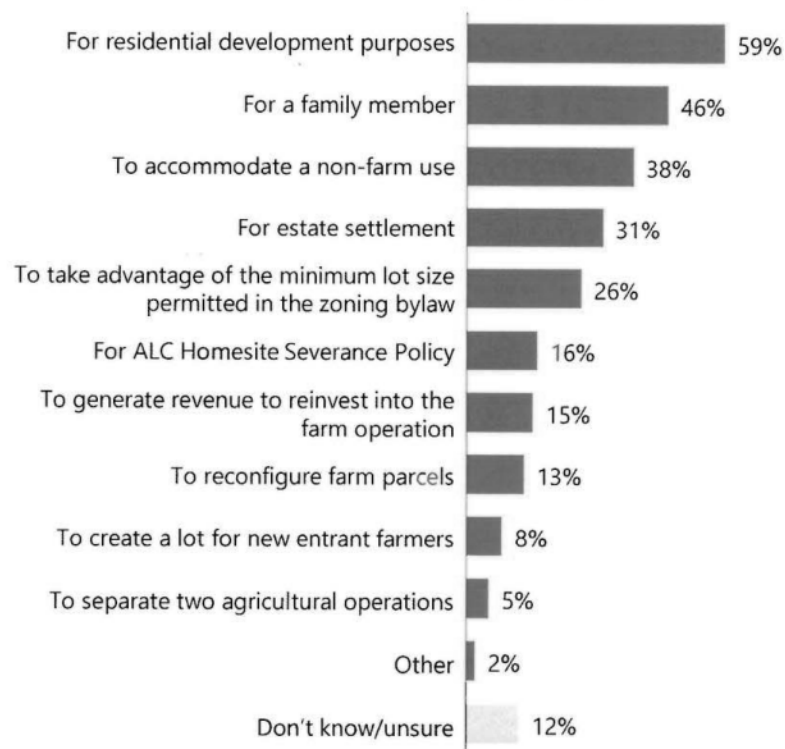
Survey Results

Subdivision

Reasons for Requesting Application for Subdivision

- › Stakeholders indicated that the most common reason that landowners request application for subdivision in the ALR is for residential development purposes (59%).
- › Other relatively common reasons mentioned for subdivision applications included:
 - › For family members
 - › To accommodate a non-farm use
 - › For estate settlement
 - › To take advantage of the minimum lot size permitted in the zoning bylaw
- › Some reasons for requesting application for subdivision are more common in certain regions:
 - › In the Interior, to generate revenue to reinvest into farm operation (71%)
 - › On the Island, for residential development purposes (74%)
 - › In the Okanagan, for ALC Homesite Severance Policy (48%)

Reasons Landowners Request Application for Subdivision in the ALR

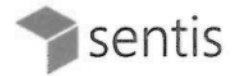


Base: (167)

Note: percentages may add to more than 100% given that it is a multiple response question.

Q18. In your experience, what are the most common reasons that landowners request application for subdivision in the ALR? *Select all that apply.*

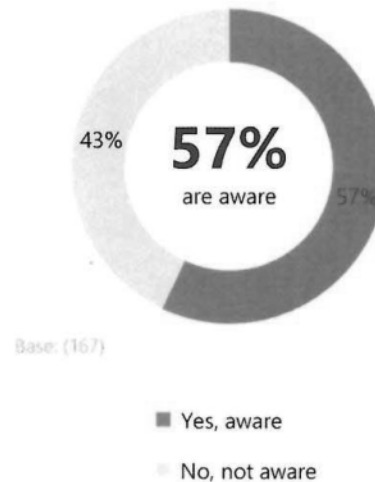
Awareness of Alternates to Subdivision



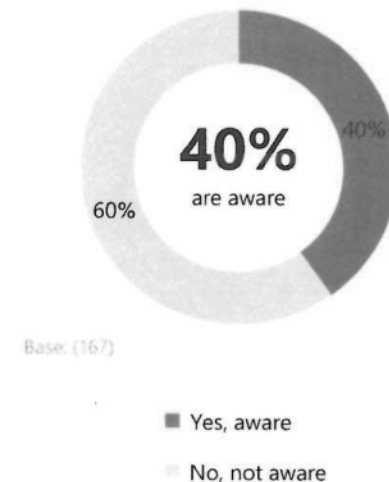
- › Just over half of stakeholders (57%) indicated that they are aware that in Zone 1 and 2, a lease for a farm to be used for farm uses is permitted as an alternate to subdivision.
- › Awareness that a residential lease of a farm for a retired farmer is permitted as an alternate to subdivision in Zone 2 is lower, at 40%.
- › Among stakeholders whose role involves Land Use Planning/Policy, 70% and 51% indicated that they are aware of each alternate, respectively.
- › Stakeholders from regional districts are more likely to be aware that in Zone 2, a residential lease of a farm for a retired farmer is permitted as an alternate to subdivision (54% are aware, compared to 31% among municipalities).

Awareness of Alternates to Subdivision

Zone 1 and 2: A lease for a farm or part of a farm, if that lease is to be used for farm uses



Zone 2: A residential lease of a farm or part of a farm for a retired farmer subject to criteria



Q19. As an alternate to subdivision, are you aware that the Agricultural Land Reserve Use, Subdivision and Procedure Regulation Permits...

The logo for 'Survey Results' features a stylized grey cube icon to the left of the text.

Survey Results

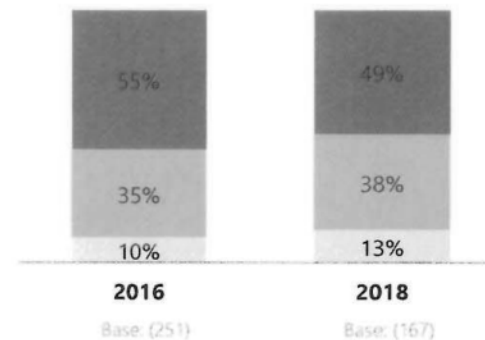
Soil Bylaws/Regulations

Soil Deposit/Extraction Bylaws

- › In line with the findings from the 2016 stakeholder survey, about half of stakeholders indicated that their local government has a soil deposit/extraction bylaw (49%).
- › Two-thirds of municipality stakeholders indicated that their local government has one, compared to just 21% among regional districts.
- › By region, local governments in the Okanagan and South Coast are most likely to have a soil deposit/extraction bylaw (70% and 67%, respectively).

% Having a Soil Deposit/Extraction Bylaw

■ Yes
■ No
■ Don't know/not sure



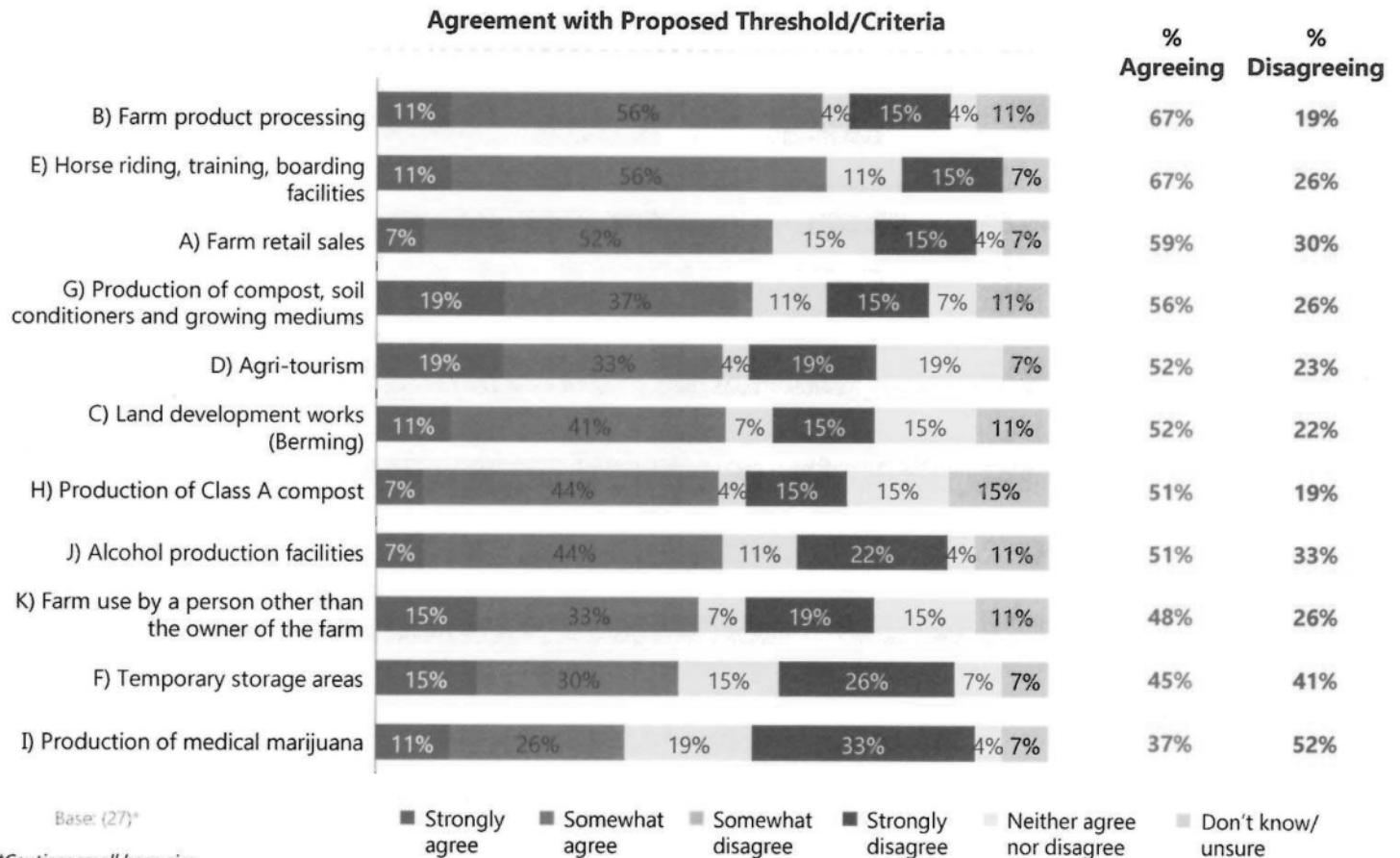
Note: 2016 Results are from the Local Government Stakeholder Survey conducted in December 2016.
Q20. Does your local government have a soil deposit/extraction bylaw?

Draft Bylaw No. 2 – Fill Placement in the ALR for Farm Use



33% of survey respondents indicated that they are involved in the regulation of placement of fill. Results on slides 25 to 27 are based on this group of respondents.

- › These respondents were presented with the proposed thresholds/criteria for three sections within Draft Bylaw No. 2 and rated their level of agreement or disagreement with each one.
- › The majority indicated that they were in agreement with most of the criteria proposed in Draft Bylaw No. 2 – Fill Placement in the ALR for Farm Use. Support is highest for the proposed criteria for 'farm product processing' and 'horse riding, training and boarding facilities'.
- › Views are more mixed when it comes to the proposed criteria for 'temporary storage areas', 'farm use by a person other than the owner of the farm' and 'alcohol production facilities'.
- › Support for the criteria for the 'production of medical marijuana' was weakest – 37% agreed with it while 52% disagreed with it.



*Caution: small base size.

Note: Base is among those whose role involves the regulation of placement of fill.

Q22. For each of the following, please indicate if you agree with the proposed threshold or criteria?

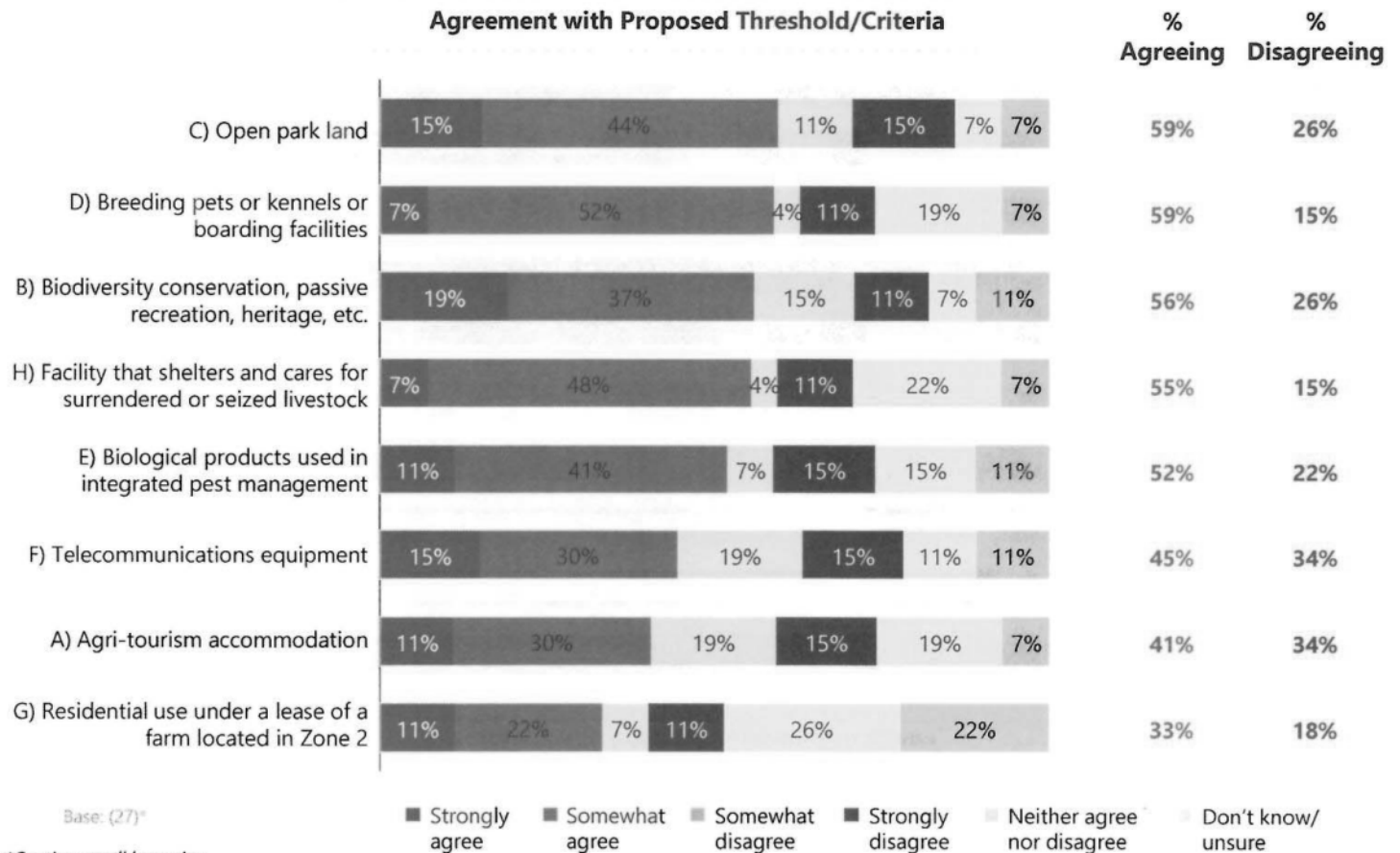
Draft Bylaw No. 2 – Fill Placement in the ALR for Non-Farm Use



› Those involved in the regulation of placement of fill generally agreed with the proposed thresholds for Fill Placement in the ALR for Non-Farm Use – at least half support 5 out of the 8 proposed criteria.

› The criteria for 'telecommunications equipment' and 'agri-tourism accommodation' generated the most mixed reactions.

› The criteria for 'residential use under a lease of a farm located in Zone 2' received the weakest support. However, this was due to a relative high percentage of these respondents being neutral or unsure how to evaluate this criterion.



Base: (27)*

*Caution: small base size.

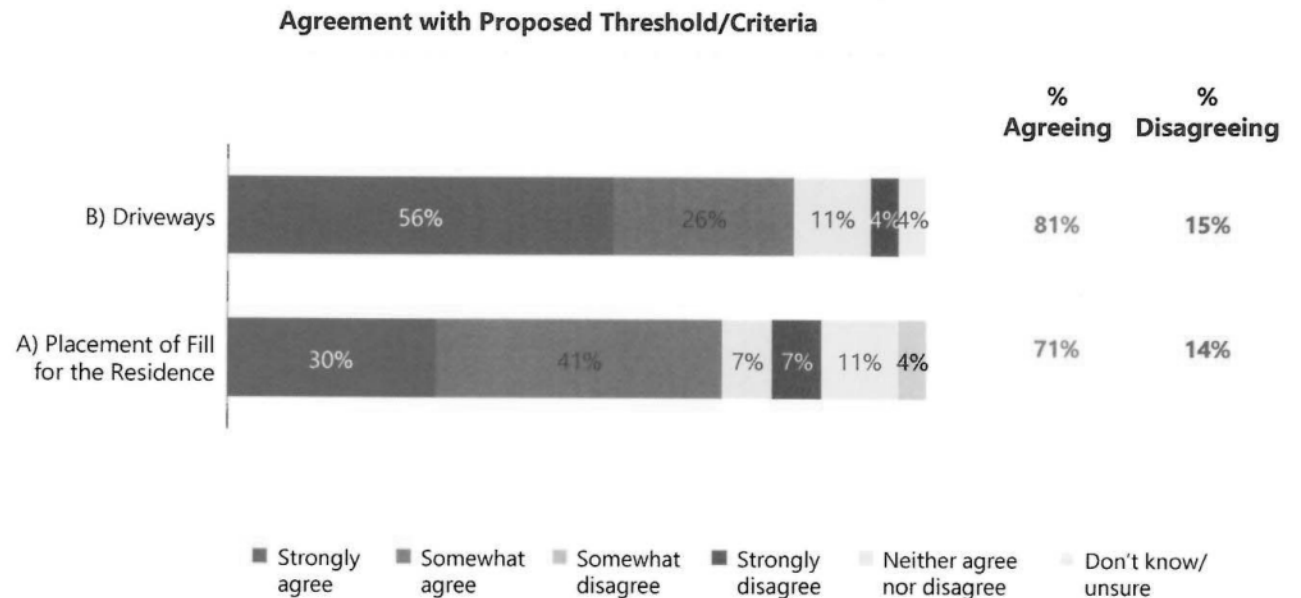
Note: Base is among those whose role involves the regulation of placement of fill.

Q23. For each of the following, please indicate if you agree with the proposed threshold or criteria?

Draft Bylaw No. 2 – Fill Placement for Construction of a Single Family Residence



- › There is broad support for the criteria in the Fill Placement for the Construction of a Single Family Residence section of Draft Bylaw No. 2.
- › Eight-in-ten of those involved in the regulation of the placement of fill agree with the criteria for constructing driveways, while seven-in-ten agree with the criteria for placement of fill for the residence. Just 14%-15% disagree.
- › Support is particularly strong for the criteria for driveways – over half (56%) strongly agree with it.



Base: (27)*

*Caution: small base size.

Note: Base is among those whose role involves the regulation of placement of fill.

Q24. For each of the following, please indicate if you agree with the proposed threshold or criteria?

A stylized grey cube icon, similar to the one in the header but smaller, positioned to the left of the word 'Appendix' in a large, bold, sans-serif font.

Appendix

- Participant Profile

Participant Profile



	2018
Base	167
	%
Government Type	
Municipality	57
Regional District	37
First Nations Government	1
Island's Trust (unaided)	4
Other	2
Region	
Interior	4
Island	23
Kootenay	11
North	14
Okanagan	16
South Coast	31
Role/Area of Work	
Land Use Planning/Policy	62
Administration	11
Engineering/Building/Permitting	11
Bylaw Enforcement	8
Other	8

**Note: Percentages may not add to exactly 100% due to rounding.*

A small, dark gray 3D cube icon, similar to the one in the header, is positioned to the left of the word 'Appendix' in a large, bold, sans-serif font.

Appendix

- Questionnaire



2018 AGRICULTURAL LAND COMMISSION SURVEY OF LOCAL GOVERNMENT
FINAL – MARCH 2, 2018

NOTE: TEXT IN CAPS IS NOT VISIBLE TO SURVEY RESPONDENTS. ALL OPEN ENDS ARE SEMI-MANDATORY.

SURVEY LANDING PAGE

In the survey the ALC conducted in December 2016, the top land use planning, by-law enforcement and compliance challenges identified by local governments were:

- Unauthorized land use
- Additional dwellings
- Unauthorized filling

The 2018 ALC Local Government Engagement Survey would now like your feedback on how the ALC and local governments can most effectively address these challenges and to solicit local government consultation on the draft ALC Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve.

This survey will take between 5 and 10 minutes, depending on your answers. All of your feedback is strictly confidential and will not be linked to your identity.

PARTICIPANT CHARACTERISTICS

Q1. First, please indicate if you work for a municipality, regional district, or First Nations government.

1. Municipality
2. Regional District
3. First Nations Government
96. Other (specify)

Q2. Which ALR Region is your local government in?

1. Interior
2. Island
3. Kootenay
4. North
5. Okanagan
6. South Coast

Q3. And which of the following best describes your role, or the area you work in?

If it is not listed below, you can enter it in using 'Other (specify)'.

1. Administration
2. Bylaw Enforcement
4. Engineering/Building/Permitting/Public Works
6. Land Use Planning/Policy
96. Other (specify)

UNAUTHORIZED USES IN THE ALR

Q4. What do you think could be done to decrease the incidence of unauthorized uses in the ALR? *Select all that apply.*

RANDOMIZE

1. Greater public awareness about the ALC, ALR, and permitted uses
2. More enforcement by local governments
3. More enforcement by the ALC
4. Clearer definitions, criteria, thresholds, and intent of uses permitted by the ALC Act and ALR Regulation
5. Consistency between ALC legislation and other legislation (e.g. local government bylaws, *Liquor Control and Licensing Act, Organic Matter Recycling Regulation*)
96. Other (specify)
97. None of these will decrease the incidence of unauthorized uses
98. Don't know/unsure

ASK Q4b IF 2+ RESPONSES ARE SELECTED IN Q4.

Q4b. And which do you think would be the most effective at decreasing the incidence of unauthorized uses in the ALR? *Select only one.*

[SHOW ALL THE RESPONSES SELECTED IN Q4]

ADDITIONAL DWELLINGS IN THE ALR

Q5. With respect to land use planning, by-law enforcement and compliance challenges related to additional dwellings, which of the following permitted uses are the most difficult to regulate? *Select all that apply.*

RANDOMIZE

1. Additional dwellings necessary for farm help
2. One manufactured home, up to 9 m in width, for use by a member of the owner's immediate family
3. One secondary suite in a single family dwelling
4. Accommodation that is constructed above an existing building on the farm and that has only a single level
5. In Zone 2 only: a second single family dwelling, but only if the parcel is at least 50 ha in size and if the total area occupied by all residences and other residential structures, roads and service lines, and all land between them, is 4 000 m² or less
6. Additional dwellings permitted in a zoning bylaw but not permitted in the ALC Act or ALR Regulation
96. Other (specify)
97. None of the above are difficult to regulate [SKIP TO Q6]
98. Don't know/unsure [SKIP TO Q6]

ASK IF 2+ RESPONSES ARE SELECTED IN Q5.

Q5c. And which one permitted use is the most difficult to regulate? *Select only one.*

[SHOW ALL THE RESPONSES SELECTED IN Q5]

Q5b. [WORDING IF 2+ RESPONSES SELECTED IN Q5] Please explain why you feel these permitted uses are difficult to regulate.

[WORDING IF ONLY 1 RESPONSE SELECTED IN Q5] Please explain why you feel this permitted use is the most difficult to regulate.

FREE FORM

ADDITIONAL DWELLINGS FOR FARM HELP

Q6. In your current role, do you review or make decisions regarding requests for additional residential dwellings for farm help?

1. Yes
2. No
98. Don't Know

[IF NO OR DON'T KNOW SKIP TO NEXT SECTION (IF Q6=2 OR 98, SKIP TO Q12)]

Q7. Section 18 (b) of the *Agricultural Land Commission Act*, states that a local government or First Nations government may not approve more than one residence on a parcel of ALR land unless the additional residence is necessary for farm use. If the local government or First Nations government chooses not to exercise its authority under s. 18, or determines that the additional dwelling is not necessary for farm use, an application to the Commission is required.

Does your local government authorize additional dwellings for farm help under s. 18 of the *Agricultural Land Commission Act*?

[INSERT HYPERLINK: http://www.bclaws.ca/Recon/document/ID/freeside/00_02036_01#section18]

1. Yes
2. No
3. Sometimes
98. Don't Know

Q8. [ASK IF YES OR SOMETIMES (IF Q7=1 OR 3, ASK Q8)] Which of the following are used as criteria by your local government or First Nations government to determine if an additional dwelling is necessary for farm help? *Select all that apply.*

RANDOMIZE

1. Property is classified as "farm" under the *Assessment Act* (i.e. "farm class")
2. Minimum property or farm unit size
3. Proof of agricultural necessity (e.g. description of agricultural operation, production, livestock type and care required, hours of employment per week, area in crop production)

4. No opportunity for seasonal or temporary housing
5. Commute distance from potential non-ALR housing
6. Farm succession planning
7. Agrologist Report
96. Other (specify)
97. None of the above are used as criteria

Q9. Do you feel that you have the tools to determine whether or not an additional residence is needed for farm help (e.g. policies, guidelines, legislation)?

1. Yes
2. No
98. Don't know

Q10. [SHOW ON SAME PAGE BELOW Q9] What is your greatest challenge in determining the necessity for additional dwellings for farm help?

FREE FORM

REGULATING SIZE AND SITING OF STRUCTURES IN THE ALR

Q12. Does your current role involve reviewing and regulating the size and/or siting of farm processing and/or farm retail sales buildings?

1. Yes
2. No
98. Don't know

[IF NO OR DON'T KNOW, SKIP TO NEXT SECTION (IF Q12=2 OR 98, SKIP TO Q18)]

Q13. Does your local government or First Nations government currently regulate the size and/or siting of each of the following?

RANDOMIZE ROWS

	1. Currently regulate both sizing and siting	2. Currently regulate sizing only	3. Currently regulate siting only	4. Currently regulate neither	98. Don't know/ unsure
a. Farm processing facilities					
b. Farm retail sales facilities					
c. Permanent dwellings for full time farm help					
d. Temporary farm worker accommodation					
e. Agri-tourism accommodations					
f. Alcohol production facilities					

Q14a. Do you confirm the occupancy of farm help dwellings after construction?

1. Yes
2. No
3. Don't know

Q14b. [SHOW ON SAME PAGE AS Q14a] Do you confirm the occupancy of agri-tourism accommodations after construction?

1. Yes
2. No
3. Don't know

Q15. Do you think there should be provincial regulatory requirements with respect to the size and siting of each of the following?

RANDOMIZE ROWS

	1. Should regulate both sizing and siting	2. Regulate sizing only	3. Regulate siting only	4. Regulate neither	98. Don't know/unsure
a. Farm processing facilities					
b. Farm retail sales facilities					
c. Permanent dwellings for full time farm help					
d. Temporary farm worker accommodation					
e. Agri-tourism accommodations					
f. Alcohol production facilities					

Q16. Currently, 50% of what is processed/produced in facilities located in the ALR must be comprised of agricultural products grown on the farm where the facilities are located. Which of the following best reflects your view?

1. This requirement is difficult to determine compliance, or to enforce compliance, and should be changed
2. This requirement is not difficult to determine compliance, or to enforce compliance, and should not be changed

Q17. [ASK IF DIFFICULT TO DETERMINE/ENFORCE (Q16=1). SHOW ON SAME PAGE BELOW Q16] Please explain why you feel the requirement is difficult to determine compliance or to enforce compliance.
FREE FORM

SUBDIVISION

Q18. In your experience, what are the most common reasons that landowners request application for subdivision in the ALR? *Select all that apply.*

RANDOMIZE.

1. For a family member
2. For estate settlement
3. To reconfigure farm parcels
4. To generate revenue to reinvest into the farm operation
5. For residential development purposes
6. To accommodate a non-farm use
7. For [ALC Homesite Severance Policy](https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_l-11_-_homesite_severance_on_alr_lands.pdf) (ALC Policy L-11) [INSERT HYPERLINK: https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_l-11_-_homesite_severance_on_alr_lands.pdf]
8. To separate two agricultural operations
9. To take advantage of the minimum lot size permitted in the zoning bylaw
10. To create a lot for new entrant farmers
96. Other (specify)
98. Don't know/unsure

Q19. As an alternate to subdivision, are you aware that the Agricultural Land Reserve Use, Subdivision and Procedure Regulation permits:

a) Zone 1 and 2: A lease for a farm or part of a farm, if that lease is to be used to for farm uses?

1. Yes
2. No

b) Zone 2: A residential lease of a farm or part of a farm for a retired farmer subject to criteria?

1. Yes
2. No

SOIL BYLAWS/REGULATIONS

Q20. Does your local government have a soil deposit/extraction bylaw?

1. Yes
2. No
98. Don't know/unsure

[IF NO OR DON'T KNOW SKIP TO END (IF Q20=2 OR 98, SUBMIT SURVEY)]

Q21. In your current role, are you involved in the regulation of placement of fill?

1. Yes
2. No

[IF NO SKIP TO END (IF Q21=NO, SUBMIT SURVEY)]

Currently, 44% of all the complaints the ALC receives are for the placement of fill without approval of the ALC. In an effort to reduce the number of fill violations, the ALC is proposing the adoption of a soil deposit bylaw to clearly define when the placement of fill is considered necessary and when notification or an application to the ALC is required. The draft bylaw also clarifies the maximum volumes/areas of fill for specific farm and non-farm uses and further defines fill and land development activities. **The ALC is seeking input from local government and First Nations government on the development of this bylaw.**

To view the full copy of the draft bylaw, click here: [\[INSERT HYPERLINK TO PDF "Draft Soils Bylaw_Local Government Survey"\]](#)

Q22. What follows are some requirements that the ALC has developed for **Draft Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve - Fill Placement for Farm Use.**

Fill placement will be considered necessary under Part 2 section 2 of the ALR Regulation for the following farm uses, and exempt from the requirement to notify the Commission in accordance with section 7 of the Bylaw, if the following requirements are met:

For each of the following, please indicate if you agree with the proposed threshold or criteria.

1. Strongly agree
2. Somewhat agree
3. Neither agree nor disagree
4. Somewhat disagree
5. Strongly disagree
98. Don't know/unsure

RANDOMIZE REQUIREMENTS. INCLUDE LETTER (SO RESPONDENT CAN REFER TO FULL COPY OF BYLAW IF DESIRED).

- a) Farm retail sales only if associated with the construction of a farm retail sales building and associated parking and loading areas not to exceed a total combined area of 0.2 hectares or less per 16 hectare and to a height not to exceed the minimum level required to satisfy flood protection requirements
- b) Farm product processing only if associated with the construction of a farm retail sales building and associated parking and loading areas not to exceed a total combined area of 0.2 hectares or

less per 16 hectare and to a height not to exceed the minimum level required to satisfy flood protection requirements

- c) Land development works limited to Berming, and the construction of Reservoirs and Ancillary Works as defined by this bylaw constructed of Soil or Aggregate, or a combination thereof, not including crushed concrete or demolition debris of any kind [INCLUDE HOVER OVER WITH DEFINITION FOR "Berming": Berming means the construction of dikes required for cranberry production and flood protection dikes authorized/approved by the applicable local government. Cranberry dikes must not exceed a height of 2.2 metres geodetic or 2.0 metres above natural grade and a width at the base of no more than 10 metres.]
- d) Agri-tourism only if associated with the construction of buildings, structures or parking areas approved by the Commission as part of a non-farm use application
- e) Horse riding, training and boarding facilities only if associated with the construction of barns, arenas and associated parking areas not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements
- f) Temporary storage areas (less than 9 months) required for the storage of fertilizers, mulches, soil conditioners, and materials regulated by the Organic Matter Recycling Regulation (BC Reg. 18/2002) limited to the footprint of the temporary storage area. All Fill must be removed and reclaimed once these materials have been land applied
- g) Production of compost, soil conditioners, and growing mediums from agricultural wastes produced on the farm for farm purposes in compliance with the Agricultural Waste Control Regulation (BC Reg 131/92) provided that a nutrient management plan demonstrates that all of the material is used on the farm and that the construction of buildings related to the production of this material does not exceed a total combined area of 0.2 hectares or less per 16 hectares
- h) Production of Class A compost if at least 50% of the compost measured by volume is used on the farm and Fill is limited to the construction of the composting facility as indicated in Division 3 of the Organic Matter Recycling Regulation
- i) Production of medical marihuana only if associated with the construction of a building (not including greenhouses) and associated parking and loading areas not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements
- j) Alcohol Production Facilities only if associated with the construction of buildings, associated parking, landscaping and loading areas not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements
- k) A farm use by a person other than the owner of the farm under a lease of the farm or part of the farm provided that use is one of the uses identified in section 6 a) through j)

Q22b. If you have any comments regarding **Draft Bylaw No. 2 – Fill Placement for Farm Use** please share them in the space below.

FREE FORM

Q23. What follows are some requirements that the ALC has developed for **Draft Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve - Fill Placement for Non Farm Use.**

Fill placement will be considered necessary under Part 2 section 3 of the ALR Regulation for the following non-farm uses and exempt from the requirement to notify the Agricultural Land Commission, in accordance with section 12, if the following requirements are met:

For each of the following, please indicate if you agree with the proposed threshold or criteria.

1. Strongly agree
2. Somewhat agree
3. Neither agree nor disagree
4. Somewhat disagree
5. Strongly disagree
98. Don't know/unsure

RANDOMIZE REQUIREMENTS. INCLUDE LETTER (SO RESPONDENT CAN REFER TO FULL COPY OF BYLAW IF DESIRED).

- a) Agri-tourism accommodation only if associated with the construction of buildings not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements
- b) Biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes to a volume not to exceed 100 square metres
- c) Open park land to a volume not to exceed 100 square meters
- d) Breeding pets or kennels or boarding facilities only if associated with the construction of barns and kennels not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements
- e) Production and development of biological products used in integrated pest management programs to a volume not to exceed 300 square metres
- f) Telecommunications equipment, buildings and installations to a volume not to exceed 100 square metres
- g) A residential use under a lease of a farm or part of a farm located in Zone 2 only if associated with the construction of a building not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements
- h) A facility that shelters and cares for surrendered, abandoned or seized livestock only if associated with the construction of barns not to exceed a total combined area of 0.2 hectares or less per 16 hectares and to a height not to exceed the minimum level required to satisfy flood protection requirements

Q23b. If you have any comments regarding **Draft Bylaw No. 2 - Fill Placement for Non Farm Use** please share them in the space below.

FREE FORM

Q24. What follows are some requirements that the ALC has developed for **Draft Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve - Fill Placement for the Construction of a Single Family Residence.**

For each of the following, please indicate if you agree with the proposed threshold or criteria.

1. Strongly agree
2. Somewhat agree
3. Neither agree nor disagree
4. Somewhat disagree
5. Strongly disagree
98. Don't know/unsure

RANDOMIZE REQUIREMENTS. INCLUDE LETTER (SO RESPONDENT CAN REFER TO FULL COPY OF BYLAW IF DESIRED).

- a) Fill placement will be considered necessary for the construction of a Single Family Residence provided the Placement of Fill does not exceed a total combined area of 0.2 hectares or less and to a height not to exceed the minimum level required to satisfy flood protection requirements
- b) A driveway constructed to access a Single Family Residence should not exceed 6 metres in width

Q24b. If you have any comments regarding **Draft Bylaw No. 2 - Fill Placement for the Construction of a Single Family Residence** please share them in the space below.

FREE FORM

[SHOW ON SAME PAGE BELOW Q24b] If you have additional feedback that you would like to share about *Draft Bylaw No. 2 – Placement of Fill in the Agricultural Land Reserve*, please contact Katarina Glavas at katarina.glavas@gov.bc.ca.

Those are all of our questions.
On behalf of the ALC, thank you again for your time and feedback.