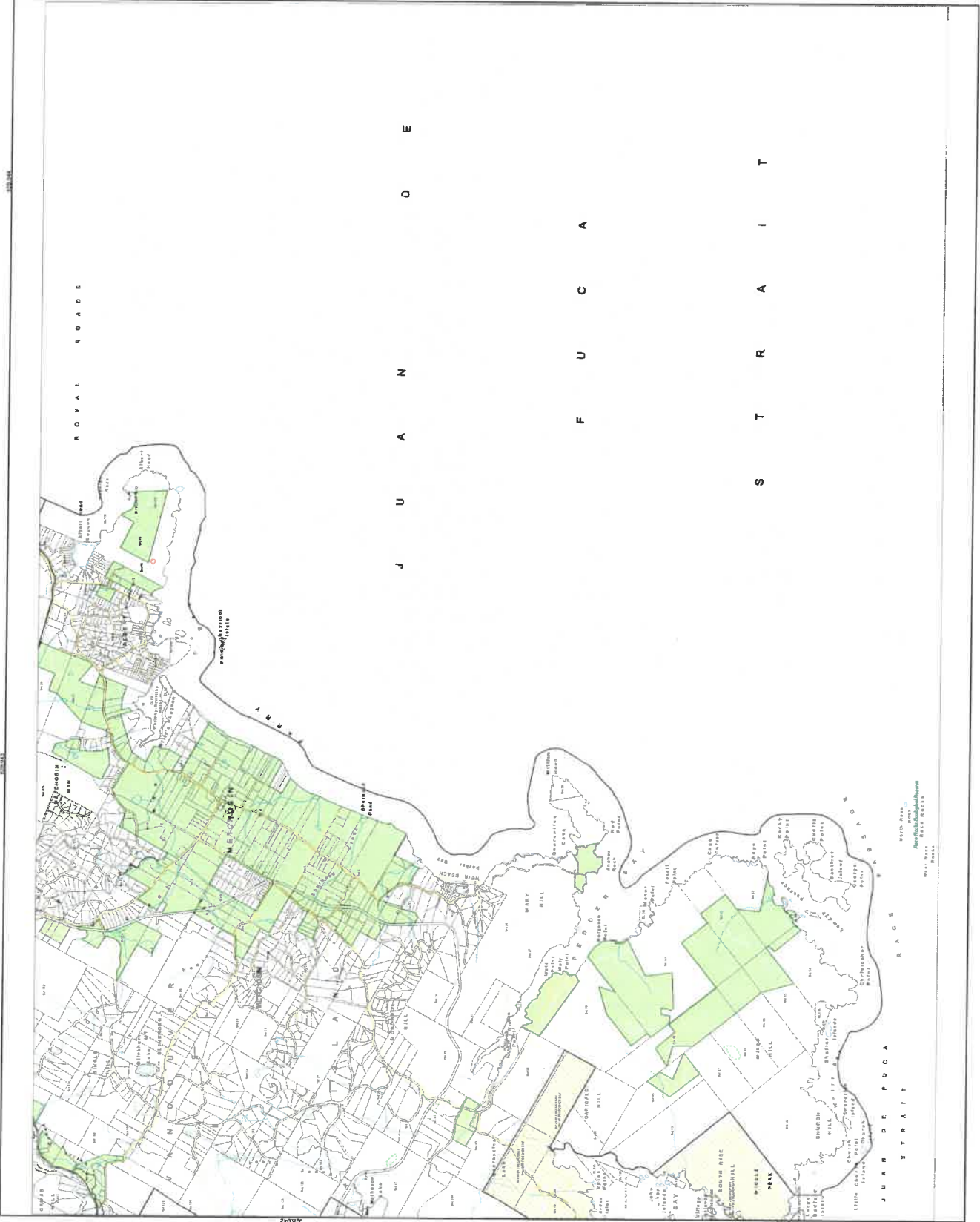


Map Amendment History as of 2009	
2009	Map 92B.033
2008	Map 92B.033
2007	Map 92B.033
2006	Map 92B.033
2005	Map 92B.033
2004	Map 92B.033
2003	Map 92B.033
2002	Map 92B.033
2001	Map 92B.033
2000	Map 92B.033



J U A N D E F U C A S T R A I T



Agricultural Land Commission
 133-8610 Canada Way
 Victoria, BC V8V 2R6
 Phone: (250) 850-7000
 Fax: (250) 850-7033
 ALC Website: www.alc.bc.ca

This map represents Agricultural Land Reserves as of October 31, 2009. The Commission is not responsible for any errors or omissions. The Agricultural Land Commission does not take liability for the accuracy of the map's preparation information.

Map compiled by: Strategic Information Systems Department, Agricultural Land Commission, 133-8610 Canada Way, Victoria, BC V8V 2R6. The Agricultural Land Commission does not take liability for the accuracy of the map's preparation information.

Agricultural Land Reserve
Regional District Boundaries
Municipal Boundaries

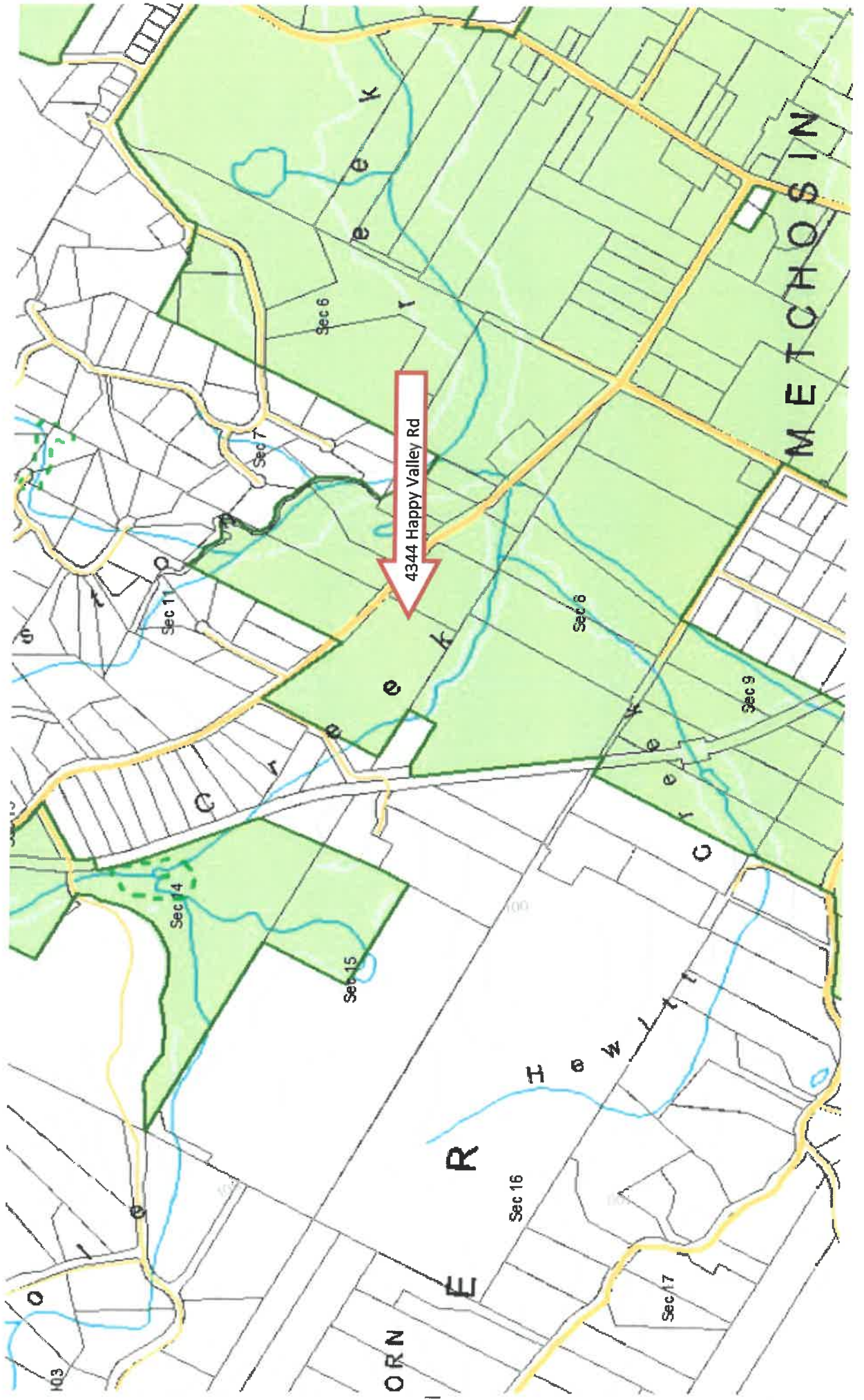
Property Boundaries
Indian Reserves

Contour Interval: 20 meters
 B.C. Atlas Edition: N40 03

REGIONAL DISTRICT
 Capital
 SCALE: 1:24,000
 0 20 40 60 80 100 METERS

B.C.O.S. MAP REFERENCE NUMBER:
92B.033

AGRICULTURAL LAND COMMISSION MAP



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1. Are there any benefits to living in the ALR?

The *Agricultural Land Commission Act* (the "ALC Act") and *Agricultural Land Reserve Use, Subdivision and Procedure Regulations* (the "ALR Regulation") prioritizes agricultural land use within the reserve, including some uses that are restricted or prohibited by other zoning bylaws, Acts, or legislation outside the ALR. The *Farm Practices Protection (Right to Farm) Act* will also allow the pursuit and continuation of normal farm practices, even despite complaints from neighbours.

2. Why are there restrictions on ALR land?

The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land, to encourage farming and ranching and to focus non-farm use to the remaining 95% of the province.

3. Can I develop my ALR property for any land use I like?

Only if it is for agricultural purposes. If not, you require formal approval from the ALC before initiating any development or land use that is not currently allowed by the *ALC Act* and the *ALR Regulation*. If approval is given for a change of land use, the land owner or operator is subject to compliance with all other legislation and rules that may apply to the land, including but not limited to local government zoning.

4. What does the ALR notation on my Certificate of Title mean?

Parcels that are within the ALR should have a notation on the Certificate of Title:

"THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT. SEE AGRICULTURAL LAND RESERVE PLAN XXXX".

Any parcel with the ALR notation may be subject to the *ALC Act* and *ALR Regulation*. Use the ALR Property and Map Finder to verify that your property is in the ALR. General ALR maps can be found on the ALR Maps page.

A potential purchaser of land who has identified the ALR notation on a Certificate of Title should confirm whether the parcel is within the ALR and educate themselves on the permitted uses. If after reviewing the online maps there is still uncertainty about the ALR status, the ALC can provide a written statement of ALR status for a particular parcel. If requested, this can include a map showing the relative location of the ALR to the subject property.

5. There is an ALR notation on my Certificate of Title, but my land is not in the ALR.

Occasionally a Certificate of Title will have an ALR notation although the land is not, or is no longer, in the ALR. If you notice an incorrect ALR notation, please contact ALC staff who can contact the Registrar of Land Titles to correct the notation.

***It is very important to note that an examination of a title for the ALR notation is not a definitive method to confirm whether the parcel is or is not in the ALR. On occasion, titles endorsed with the ALR notation have later been found to be outside the ALR, while titles not endorsed with the ALR notation have later been found to be located in the ALR.

6. How many dwellings are permitted per parcel?

One single-family dwelling per land registry parcel is permitted within the ALR provided it is permitted by zoning.

7. I want to put an additional dwelling on my property. What are my options?

Permitted in the ALR:

- a. Suite within a single family dwelling. Unless prohibited by a local government bylaw, the *ALR Regulation* permits a secondary suite for residential purposes, wholly contained within a single family dwelling, on a parcel in the ALR. Secondary suite use is not limited as to who occupies the suite. For more information, see ALC Policy L-08 (Zone 1) and ALC Policy L-18 (Zone 2).
- b. Additional dwelling (manufactured home) for an immediate family member. Unless prohibited by local government bylaw, one manufactured home up to 9 metres in width, for use by the owner's immediate family is permitted. For more information, see ALC Policy L-08 (Zone 1) and ALC Policy L-18 (Zone 2).

May be permitted in the ALR:

- a. Additional residences for farm help. Additional residences may be permitted by a local government (see Section 20 of the *ALC Act*) if they are necessary for full-time, bona fide farm/ranch operations and if the number of residences is commensurate with agricultural activities being undertaken on the parcel. A local government must be convinced that there is a legitimate need for an additional residence for farm help. Criteria may include the parcel having "Farm" classification under the *Assessment Act*, size and type of farm operation and other relevant factors. If in any doubt with respect to need, an application under Section 20 (3) of the *ALC Act* for permission for non-farm use is required. For more information, see ALC Policy L-09.

Not permitted in the ALR:

- a. Additional permanent dwelling for an immediate family member. An additional permanent dwelling for use by an immediate family member and that is not necessary for farm/ranch operations will require an application for a rezoning.

farm use under **Section 20 (3) of the ALC Act**.

- b. Additional dwelling (permanent or manufacture home) for a non-farm use other than an immediate family member. An additional manufactured home, or permanent dwelling for use by a non-immediate family member that is not necessary for farm/ranch operations, will require an application for non-farm use under **Section 20 of the ALC Act**.

8. I am purchasing (or have purchased) a property with a secondary dwelling (manufactured home) on it. Can I use the manufactured home as a second dwelling?

A manufactured home can be used by an immediate family member of the landowner, or in some cases may be permitted if it is required for full-time, bona fide farm help. Contact the ALC prior to occupying the second dwelling to confirm whether the second dwelling is consistent with the *ALR Regulation*. If inconsistent with the regulations, the dwelling may either be required to be removed or rendered uninhabitable or a non-farm use application may be required.

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The ALR is a provincial land-use zone where agriculture is the priority use. The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land.

The *Agricultural Land Reserve, Use, Subdivision and Procedure Regulations* (the "ALR Regulation") identifies farm uses that are permitted outright, as well as other permitted uses and non-farm uses. ALR land owners who wish to pursue other uses or to subdivide their property must make an application under the *Agricultural Land Commission Act* ("ALC Act") and secure approval from the ALC.

Agricultural Activities in the ALR

Common farming and ranching activities in the ALR include, but are not limited to:

Raising livestock (cattle, bison, sheep, goats, hogs, horses)	Berries
Livestock grazing	Tree Fruits
Poultry production (chicken, turkeys, waterfowl)	Vegetables (field, greenhouse)
Dairy operations	Nuts
Apiculture	Grains and oilseeds
Agroforestry	Forage crops
Grapes	Ornamentals (floriculture, horticultural, nursery crops)
Mushrooms	Green housing

Agricultural Land Reserve Use, Subdivision and Procedure Regulation

Below is a partial list of permitted activities in the ALR. Land use activities permitted in the ALR Regulation do not require an application or approval of the ALC if the use complies with any conditions or parameters set out in the ALR Regulation. For more detailed information, please refer to the *ALR Regulation* and the Index of ALC Policies.

Permitted Farm Uses - Section 2(1) of the ALR Regulation

Farm uses are uses in addition to regular farming/ranching as noted above. These uses are for the most part directly linked to agriculture. Farm uses can be *restricted but not prohibited* by local government. Many of the permitted farm uses are subject to conditions, thresholds, or other requirements. Examples of permitted farm uses include:

Wineries & Cideries	Farm retail sales
Storage, packing & processing of farm products	Temporary or seasonal agri-tourism activities
Timber production, harvesting and silviculture	Agroforestry
Equestrian facilities	Production of compost with conditions
Application of soil amendments	Land development works for farm purposes



Permitted Uses - Section 3(1) of the ALR Regulation

Permitted uses are uses that may or may not be linked directly to agriculture and are considered compatible with agriculture and have low impacts on the land base. Permitted uses can be *prohibited* by local governments. Many permitted uses are subject to conditions, thresholds, or other requirements. Examples of permitted uses include:

Home based business	Bed & Breakfast
Temporary sawmill subject to conditions	Conservation & passive recreation & open land parks
Pet kennels and breeding facilities	Education & research (not schools)
Agri-tourism accommodation	Aggregate extraction less than 500 m ³
Production & development of biological products used in integrated pest management	Force mains, trunk sewers, gas and water pipelines within an exist right of way
Production, storage and application of Class A compost	Additional dwellings: secondary suite within a dwelling, manufact home for an immediate family member

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The ALR is a provincial land-use zone in which agriculture is recognized as the priority use. It is the biophysical resource base that supports farm and ranch activities in the province. Farming/ranching of ALR land is encouraged and non-agricultural uses are regulated. If you wish to subdivide, use your land for non-farm purposes or exclude it altogether from the ALR, you must submit an application to the Agricultural Land Commission (ALC) and obtain its approval.

The *Agricultural Land Commission Act* (the "ALC Act") and *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (the *ALR Regulation*) prioritizes agricultural land use within the reserve and allows for some additional land uses that may be regulated or prohibited by local government.

Farm/Ranch Practices

Anyone purchasing or owning land in the ALR for non-agricultural purposes or strictly rural residential use, should be aware that the business of agriculture is the primary land use and normal farm/ranch practices are protected. For example, that means the noise, dust and odours that may arise from agricultural businesses are to be expected. The *Farm Practices Protection (Right to Farm) Act* enables the pursuit and continuation of normal farm/ranch practices, despite complaints from neighbours. For more information, please see the Ministry of Agriculture's Farm Practices Protection.

Before you Buy ALR Land

1. Is the land in the ALR map
2. Is the land suitable for purposes? Find out what uses are permitted and what uses require an application
3. Are there any previous decisions (approved or refused) on the property? Search Applications and Decisions



Should you wish to purchase agricultural land, you should confirm the ALR status of the parcel. If the land is in the ALR be aware that land uses are restricted and agriculture is the priority use. To fully understand these restrictions, please review the *ALC Act* and *ALR Regulation*.

Confirming ALR Status & ALR Maps

ALR maps indicate what lands are within the ALR and what lands are outside the ALR.

Maps of the ALR can be found on the [Maps and GIS](#) page.

ALR status of a parcel can be determined using the [ALR Mapping Tools](#), found on the [Maps and GIS](#).

ALR Notation on Certificate of Title

Parcels that are within the ALR or partially within, the ALR should have a notation which states:

"THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT. SEE AGRICULTURAL LAND RESERVE PLAN XXXX".

Please note that we cannot respond to a request for a copy of a plan number because they are not in our possession.

Any parcel with the ALR notation may be subject to the *ALC Act* and the *ALR Regulation*.

A potential purchaser of land who has identified the ALR notation on a Certificate of Title should confirm whether the parcel is within the ALR and educate themselves on the permitted uses. If after reviewing the online maps there is some uncertainty about the ALR status, the ALC can provide a written statement of ALR status for a particular parcel. If requested, this can include a map showing the relative location of the ALR to the subject property.

***It is very important to note that an examination of a title for the ALR notation is not a definitive method to confirm whether the parcel is or is not in the ALR. On occasion, titles endorsed with the ALR notation have later been found to be outside the ALR, while titles not endorsed with the ALR notation have later been found to be located in the ALR.

If you believe that a parcel may be in the ALR but it does not have the ALR notation on title, the ALC can provide confirmation. Your real estate agent should be able to assist, as should staff at your local government office.

For ALR parcel status inquiries, please contact the **ALC GIS and Mapping Department** with the parcel's identifying information.

Partial ALR Parcels

A parcel may be fully or partially in the ALR (where the ALR boundary transects a parcel). Only those portions of the parcel which fall within the ALR are subject to the *ALC Act*.

Agricultural Capability

The ALR is the biophysical resource base suitable for agricultural use. Information regarding agricultural capability can be found under **Agricultural Land**. The agricultural capability of your parcel can be found under **Maps and GIS**.

If you wish to seek advice regarding the agricultural capability or suitability of your parcel, you can contact an appropriate professional at the **British Columbia Institute of Agrologists**.

Previous Application History

Before purchasing a parcel or making an application to the ALC, it may be useful to research any previous decisions (approvals or refusals) applicable to the parcel and surrounding area.

Search for previous history at **Search for Applications and Decisions**.

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