



# Agricultural Land Commission



Annual Report  
2007-2008

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Published by the Agricultural Land Commission

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# Message from the Chair

The ALR system for preserving agricultural land is one of British Columbia's outstanding public policies. The ALR is also one of its most complex land use challenges. Our agricultural landscapes and producers are highly diverse. They are a source of food and other agricultural products, which in the context of global food and energy systems trends, make the ALR increasingly important. Agriculture provides jobs and agricultural areas provide a wide range of ecosystem goods and services. Yet despite these benefits and the priority given by the Provincial Government for agriculture in the ALR, many organizations and individuals throughout the province regard the ALR as a land use constraint. Their interests are in direct conflict with the ALC's mandate to preserve agriculture land and encourage farming on this land, and they call on the ALC to "trade-off" its mandate to enable them to meet their interests – which under other regulatory circumstances would be possible.

Local governments facing growth pressures and economic transitions and the development industry seek land for housing, businesses and industry; transportation agencies and organizations responsible for energy transmission (electricity, oil and gas) need to pass over or under agricultural land; aggregate producers, which provide the foundations for all development, and the oil and gas industry are temporary uses which need to access underground resources and then restore lands to their productive state; government and non-government environmental conservation organizations also look to the ALR to pursue their mandates and interests; and increasingly, individual land owners, particularly farmers and ranchers seek to subdivide land to provide financial security for themselves and homesites for their families. All of these interests have social, economic and environmental legitimacy in their own right. But, when they involve the ALR, meeting these interests requires the ALC to decide whether agriculture interests should prevail.

When reviewing plans and strategies that describe local, provincial, federal and first nation government interests and when considering specific applications for exclusion, inclusion, subdivision or non-farm uses,

the ALC refers to information regarding agricultural capability and the suitability of land for farming. It considers agricultural policies and designations in official community plans and regional growth strategies or related documents, such as agricultural area plans. It considers advice from the Ministry of Agriculture and Lands, and from local government agricultural advisory committees. The Commission may also hold public meetings and invite comments on specific proposals. Commission staff then prepare a report on these considerations, which is provided to the Commissioners and the applicant. Commissioners then hold an onsite meeting with the applicant. They convene after the meeting to decide to approve, not approve, approve with conditions or defer a decision.

In the absence of a comprehensive Provincial Government agricultural strategy, the ALC has not been able to draw on supporting goals, objectives, policies and programs available to many of the government and non-government organizations that present their proposals and interests to the Commission. These ongoing challenges will be helped in the years ahead through the implementation of the new British Columbia Agricultural Plan: Growing a Healthy Future for B.C. Families. This lays a foundation and provides a set of actions that will help the Agricultural Land Commission to work with communities and individuals to meet provincial interests in ensuring food security and agricultural development in the context of changing local through to global conditions.



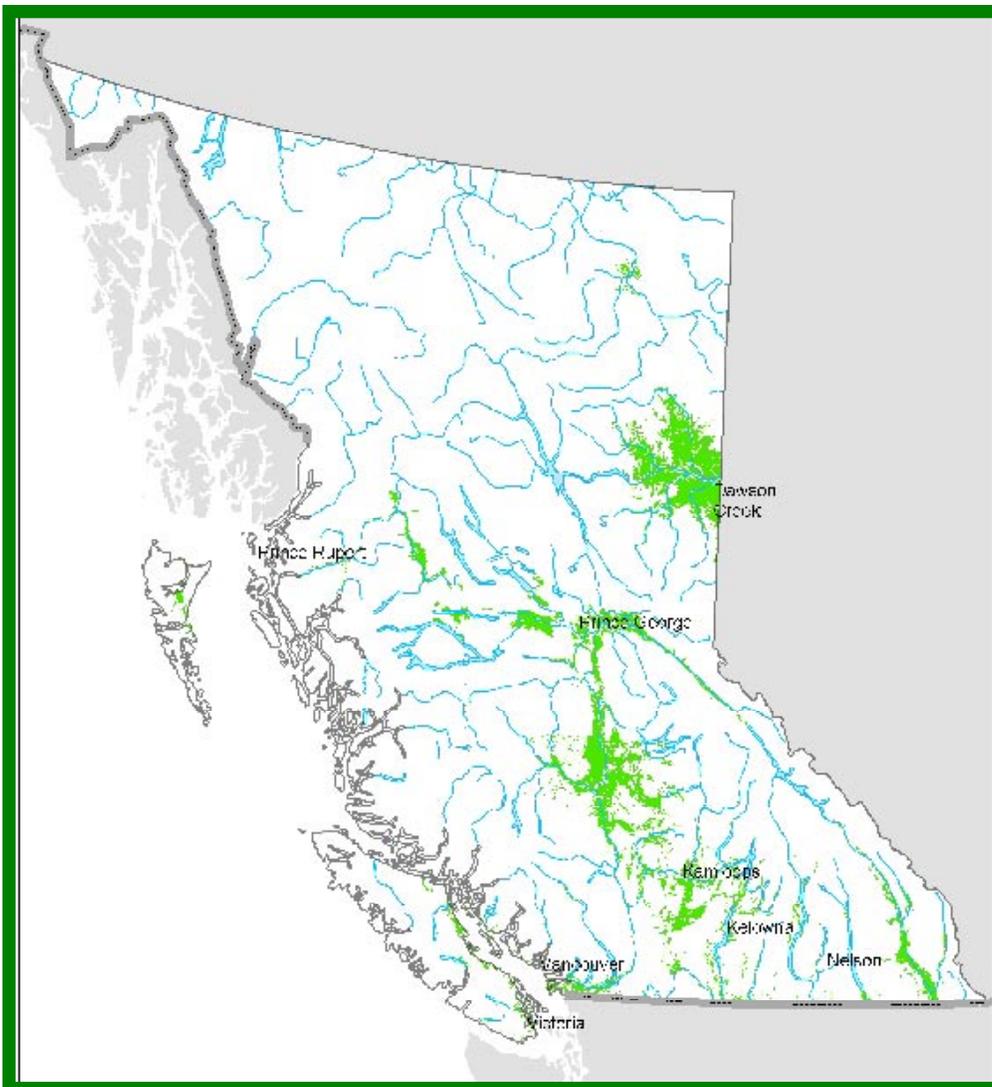
Erik Karlsen  
*Chair*



# Mission and Purposes

**The mission** of the Agricultural Land Commission is to preserve agricultural land and encourage and enable farm businesses throughout British Columbia.

The Commission administers the Agricultural Land Reserve (ALR) as an administrative tribunal at arm's-length from the provincial government. The Commission operates independently within the framework of the *Agricultural Land Commission Act and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation)*. In addition sections 1 – 10 of the *Administrative Tribunals Act* apply to the Commission.



**The purposes** of the Commission are:

- to preserve agricultural land;
- to encourage farming on agricultural land in collaboration with other communities of interest; and
- 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, by-laws and policies.

# Administrative Tribunal

**An administrative tribunal** is a specialized government agency established under federal or provincial legislation to implement legislative policy. Appointment to such agencies is usually by order-in-council. Candidates for appointment are chosen for their expertise and their experience in the particular sector being regulated by the legislation. Administrative tribunals perform a wide range of functions, including research and recommendations; rule making and policy development; grant allocation; adjudication; and standard setting.

Administrative tribunals function at arm's length from government and are expected to exercise their role in a nonpartisan manner. However, the precise relationship between administrative tribunals and government varies.

Administrative tribunals engaged in an adjudicative process function in a manner more closely analogous to the courts with the holding of formal hearings. Procedure is less formal than before the courts and the rules of evidence do not apply, although decisions must be based only on cogent evidence. The decisions of administrative tribunals are ordinarily final and not subject to appeal, although a right of appeal may be provided for either to the courts, another administrative tribunal or cabinet.

Even where no right of appeal is provided, it is a principle of the Canadian Constitution that the superior courts have jurisdiction to review the function of any administrative tribunal so as to ensure that it acts within the jurisdiction conferred on it by Parliament or the legislature, and that it has treated the parties before it fairly. In the event an administrative tribunal has failed to do so, a superior court may quash its decision, remit the matter back for redetermination, and in some cases substitute the finding of the court on a matter of law or mixed fact and law for that of the administrative tribunal. (adapted from the Canadian Encyclopedia <http://www.thecanadianencyclopedia.com>)



# The Board

## THE BOARD

**The Agricultural Land Commission** is administered by a government-appointed Commission consisting of 19 board members comprised of a Chair, six Vice-Chairs and 12 Commissioners. For administrative efficiency and regional responsiveness the Commission has created 6 panels for its 6 geographic regions of the province. Each panel has three members - a Vice-Chair and 2 Commissioners appointed from the region for which they are responsible.

The 19 member board is the provincial body of the Commission. The Commission is not, as is often thought, the aggregate of 6 regional Commissions.

The full Commission met once this fiscal year. Discussions included the Business Plan, budget review, policy issues and operational issues including staffing and application processing.

### BOARD MEMBERS (APRIL 1, 2007 – MARCH 31, 2008)

Erik Karlsen, Victoria  
(Chair)

Michael Bose, Surrey  
Holly Campbell, Kamloops  
David Craven, Shawnigan Lake  
Denise Dowswell, Vanderhoof (appointed Nov. 1, 2007)  
Gordon Gillette, Williams Lake  
Grant Griffin, Cranbrook  
Grant Huffman, Riske Creek  
Sue Irvine, Naramata  
John Kendrew, Pouce Coupe  
Monika Marshall, Grand Forks

Roger Mayer, Keremeos (appointed Nov. 1, 2007)  
William Norton, Chilako Valley near Prince George  
Sylvia Pranger, Kent  
Carmen Purdy, Cranbrook  
Donald Rugg, Colwood  
Lorne Seitz, Courtenay  
Sid Sidhu, Vernon  
John Tomlinson, Langley

**The following Commissioners** also served in this fiscal year until their terms expired:

Frank Read, Vanderhoof (appointment expired May 2007)

# Executive

## THE EXECUTIVE COMMITTEE

The Executive Committee consists of the Chair and the 6 Vice-Chairs. The Executive decides on matters related to: Strategic Planning, Business Planning, Policy Development, Issues of province-wide importance, monitoring and coordination of panel operations.

The Executive Committee met three times this year for a total of 5.5 days. Topics of discussion included strategic policy, business planning and governance.

## THE EXECUTIVE COMMITTEE

# Panels

The panels consist of a Vice-Chair and 2 Commissioners. Panels are responsible for:

- Decisions on applications
- Plan and bylaw reviews
- Field inspections
- Meeting with individuals, local governments, farm organizations and other government representatives

Panels report their regional activities through the Vice-Chair to the Executive Committee.

All decisions relating to applications and planning issues are made at the regional level by the panels. Decisions of a panel are final and cannot be appealed to the Executive Committee or the Board.

The Panels meet on a regular rotation schedule depending on the application activity in their regions.

In 2007/08 the Panels met a total of 104 days.

## THE PANELS

# Panel Regions

## ISLAND PANEL

Responsible for the Alberni-Clayoquot, Capital, Comox-Strathcona, Cowichan Valley, Mount Waddington and Nanaimo Regional Districts, Powell River and the Islands Trust.

## SOUTH COAST PANEL

Responsible for the Fraser Valley, Greater Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.

## OKANAGAN PANEL

Responsible for the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.

## KOOTENAY PANEL

Responsible for the Central Kootenay, East Kootenay and Kootenay-Boundary and portion of Columbia Shuswap (Golden area only) Regional Districts.

## INTERIOR PANEL

Responsible for the Cariboo, Central Coast and Thompson-Nicola, portion Squamish-Lillooet (Lillooet area only) Regional Districts.

## NORTH PANEL

Responsible for the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Northern Rockies, Peace River and Skeena-Queen Charlotte Regional Districts.

## ALC PANEL REGIONS



**Area of Province: 99,217,145 hectares**

**Area of ALR: 4,759,681 hectares (March 31, 2008)**

# The Commission Office

The business of the Commission is carried out through four functional areas by a staff of 23.

## Land Use Planning and Application Processing

Staff research and administer all applications submitted pursuant to the *Agricultural Land Commission Act* and Regulations. In addition, they also review plans and bylaws of local governments and other agencies to ensure that the ALR is properly identified and that the policies support the objectives of the Act and Regulations.

## Compliance and Enforcement

The ALC has a legislative mandate to ensure activities in the ALR are consistent with the Act, regulations and orders of the Commission.

## Strategic Planning and Corporate Policy

Staff actively participates with the Commission in developing strategies, plans and policies to achieve the goals and objectives set out in the Service Plan. Staff also participates in the agricultural planning and policy initiatives of other ministries, agencies and local governments.

## Administration and Information Systems

The previous two functions are supported by an administration, records management and information systems unit. This includes maintenance of an application database comprised of approximately 29,000 stored paper files and almost 10,000 stored paper and electronic files as well as over 1,400, 1:20,000 scale ALR maps for the province.

## THE STAFF

### Executive Directors

Brian Underhill  
Colin Fry

### Policy and Special Projects

Gary Hall  
Shaundeh Runka

### Compliance and Enforcement

Gordon Bednard  
Ron MacLeod  
Thomas Loo

### Staff Agrologist

Trevor Murrie, P.Ag

### Regional Planners

Roger Cheetham  
*Island, Kootenay, North*

Martin Collins  
*Okanagan, Interior, North*

Tony Pellett  
*South Coast*

### Land Use Planners

Jennifer Carson  
*Kootenay*

Terra Kaethler  
*Island, North*

Brandy Ridout  
*Okanagan*

Simone Rivers  
*Interior, North*

Ron Wallace  
*South Coast*

### Mapping and GIS

Stacy Meech  
*GIS Coordinator*

Craig Phillips  
*Mapping Technician*

Gabriel Hazaparu  
*GIS / Mapping Technician*

### Administrative Support

Eva Germano

Lesley Campbell

Myra Duggan

Lucena Varias Condevillamar

# Interior Panel

## MEMBERS:

Grant Huffman (Vice-Chair),  
Holly Campbell, Gordon Gillette

## MESSAGE FROM THE VICE-CHAIR

The Interior Panel of the Agricultural Land Commission administers the ALR "ranching belt" between Kamloops and Quesnel. The area is characterized by large farm parcels, comprised of lakes, forests, and grasslands. Cattle ranching continues to be under economic pressure, though there has been some easing of the economic stresses brought about by cattle export restrictions in past years. Established ranches are under pressure to diversify income or access equity in ranch properties. In addition there are external pressures on ranching lands from urbanites seeking land for recreational and residential uses.

The Interior Panel reviewed over 60 new applications for subdivision, exclusion and non-farm use in 2007/2008. Applications were typically for the exclusion or subdivision of larger grazing/range parcels adjoining; major highways for commercial/industrial uses (in select locations); and lakes for residential uses. The Panel believes that, on occasion, benefits can be achieved for agriculture when multiple parcels are under application. For example, owners may have the option to consolidate farm remnants to balance the effects of subdivision, exclusion or non-farm use and more preferably, to enhance the agricultural utility of the land.

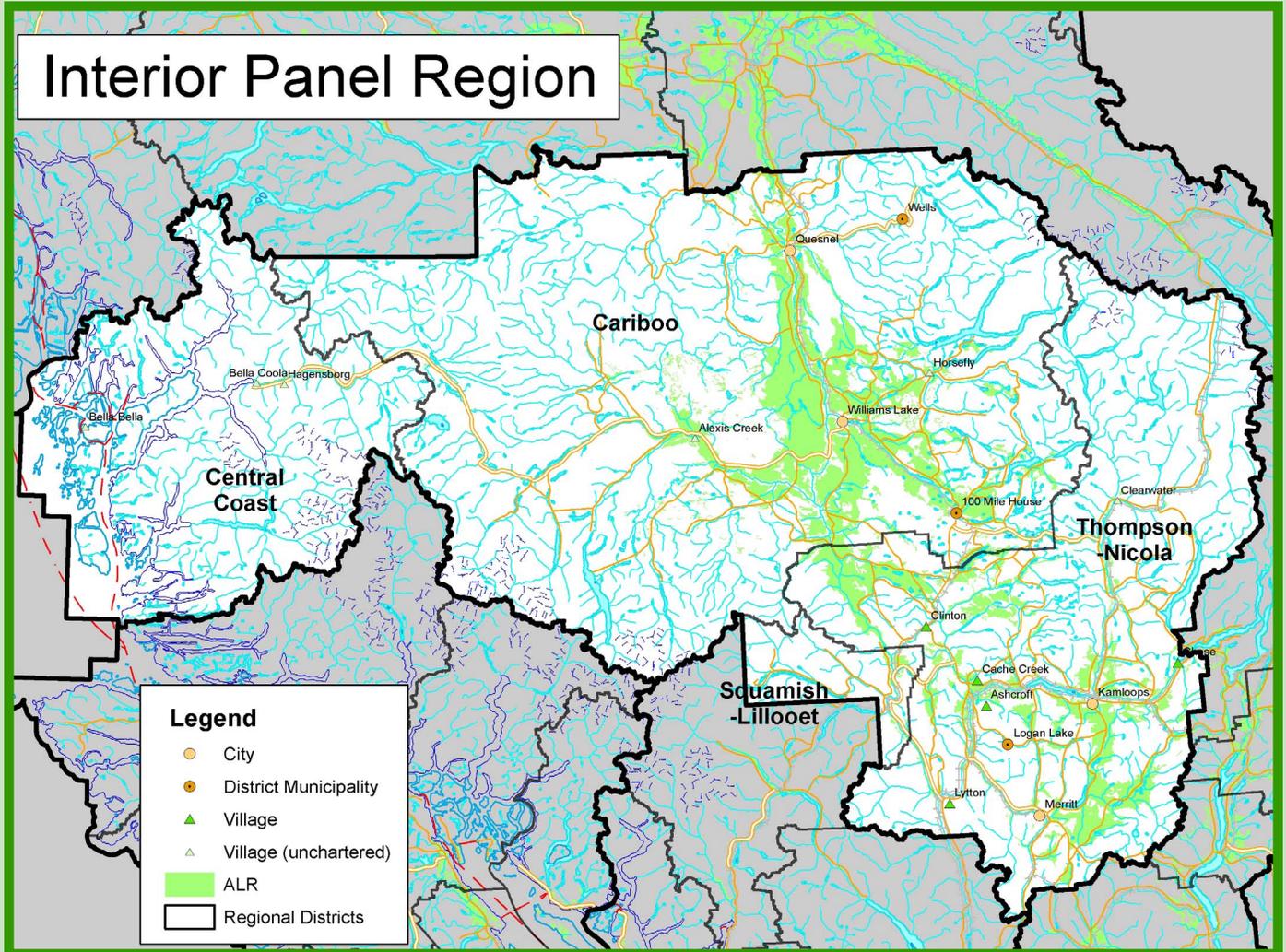
Subdivision pressures and the use of large grazing parcels for residential uses remain the Panel's greatest challenge. If permitted, these can degrade the grazing resource, by creating a patchwork, discontinuous, non-working landscape, and by creating conflicts between ranchers and residents. The Commission is working with ranchers and landowners to minimize the impact of residential uses on the working landscape.

The continued expansion of transportation corridors for roads and railways on scarce, high capability land in the South Thompson River valley, represents a significant loss of the best farmland in the region. These lands are also under pressure for recreational uses (golf courses and playing fields), as well as commercial and industrial uses associated with transportation infrastructure. The Commission is working with transportation agencies in the early stages of planning to ensure that the resource is protected to the greatest extent possible.



## PANEL OPERATIONS

# Interior Panel



**Area of Panel Region: 16,234,300 hectares**  
**Area in ALR: 1,496,208 hectares**

# Interior Panel

## Number of Applications Received by Type

# OF APPLICATIONS	EXCLUSIONS	INCLUSIONS	NON-FARM USE & SUBDIVISION
61	6	4	51

## PANEL STATISTICS

April 1, 2007-

March 31, 2008

## Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED	AGRICULTURE CAPABILITY OF APPROVED		
			Prime	Mixed	Secondary
Inclusion Area (hectares)	0	366	0	21	345
Exclusion Area (hectares)	51	34	0	0	34

## Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans	North Shore Kamloops Neighbourhood Plan - Williams Lake Fringe OCP	2
<b>TOTAL</b>		<b>2</b>



# Interior Panel

## APPLICATIONS OF INTEREST

### City of Kamloops # ZZ – 37252

The City of Kamloops proposed to develop 117 ha (commonly referred to as the Rayleigh Property) that was used in part as a correctional facility as well as a Department of National Defence munitions storage facility and practice firing range. The City's plan included:

- 1) Development of 10 softball diamonds, 3 rugby pitches, parking and infrastructure on 38 ha.
- 2) Subdivision of 8 ha of river front for transfer to the Kamloops Indian Band for seasonal campground uses.
- 3) Relocation of the Kamloops Exhibition Association facilities on 14 ha.
- 4) Development of a public trail along the North Thompson River foreshore.
- 5) Returning 14 ha to farm uses and to eventually remediate the contaminated soils on portions of the remaining approximately 40 ha with the intent to return these lands to agricultural production.
- 6) Include into the ALR 30 ha of farmland located at Kamloops Airport.

While noting that approximately 38 ha proposed for sports playing fields was good agricultural land that had been cultivated for many years, a significant factor throughout the Panel's deliberation was the debilitation of the other lands under application dating back to the World War II era. Also, the proposed 14 ha exhibition site housed abandoned munitions bunkers and other military structures.

The Commission accepted the City's reports indicating that portions of the proposed campground and the southerly agricultural remnant are contaminated with heavy metals and potentially other substances as a result of the former firing range use of the land. Rehabilitation will be required to make these areas suitable for agricultural or recreational uses.

In reaching its decision the Panel deferred further consideration on the proposed exhibition site, campground and trail until more detailed development plans are prepared. The Panel approved the proposed development of 38 ha for playing fields subject to:

- Inclusion into the ALR of the 30 ha of cultivated farmland at Kamloops Airport and any necessary bylaw amendment(s) to designate the included area as agricultural land.
- Leasing the 30 ha included area and other areas not required for runway expansion to a farm operator for a minimum 20 year term.
- Leasing approximately 14 ha of uncontaminated ALR land in the southern area of the Rayleigh site to a farm operator for a minimum of 20 years.
- Rehabilitation of the contaminated areas of the Rayleigh site to an agricultural standard as soon as practicable and leasing the rehabilitated areas to a farm operator for a minimum of 20 years.
- The City designating the agricultural areas at the Rayleigh site as "Agriculture" under its official community plan and zoning bylaw.
- Developing the playing fields within 3 years.

## APPLICATIONS OF INTEREST

# Interior Panel

## APPLICATIONS OF INTEREST

Continued

### **Brunner**

**# ZZ – 37874**

To build a small provincially-inspected abattoir in the Barriere area of the Thompson-Nicola Regional District . The applicant had been operating a meat cutting business on the property as a home-based business but had grown beyond what was permitted as a home-based business. The applicant proposed to legitimize the meat cutting business and to construct an abattoir on approximately 0.3 ha of the 3.0 ha property. The applicant felt his proposal was supportive of the local ranching community because it would enable local ranchers to sell their products at the farm gate.

The Regional District advised that the development of a slaughterhouse was consistent with its existing zoning designation. However, some local area residents expressed their opposition to the applicant's proposal citing concerns about water quality and property values. While the Panel acknowledged these concerns, the Ministries of Environment and Health oversee water quality and the abattoir will need to meet the standards of these ministries.

In assessing the proposal the Panel did not believe the agricultural potential of the property or surrounding lands would be negatively impacted. The Panel agreed with the applicant's view that a small provincially-inspected abattoir would benefit the local agricultural community and provide a useful service to local ranchers and farmers and approved the application.

## PLANNING ACTIVITIES / ISSUES OF INTEREST

The Commission worked with the City of Kamloops in 2007 in an application based, collaborative planning exercise to identify crown lands suitable for playing fields. The Commission reviewed an application for playing field uses for ALR lands located on the North Thompson River, which also proposed to include and designate (in the North Kamloops Neighbourhood Official Community Plan) non ALR airport lands for agriculture. The collaborative exercise resulted in the preservation of high capability farmland in the Kamloops area. The successful outcome also provided the basis for a renewed and improved relationship between the City and the Commission.

## APPLICATIONS OF INTEREST

## PLANNING ACTIVITIES / ISSUES OF INTEREST

# Island Panel

Members:  
Lorne Seitz (Vice-Chair),  
David Craven, Donald Rugg

## MESSAGE FROM THE VICE-CHAIR

The profile of agriculture on Vancouver Island and in the Powell River area has changed significantly in the nearly thirty-five-year history of the Agricultural Land Reserve. Large-scale commodity production on larger land parcels has nearly disappeared; the dairy industry being the only significant commodity industry remaining. This has largely resulted from changes in the economics of agriculture, particularly increased production and transportation costs, along with historically low prices for commodity products.

In its place, an increasing number of smaller scale agricultural operations have emerged. These producers tend to be characterized by several factors: 1) they utilize their land base more intensively; 2) many sell directly to consumers, maximizing the value of their production; and 3) in many instances, agriculture is not the sole source of income.

In the future, it is likely this trend will continue. There is a not-insignificant amount of agriculture land on Vancouver Island that is currently not in any form of agricultural production or is not used intensively. It is not unreasonable to visualize a significant increase in agricultural production on Vancouver Island, particularly if prices increase for food and other agricultural products.

Nevertheless, challenges remain. This area will always be a high cost location given its island location and the inevitable higher cost for inputs. New regulations also make it difficult for farmers to process their products, particularly meat and poultry products. In addition, access to water for irrigation might well become a major problem in the future.

Agricultural land on Vancouver Island varies considerably. Geology has created a land base with notable differences in land quality within areas of close proximity. As a result, agricultural production might be confined to pockets on a particular parcel of land. Nevertheless, there are a surprising number of examples of farmers making improvements to the land base to enhance production on land that would not, at first glance, be viewed as productive agricultural land.

All of these factors are critical to the work of the ALC. The Island Panel must consider the changing nature of agriculture and the particular characteristics of a property. It also must keep in mind the impact of its decisions on nearby agricultural operations.

During the past year, the Island Panel experienced an increase in its level of activity. The number of applications rose to 96 from 68 the previous year, close to the number received in 2005/06. However, there has not been any noticeable increase in applications for exclusion, particularly affecting prime agriculture land. Perhaps landowners and developers are recognizing that development should occur on non-ALR land rather than on agriculture lands. We also note that a number of local governments are being proactive in refusing to support applications for exclusion of land, particularly prime agriculture land, from the ALR.

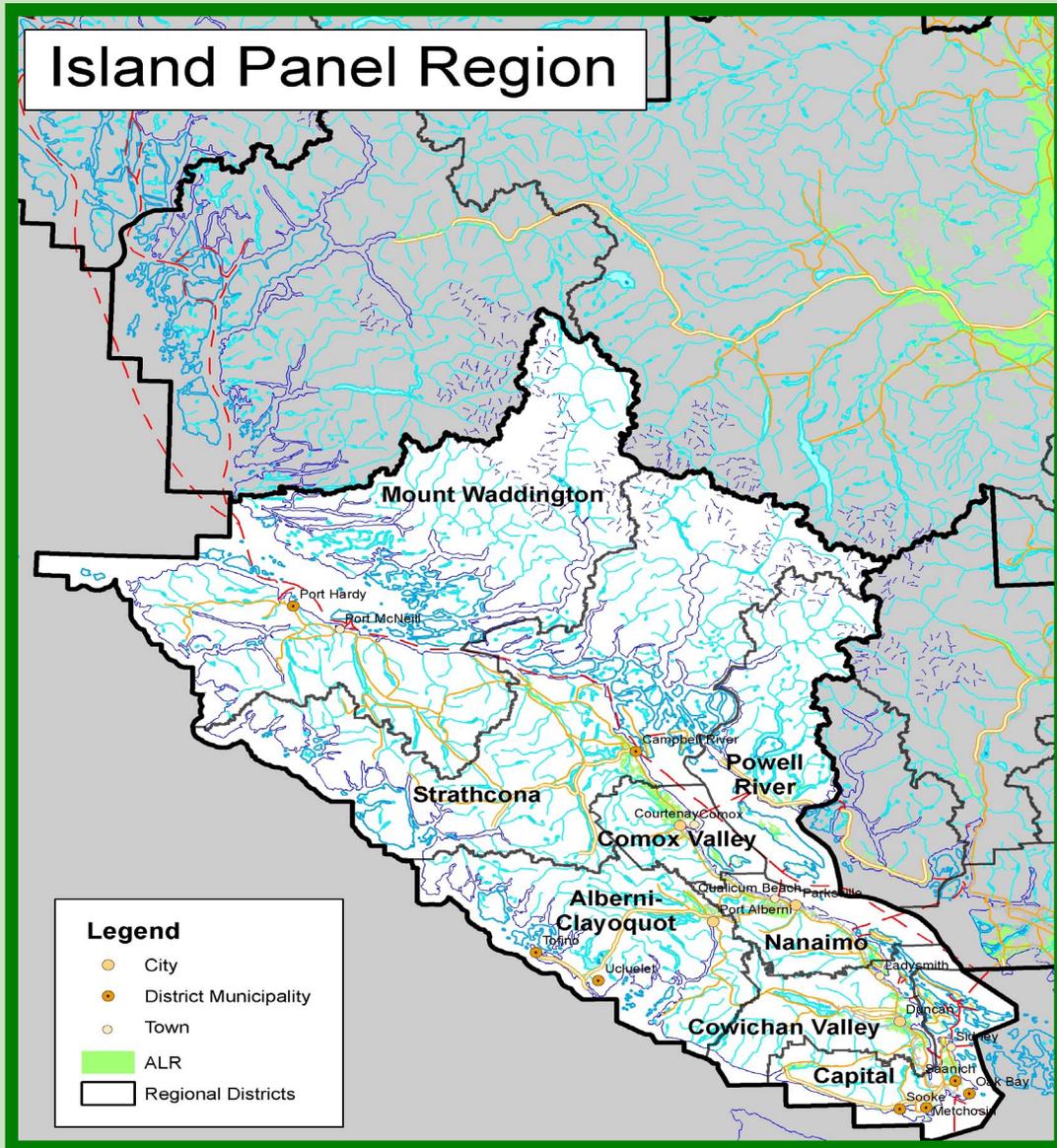
Much of the work of the Island Panel is focused on applications for subdivision. These applications, for the most part, come from landowners who wish to subdivide their property into two or three parcels. In some instances, the subdivision will benefit agriculture. In others, geographic features might support subdivision. However, many applications would result in negative consequences for agriculture, the motivation appearing to be increased value that can be derived from two parcels rather than one. In making its decision, the Panel continues to focus on the implications for agriculture.

The Island Panel anticipates activity will increase in the next year, particularly with respect to its work with local governments as they undertake an increasing amount of planning activity to respond to population growth in the southeast part of Vancouver Island. The Commission will be working closely with local governments in this process to address challenges early in their planning process.

On a closing note, Don Rugg of Colwood, a Commissioner on the Island Panel since May 2002 is retiring on May 1, 2008. We will miss his wise counsel. We welcome Jennifer Dyson of the Alberni Valley who is joining the Commission on April 1.

## PANEL OPERATIONS

# Island Panel



**Area of Panel Region: 7,786,900 hectares**  
**Area in ALR: 102,850 hectares**

# Island Panel

## Number of Applications Received by Type

# OF APPLICATIONS	EXCLUSIONS	INCLUSIONS	NON-FARM USE & SUBDIVISION
96	13	6	77

## Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED	AGRICULTURE CAPABILITY OF APPROVED		
			Prime	Mixed	Secondary
Inclusion Area (hectares)	0	104	2	12	90
Exclusion Area (hectares)	98	23	1	6	16

## Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans <i>OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans &amp; edge plans</i>	Town of Sydney OCP Central Saanich OCP Saanich OCP Rural Saanich OCP North Saanich OCP Jackson Drive (Comox Strathcona) LAP City of Nanaimo OCP Electoral Area G (Nanaimo RD) OCP Saltspring Island OCP Pender Island OCP Quadra Island OCP Area C Juan de Fuca OCP	12
Boundary Adjustments Changes in local government boundaries	Comox Strathcona Regional District Split Courtenay Boundary Expansion	2
Conservation Covenants	Lindsey Dickson Nature Reserve Denman Island	1
<b>TOTAL</b>		<b>15</b>

PANEL  
STATISTICS  
April 1, 2007-  
March 31, 2008

# Island Panel

## APPLICATIONS OF INTEREST

### Ivey Estates

#J-37231

This property, located 2 km. Northwest of Ladysmith, is 83 hectares in size, 42 within the ALR. The non-ALR portion (41 hectares) cuts through the middle of the property. The application was to exclude the 42 hectares from the ALR to develop a 25 rural lot subdivision of 2 to 4 hectares each. The land is of mixed agriculture capability. Directly to the north are a number of parcels of about 6 hectares each, all within the ALR.

A public meeting was held with approximately 70 people in attendance. Most people were opposed to the exclusion and made reference to some level of farming on the property in the past. They also pointed to the existence of agriculture operations in the area. Several speakers did make positive reference to the subdivision to the north.

While recognizing the mixed soil capability, the Panel was of the view that, with good soil management practices, agriculture was feasible and therefore refused the exclusion request. However, the Panel felt that agriculture production was more likely to take place on smaller lots similar in size to those north of the subject property and therefore approved subdivision of the northern 24 hectares into 4 or 5 lots.

### Whitta

#S-37805

The property, located in the Nanoose Bay area, is 24 hectares, most of which supports an active poultry and beef operation. Most of the land is of prime capability except for an area at the eastern end, which has major topographical challenges. The applicants applied to subdivide 2 hectares from the eastern part to allow their son to build a home close to the farm. The son, who currently lives in Nanaimo, assists with the farm operation and could increase his involvement if he lived closer to the farm. His objective is to assume full operation of the farm when his parents retire.

The Island Panel was satisfied that subdivision of 2 hectares of poor quality land from the eastern

end of the property (adjacent to similar sized rural lots outside of the ALR) would not have a negative impact on the land base. Indeed, the increased participation in the farm by the owners' son would support transfer of an active farm operation to the next generation.

### Young

#J-37536

In 2004, Lyle and Fiona Young, had received permission to establish a poultry processing plant on a small portion at the southern tip of their 8.5-hectare farm near Cowichan Bay. The Commission approved the project on the grounds that a poultry processing operation that met the new health regulations was critical to support poultry producers on Vancouver Island. In the summer of 2007, the applicants applied to subdivide 0.8 hectares containing the processing operation. The reason was that the poultry operation, primarily serving other producers in the area, was a separate business from the remainder of the farm and should be located on a separate legal land parcel.

The Panel agreed with the applicants and allowed the subdivision, which has separate access from that of the farm. This example does, however, point to the future consequences of approval of non-farm activities on ALR land. Occasionally, the non-farm operation can become greater than the agriculture activity and lead to a subsequent request for subdivision. In this instance, the Panel was cognizant of that possibility when it considered the original request but was of the view that the poultry processing plant was important to agriculture on Vancouver Island.

## APPLICATIONS OF INTEREST

# Island Panel

## APPLICATIONS OF INTEREST

### North Cowichan Ball Fields #J-37134

During the summer of 2007, the Island Panel and Commission staff considered an application to allow the Municipality of North Cowichan to locate ball fields on a 12.3-hectare property within the ALR, located just north of Duncan. The request arose from a need to relocate existing ball fields to allow development of several new educational facilities in the centre of Duncan. The ball fields would serve the needs of residents of both Duncan and North Cowichan.

From a community planning perspective, the plan made good sense. However, the Commission was concerned that the ball fields, while not involving major structures, would remove prime land from agriculture. The Commission therefore engaged the local government in a long process involving exploration of alternative sites for the ball fields as well as exploring a number of actions to support agriculture in the area.

At the conclusion of that process, the Panel approved the application with several conditions. First, the land would remain in the ALR and the ALC would review and approve the site plan for development of the ball fields. Second, the Municipality of North Cowichan would include approximately 45 hectares of land into the ALR. Third, the local government would adopt a soil removal and deposition bylaw and actively enforce it to control illegal dumping of fill on ALR land. The Commission was appreciative of the cooperative approach of North Cowichan and is of the opinion that, overall, there was a net benefit to agriculture and the ALR.

The 45 hectares have been included into the ALR and the proposed soil removal and deposition bylaw has been submitted for review.

## PLANNING ACTIVITIES / ISSUES OF INTEREST

The Commission continued to liaise with a number of local governments concerning several OCP processes that were under way during the year. The bulk of these were located on the Saanich Peninsula and the Islands Trust areas of the Capital Regional District. Some of these involved the finalisation of OCPs that had been under review for some time and others involved the commencement of new processes. Most of the plans were for jurisdictions that include significant areas of prime agricultural land and which accordingly already have OCPs that include generally supportive policies that encourage farming and protect agricultural land. The focus of the Commission was on strengthening these policies and encouraging local governments to give consideration to undertaking agricultural area plans.

## APPLICATIONS OF INTEREST

## PLANNING ACTIVITIES/ ISSUES OF INTEREST



# Kootenay Panel

Members:  
Monika Marshall (Vice-Chair),  
Carmen Purdy, D. Grant Griffin

## MESSAGE FROM THE VICE-CHAIR

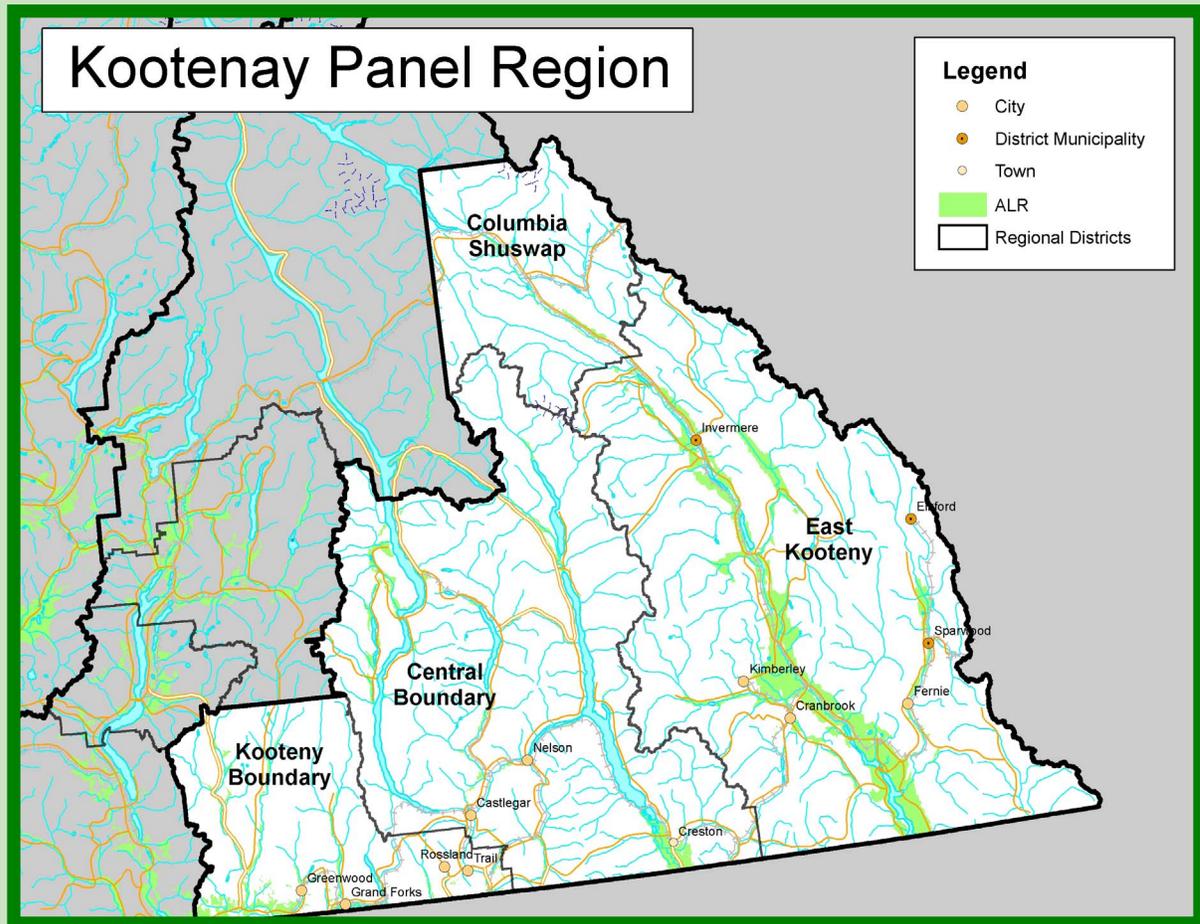
Like last year, the pressure to use ALR land for recreational and resort development continued. While this pressure remained robust in the East Kootenays the Panel noticed an increase throughout the Kootenay region. The overall number of new applications received by the Kootenay Panel was greater than the preceding year.

The field work conducted by the Panel as part of the application review process has convinced the Panel members that certain areas in the Kootenays may benefit from a comprehensive planning review to confirm the accuracy of the ALR boundary. In this regard, the Regional District of East Kootenay and the ALC have initiated a joint review of the ALR in and around the Sparwood to Fernie area of the Elk Valley. It is important to stress that the review is focused on increasing the confidence level of the ALR and in turn the defensibility, that agricultural lands are located within the boundary of the ALR. The Panel supports a comprehensive review rather than the ad-hoc approach of reviewing the ALR through the application process in these areas. However, while the Panel is pleased this review has been undertaken, it acknowledges the process is extremely time consuming and expensive and it will be a considerable time before any resulting information and/or conclusions are available.



## PANEL OPERATIONS

# Kootenay Panel



**Area of Panel Region: 6,648,700 hectares**

**Area in ALR : 382,946 hectares**

# Kootenay Panel

## Number of Applications Received by Type

# OF APPLICATIONS	EXCLUSIONS	INCLUSIONS	NON-FARM USE & SUBDIVISION
120	23	3	94

**PANEL  
STATISTICS**  
April 1, 2007 -  
March 31, 2008

## Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED	AGRICULTURE CAPABILITY OF APPROVED		
			Prime	Mixed	Secondary
Inclusion Area (hectares)	1	49	0	0	49
Exclusion Area (hectares)	118	260	6	104	150

## Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
<b>Official Community Plans</b> <i>OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans &amp; edge plans</i>	Lake Windermere OCP Nakusp OCP Golden OCP Electoral Area A – Kootenay Lake OCP	4
<b>Implementing Bylaws</b>	Marcer Ranch Bylaw	1
<b>Boundary Adjustments</b> Changes in local government boundaries	Cranbrook	1
<b>Other Land Use Plans</b>	Elk Valley Fine Tuning Review Lake Kooconusa Land Use Plan	2
<b>TOTAL</b>		<b>8</b>

# Kootenay Panel

## APPLICATIONS OF INTEREST

### APPLICATIONS OF INTEREST

#### **Marcer Ranching Ltd.** **#L – 37121**

This application proposed to exclude 120 ha from the ALR to facilitate a recreational and residential development at Lake Koocanusa. The applicant suggested that, if the application was approved, it would increase the agricultural productivity of another parcel it owns (the Newgate property) by clearing it and making it available for grazing.

The Panel received almost 90 letters regarding the application of which over 80 indicated support for the proposal. Several letters expressed opposition to the application, including letters from the Grasmere Grazing Association and the Fernie Rod and Gun Club, noting concerns about the loss of agricultural land, potential damage to grasslands, impact on displaced wildlife and the lack of local government planning for the area.

An agricultural assessment report by a Professional Agrologist was prepared for the applicant and formed an integral part of the file information and subsequent Panel deliberation. The report concluded that the agricultural capability ratings are poorer than those identified on the Canada Land Inventory (CLI) mapping.

The Regional District of East Kootenay indicated its support for the exclusion of the non-cultivated and non-irrigated portions of the property. According to the report the agricultural capability classes were fragmented and interspersed with little likelihood of the provision of irrigation water.

The Panel held an initial meeting on March 22, 2007 with the landowners, agent, the applicant's Professional Agrologist, surveyor and realtor, Regional District staff, the Regional District's Director – Electoral Area "B", the Regional District's Chair of its Agricultural Advisory Com-

mittee, the Mayor of the District of Sparwood, the Mayor of the City of Fernie and a representative from the Ministry of Environment. Before the meeting the applicants and ALC representatives conducted a helicopter tour of the property.

To aid the Commission in better understanding the issues relating to the application, another meeting was held on July 11, 2007. This meeting was attended by many of the same individuals at the first meeting and were joined by 5 local ranchers, the Regional District's Director – Electoral Area "C", the Regional District's Director – Electoral Area "E" and representatives from the Ministry of Forests and the Ministry of Agriculture and Lands. The main points raised at the meeting were the impact of the proposal on agriculture, in particular off-road vehicular use on Crown lands, ranchers having access to water and to Crown land grazing, the introduction of more people into the area and the potential for more urban/rural conflicts and local planning needs.

While few ranchers had any major concern with the proposal, the majority expressed concern about the potential of the development to give rise to negative impacts on their ranching operations in the vicinity of the development. Some emphasized the need to protect all potentially productive agricultural land and several made the point that most of the farmed areas had involved significant efforts to clear rocks. Most were particularly concerned about the development of the bottom, irrigated areas believing them to be no worse than many others that have been farmed in the region. Several mentioned their concern that the approval of this application will create a precedent that will result in increased pressure for the exclusion of more areas with farming potential. All expressed concern about the impact of off-road vehicles and the lack of control over these vehicles. One rancher supported the development believing that the economic activity would benefit the area by creating employment opportunities.

# Kootenay Panel

## **Marcer Ranching Ltd.**

### **#L – 37121**

The Panel noted the significant comment and disagreement expressed during the consultation process with regard to the agricultural capability of the bottom land and paid careful attention to the information provided by the Professional Agrologist. It noted that according to the Agrologist a combination of features makes these soils very different to those found on almost all other farms in the East Kootenay area. The Panel accepted the Agrologist's conclusion that the soils of the irrigated bottom lands had low capability and limited agricultural potential. With this in mind the Panel approved the application subject to:

- The preparation and adoption of a land use plan approved by the Panel for the property providing for the development of the property.
- The registration of a covenant in favour of the ALC prohibiting from the property off-road vehicles and trailers designed to carry off-road vehicles.
- The submission of a farm plan for the Newgate property providing for significant agricultural improvements to the Panel's satisfaction. The plan must include a time table for the implementation of the improvements which must be completed before the sale of any units in the development.

## **PLANNING ACTIVITIES / ISSUES OF INTEREST**

During the year the Commission worked closely with the East Kootenay Regional District with regard to a planning project for the Elk Valley. The project comprises a review of the boundaries of the ALR to ensure that the boundary reflects land with agricultural potential. The project will also lead to a review of local government land use policies with regard to development in the valley and measures to encourage farming. It is hoped that the project will help the Commission to gain a better understanding of the issues affecting agriculture and will be a precursor to other projects in the region. The Commission was also involved in several drafts of the Windermere Official Community Plan. The Commission recognises that agriculture in this OCP area faces a number of challenges and has encouraged the Regional District to undertake an Agricultural Area Plan with involvement of the Commission to assist in identifying issues affecting agriculture and finding solutions that will benefit the farm industry.

## **PLANNING ACTIVITIES/ ISSUES OF INTEREST**

# North Panel

Members:  
William Norton (Vice-Chair),  
John Kendrew, Denise Dowswell

## MESSAGE FROM THE VICE-CHAIR

The North Panel was busy during the past year administering an extensive geographic area ranging from Terrace to Valemount (west to east) and Prince George to Fort Nelson (south to north). The Panel administers the largest ALR area in the province, constituting approximately 2.3 million hectares of ALR, about half the provincial total.

The Panel reviewed 128 applications in 2007/08, among the highest total for the 6 panels.

In 2007 the Panel undertook consultation with the Peace River Regional District about the proposed North Peace Fringe Area Official Community Plan. This work remains on-going. However, the Commission has expressed concern about the underlying rationale for the draft Plan which proposed to subdivide thousands of hectares of ALR for rural residential development.

The potential to delegate decision making authority to portions of the Peace River Regional District is also being explored. Extensive ALR areas and agriculturally supportive OCPs and zoning bylaws in the north may provide further opportunities for delegation.

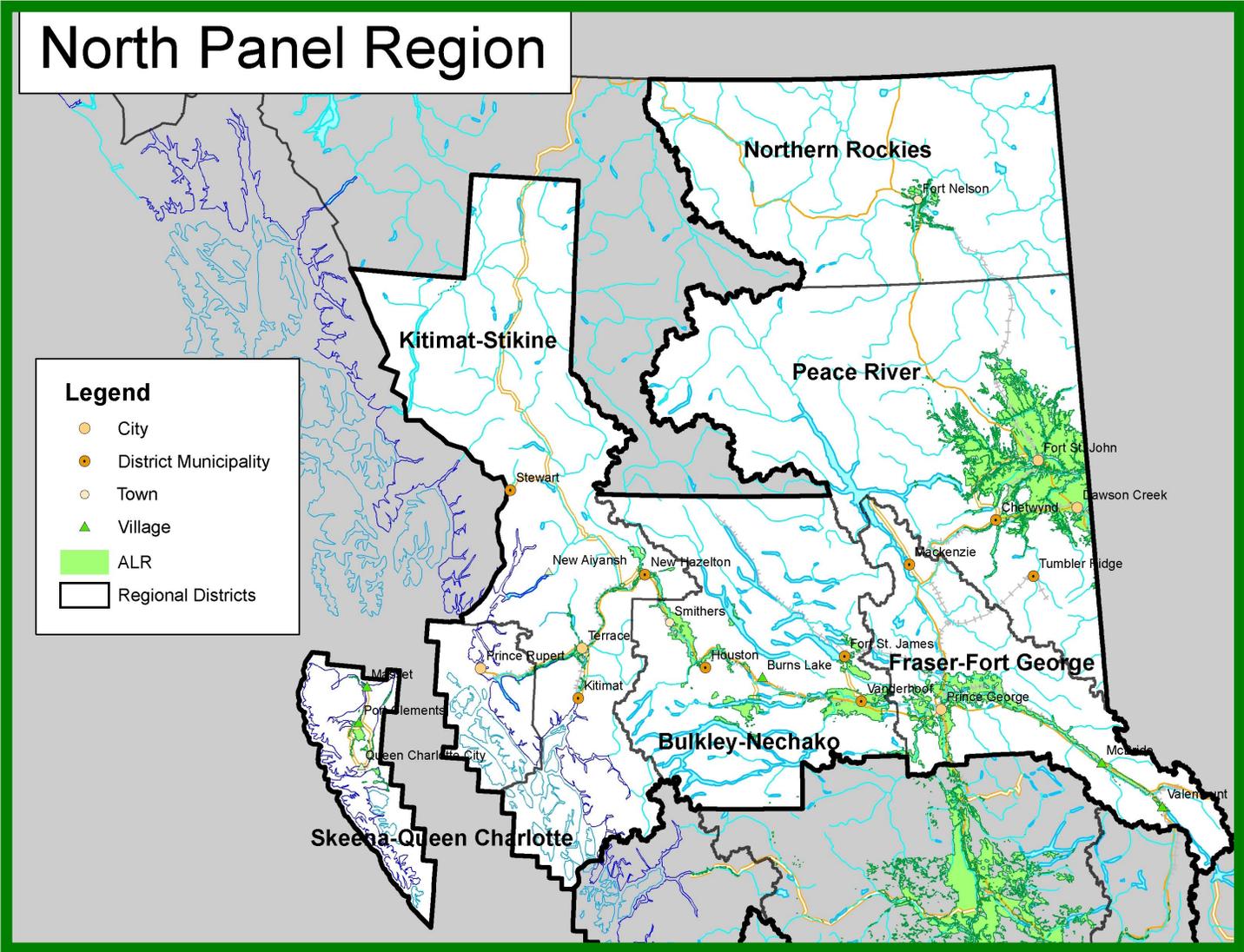
Landowners continue to seek subdivision, often in response to Official Community Plan designations, but also to retain family members on farm properties to facilitate intergenerational transfers of assets and farmland. The Panel is sensitive to these requests and their impact on families and the farm resource. It continues to take into account biophysical criteria, productive capacity of the land, and conflict potential when its reviews subdivision applications for relatives.

Oil and gas exploration on ALR land remains a source of friction between farmers and exploration and extraction companies. The Panel is working with the Oil and Gas Commission to ensure that agricultural values are protected to the greatest extent possible.



## PANEL OPERATIONS

# North Panel



Area of Panel Region: 47,021,900 hectares  
Area of ALR: 2,380,048 hectares

# North Panel

## Number of Applications Received by Type

# OF APPLICATIONS	EXCLUSIONS	INCLUSIONS	NON-FARM USE & SUBDIVISION
119	14	11	94

**PANEL  
STATISTICS**  
April 1, 2007 -  
March 31, 2008

## Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED	AGRICULTURE CAPABILITY OF APPROVED		
			Prime	Mixed	Secondary
Inclusion Area (hectares)	3	59	0	3	56
Exclusion Area (hectares)	27	543	96	50	397

## Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
<b>Official Community Plans</b> <i>OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans &amp; edge plans</i>	South Peach CDP North Peace Fringe OCP Crooked River Parsnip OCP Endako, Fraser Lake, Fort Fraser OCP	4
<b>Other Land Use Plans</b>	Bulkley Nechako Industrial Land Study Prince George Area Industrial Land Study	2
<b>TOTAL</b>		<b>6</b>

# North Panel

## APPLICATIONS OF INTEREST

**Northern Rockies Regional District  
Application # WW – 37486  
and  
Town of Fort Nelson  
#WW – 37487**

The Northern Rockies Regional District made application to exclude from the ALR approximately 362 ha and the Town of Fort Nelson has applied to exclude 35 ha – both for light/service industrial use. The applications were submitted pursuant to section 29(1) of the *Agricultural Land Commission Act*.

The Panel met with the Regional District and the Town in April 2006. The discussion at that time centered around the potential revision of the Town of Fort Nelson – Northern Rockies Official Community Plan. As a result of this planning review the Panel endorsed a Light/Service Industrial designation of approximately 312 ha of ALR located south of the Town of Fort Nelson. The Panel encouraged the Regional District and the Town to submit exclusion applications for the agreed to industrial areas.

Based on the Panel's comments in 2006, the Regional District and Town have since revised the official community plan and designated the areas as Light/Service Industrial. The Commission had no objection to the exclusions as the proposals are consistent with the Commission's endorsement of the use of this land for light/service industrial use in the Town of Fort Nelson – Northern Rockies Official Community Plan.

## PLANNING ACTIVITIES / ISSUES OF INTEREST

The Peace River Regional District initiated a planning review of the North Peace Fringe Area Official Community Plan (OCP) in 2007. The purpose of the planning effort is to update and combine both the Charlie Lake OCP, and the Fort St John and Area Comprehensive Development Plan (CDP). The City of Fort St John is also involved in the planning process, as the Regional District and the City have embarked on a collaborative approach where infrastructure servicing is providing the direction and capacity for growth management. In this vein, the Commission is working with the Regional District and the City to identify serviceable areas that are suitable for rural residential, commercial and industrial expansion, which could lead to future discussions about possible changes to currently designated expansion areas.

## APPLICATIONS OF INTEREST

## PLANNING ACTIVITIES / ISSUES OF INTEREST

# Okanagan Panel

Members:  
Sue Irvine (Vice-Chair),  
Roger Mayer, Sid Sidhu

## MESSAGE FROM THE VICE-CHAIR

Land that is suitable for all types of human settlement is in high demand throughout the Okanagan. Most Okanagan Valley communities generally continue to experience strong demand for retirement and recreational residential development, with some communities also seeking land for industry and commerce. The agricultural sector also wants affordable land on which to expand. The Agricultural Land Reserve continues to experience pressures for exclusion and subdivision, but less so than in previous years. During 2007/08, the Panel remained among the busiest in the province, reviewing 122 landowner applications and consulted with several communities that had expressed concern about limited land availability. Last year the Panel met with the Town of Oliver, the City of Salmon Arm, and the Columbia Shuswap Regional District (re: rural Revelstoke, and Scotch Creek) about accommodating settlement pressures in the ALR. The Panel's message to these communities is that incremental urban expansion into the ALR and rural residential subdivision within the ALR cannot be sustained in the long term. The Commission encouraged these local governments to approach urban growth pressures creatively; to consider redevelopment options, increase residential density, and to take a regional view, directing population growth to communities with the capacity to absorb growth. Councils were also challenged to consider what benefits for agriculture can be achieved through community investment or planning processes. For example, in 2007, the Commission considered an exclusion application for a health centre in Westbank. The Commission allowed the use of 1 ha for the facility, subject to the 2 ha remainder of the property being developed for intensive agricultural purposes. While this decision does not satisfy all the long term interests of Interior Health Authority, it does reflect the complexity of the pressures on ALR land. In its efforts to accommodate societal pressure for health care facilities and be consistent with its mandate to encourage farming, the complex decision tries, not always successfully, to

collaborate with important, but opposing land use goals.

In general, the Panel has worked successfully with communities over the past decade to achieve a balanced response to settlement pressures that respect the purposes of the Agricultural Land Commission Act. However, it continues to caution local government that it may not accede to urban pressures in some areas, as expansion onto provincially protected farmlands must cease to be an option in the face of current biophysical and cultural realities supporting the necessity to preserve and protect farmlands.

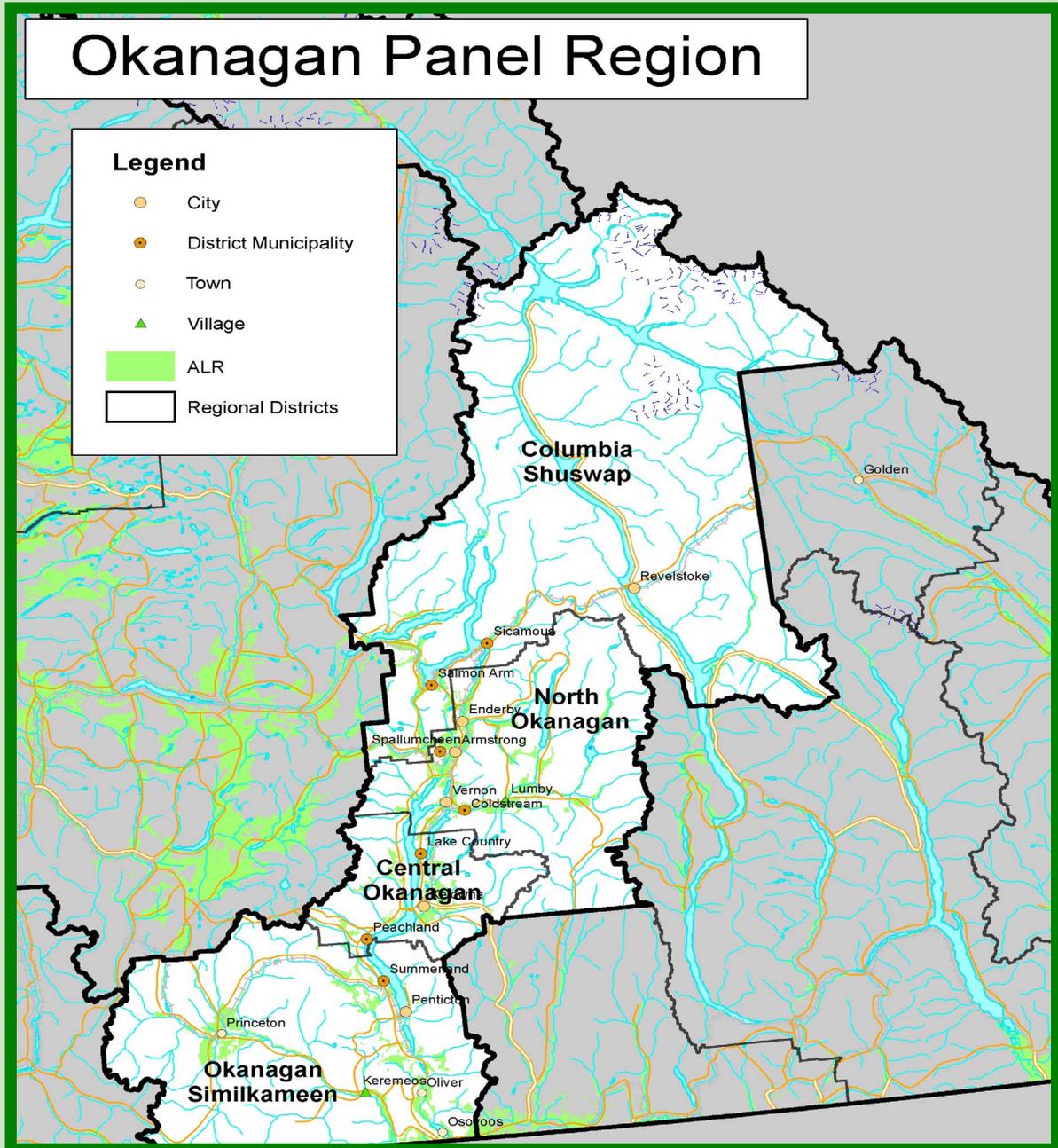
Farmlands remain under pressure from within. The Commission is heartened by some local government's efforts to address the issue of the number and scale of residential dwellings on farm properties through their zoning bylaws. The Commission is also prepared to consult and provide advice to local governments as they struggle to address the need for residences for migrant farm labour.

Intergenerational transfer of farms to children is a significant issue. Retiring farmers want to transfer the farm to family members, but farmland prices can be excessive, and subdivision options (for multiple heirs) constrained. The Commission is sensitive to farmers' needs to address family and financial interests at retirement, but also believes that farm families need to creatively consider options other than subdivision.



## PANEL OPERATIONS

# Okanagan Panel



Area of Panel Region: 4,408,800 hectares  
Area of ALR: 225,209 hectares

# Okanagan Panel

## Number of Applications Received by Type

# OF APPLICATIONS	EXCLUSIONS	INCLUSIONS	NON-FARM USE & SUBDIVISION
132	19	5	108

**PANEL  
STATISTICS**  
April 1, 2007 -  
March 31, 2008

## Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED	AGRICULTURE CAPABILITY OF APPROVED		
			Prime	Mixed	Secondary
Inclusion Area (hectares)	0	4	1	0	3
Exclusion Area (hectares)	130	287	15	44	228

## Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
<b>Official Community Plans</b> <i>OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans &amp; edge plans</i>	Rural Revelstoke OCP Electoral Area C Blind Bay OCP Electoral Area F Scotch Creek OCP Summerland OCP	4
<b>Regional Growth Strategies</b>	North Okanagan Regional District	1
<b>Implementing Bylaws</b>	Lakeview Village	1
<b>Parks and Recreational Plans</b>	South Okanagan National Park	1
<b>Other Land Use Plans</b>	Oliver Growth Strategy Rural Vernon Boundary Review (Electoral Area B, C, F)	2
<b>TOTAL</b>		<b>9</b>

# Okanagan Panel

## APPLICATIONS OF INTEREST

**Ronald Kirschner**  
#T – 37319

The Regional District of North Okanagan proposed to subdivide one 8 ha lot from the 53 ha property to create a site for a new water treatment plant (Duteau Creek Treatment Plant) for the greater Vernon area.

As background information, the Regional District advised that Duteau Creek is a major source of drinking water, the water is prone to high turbidity, pathogens such as Giardia and Cryptosporidium, natural organic matter and disinfection by-products, which has compelled the Regional District and Greater Vernon Services to issue numerous boil water notices. The Interior Health Authority strongly supported the proposed water treatment plant and has already issued a licence to operate.

The Panel assessed the potential impact of the proposed development against the long term goal of preserving agricultural land. It did not believe the use of 8 ha for a water treatment facility would have a significant impact on surrounding agricultural farm activity, or agricultural potential. The Panel accepted the argument that it would be difficult for the Regional District and Greater Vernon Services Commission to locate a suitable site outside the ALR given the extent of the ALR in the Coldstream Valley, and the necessity of locating the facility adjacent to the delivery watermain.

While the Panel acknowledged the 8.0 ha area had agricultural capability and was suitable for agricultural use, the water treatment facility represented a significant infrastructure benefit to the farm community, in that it will provide purer irrigation water at competitive agricultural rates. On balance the Panel believed the agricultural and community benefits provided by the new facility helped balance the negative impacts of locating it within the ALR.

## PLANNING ACTIVITIES / ISSUES OF INTEREST

The Town of Oliver initiated a Growth Strategy in 2007. The strategy attempts to forecast growth pressures for the next thirty-five years, and identify lands that are suitable for urban expansion. Oliver is constrained on the north and south by cultivated ALR land, on the east by a First Nations Reserve, and on the west by crown land. Significant areas (75 ha) of ALR are proposed for exclusion to accommodate urban expansion. The Commission has had discussions with Oliver Council and sought clarification about the capacity of non ALR lands to accommodate growth pressures. Although some regional growth will be absorbed by First Nations land, the Commission's priority is to work with the Town and the province to identify land for urban expansion that either does not lie within the ALR, or is unsuitable for farming due to existing non farm uses, or biophysical constraints.

## APPLICATIONS OF INTEREST

## PLANNING ACTIVITIES/ ISSUES OF INTEREST



# South Coast Panel

Members:  
Sylvia Pranger (Vice-Chair),  
Michael Bose, John Tomlinson

## MESSAGE FROM THE VICE-CHAIR

Like last year, the South Coast Panel remains concerned about the placement of excavation material, construction debris and garbage on land in the ALR. The Panel believes many in the construction hauling and debris cartage business view the ALR as nothing more than a convenient area for dumping and with apparent callous disregard to the agricultural quality of the land. The ALR is intended to preserve BC's limited amount of agricultural land, not to be the recipient ground for excavation material, garbage and debris generated as a result of urban uses and development. This is not to imply that unauthorized filling is the only point of concern. During its travels last year the Panel became aware of a number of unauthorized businesses – commercial truck parking for example. These too need to be addressed.

The ALC introduced a compliance and enforcement team this past year which is already paying dividends. The presence of compliance and enforcement officers in the field and their liaison with local government counterparts has stopped a number of inappropriate activities. The Panel views this a good start. However the Panel believes

that additional resources must be devoted to bolstering the compliance and enforcement team to increase effectiveness in the field – including enhanced partnerships with local governments throughout the Panel region.

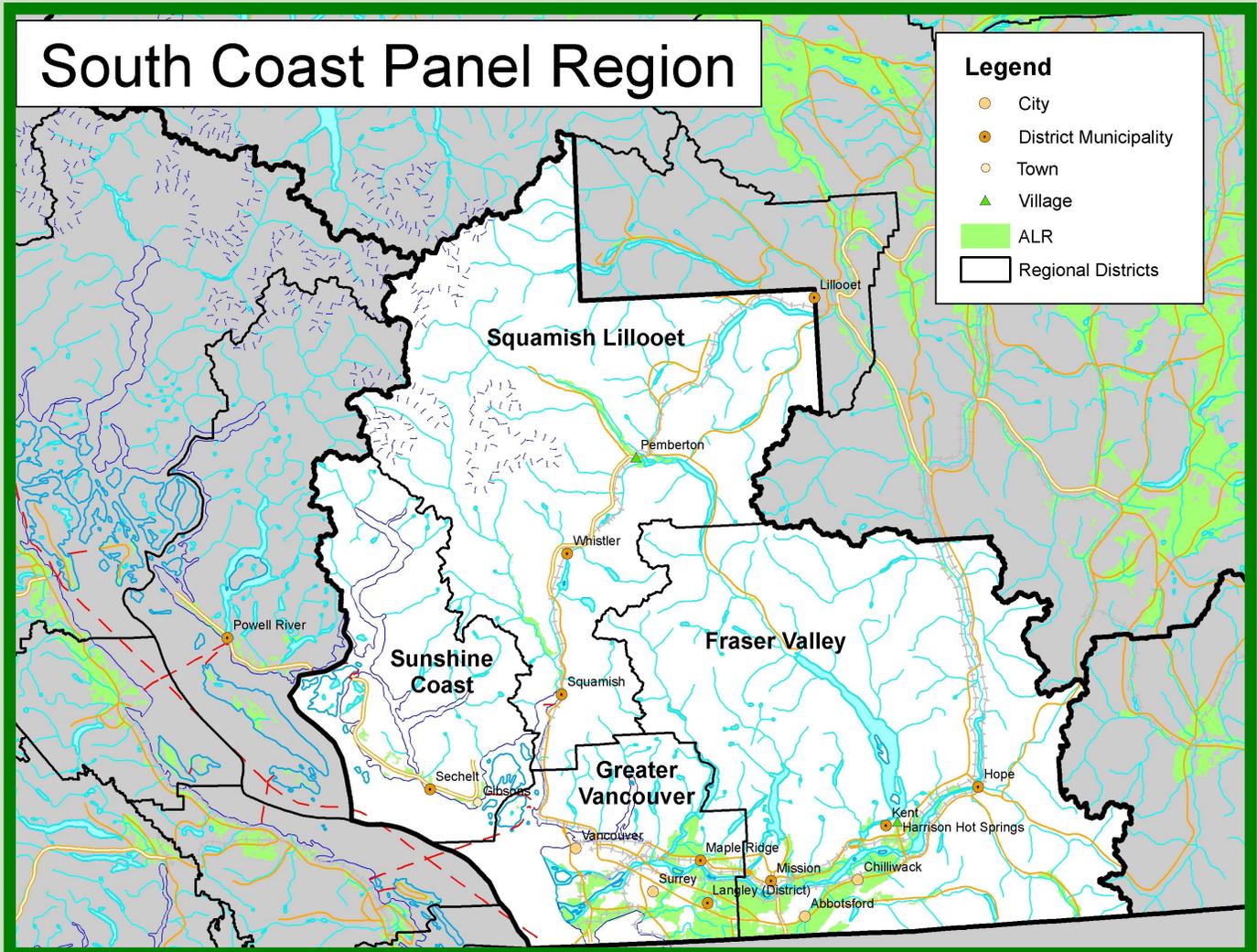
During the year the Panel viewed a number of applications proposing to place fill on ALR land. Many of these applications lacked substantive information detail. The Panel has taken the view that it would be inappropriate to consider an application purporting to have an agricultural objective without a review and assessment by a qualified registered professional. In most cases the Panel now requires applicants to retain the services of a qualified registered professional to assess the proposal from an agricultural perspective and to provide the necessary technical information to accompany the application.

On a final note, the Panel and Commission staff continue to be involved in transportation corridor issues – most notably the ongoing dialogue with various levels of government regarding the proposed South Fraser Perimeter Road through Delta.

## PANEL OPERATIONS



# South Coast Panel



Area of Panel Region: 3,591,500 hectares  
Area of ALR: 175,319 hectares

# South Coast Panel

## Number of Applications Received by Type

# OF APPLICATIONS	EXCLUSIONS	INCLUSIONS	NON-FARM USE & SUBDIVISION
138	12	1	125

**PANEL  
STATISTICS**  
April 1, 2007 -  
March 31, 2008

## Panel Decisions

	REFUSED	APPROVED	AGRICULTURE CAPABILITY OF APPROVED		
			Prime	Mixed	Secondary
Inclusion Area (hectares)	0	6	6	0	0
Exclusion Area (hectares)	346	73	71	0	2

## Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
<b>Official Community Plans</b> <i>OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans &amp; edge plans</i>	Pitt Meadows OCP Elphinstone OCP Pemberton Benchlands OCP Squamish Lillooet Area C OCP	4
<b>Regional Growth Strategies</b>	Metro Vancouver Squamish Lillooet Regional District	2
<b>Transportation Plans</b>	Deltaport South Perimeter Road (Gateway) Port Mann/Highway 1	3
<b>Parks &amp; Recreation Plans</b>	Squamish Lillooet Regional District Trail Plan	1
<b>TOTAL</b>		<b>10</b>

# South Coast Panel

## APPLICATIONS OF INTEREST

- Tsawwassen Golf & Country Club Ltd.**  
**#O-37379 (Exclusion)**
- Tsawwassen Golf & Country Club Ltd.**  
**#O-37380 (Inclusion)**
- Tsawwassen Golf & Country Club Ltd.**  
**#O-23379 (Golf Course)**
- Shato Holdings Ltd.**  
**#O-37669 (Recreation Trail)**

Three of these applications directly relate to a comprehensive development proposal at the Tsawwassen Golf & Country while the fourth application, a recreational trail, is part of Corporation of Delta's requirements for support of the overall golf course/residential development.

The proposals were:

1. To exclude from the ALR three areas totalling 11.5 ha.
  2. To include into the ALR an area of 1.3 ha.
  3. To expand, realign and lengthen the golf course.
- The proposals were to facilitate redevelopment of the Tsawwassen Golf & Country Club into a self-contained golf and residential community with expansion, realignment and lengthening of the golf course.
4. To develop a recreational trail within the ALR.

On September 24, 2007 the Panel conducted site inspections of the properties under application. It is important to note that the membership of the Panel was expanded given the high profile and complexity of the overall proposal. Joining the regular members of the Panel – Sylvia Pranger, Vice Chair, Mike Bose and John Tomlinson were Sue Irvine, Vice Chair of the Okanagan Panel and Erik Karlsen, ALC Chair.

The Panel held a public information meeting the evening of September 24, 2007 at South Delta Recreation Centre. It was estimated that between 125 – 150 people attended the meeting with over 40 people speaking to the proposal.

## APPLICATIONS OF INTEREST

The Panel believed the golf course proposal was consistent with the 1989 golf course that was endorsed by the ALC and approved by Cabinet. The Panel was satisfied that a golf course was deemed acceptable at this location long ago. This being said, the Panel remained responsible for overseeing the development of the golf course which was the matter at issue.

As for the proposed exclusion, the Panel noted that the majority of the land proposed for exclusion to facilitate residential development was located south of 16th Avenue on land currently used as part of the Tsawwassen Golf & Country Club which was established over 40 years ago. In addition, the Panel noted the substantial residential development on neighbouring lands located outside the ALR. It was the opinion of the Panel that this non-ALR development has likely compromised the agricultural suitability of the subject lands.

The Panel was satisfied that the area proposed for inclusion had sufficient agricultural capability to warrant being added to the ALR.

The proposed extension of the "Millennium Trail" as required by the Corporation of Delta with support from Metro Vancouver was not an agricultural issue – the impact of the trail on agriculture was at issue. The Panel felt the applicant provided a relatively agriculture-friendly design.

# South Coast Panel

## APPLICATIONS OF INTEREST

Included in the applicant's overall proposal were several agricultural initiatives:

1. To rezone ALR land on Crescent Island from Industrial to Agricultural.
2. To abandon the approval granted by the ALC in 2003 for the exclusion of 4.3 ha on Crescent Island.
3. To nullify the effect of an approval granted by Cabinet in response to Application #O-07106 to use 6.1 ha of land on Crescent Island for dry storage of boats and trailer parking in conjunction with any marina development in Deas Slough. The applicant proposed to register a covenant in favour of the ALC restricting use of the land to active agricultural use.

After considerable discussion the exclusion and golf course proposals were conditionally approved while the inclusion and recreational trail proposals were approved as submitted.

## PLANNING ACTIVITIES / ISSUES OF INTEREST

In February 2008, the South Coast Panel concluded its review of the City of Pitt Meadows Official Community Plan. The City began a local process to review its OCP in 2006, where it set out broad objectives and policies for land use, transportation, servicing and other planning matters designed to guide local decision making. In Pitt Meadows, the Panel noted that many planning issues relate to agriculture, as 80% of the City's land base lies within the ALR.

During its initial review, the Panel found the plan to be very supportive of agriculture and that by and large, the City was following the advice offered in the Commission's guideline document "ALR and Community Planning Guidelines", to the affect that the provincial interest in preserving agricultural land encouraging farming was being reflected. A small number of concerns with the plan that would require resolution to ensure consistency with the *Agricultural Land Commission Act* (s.46) were identified by the Panel – mainly related to some non-farm land use designations, measures to protect farm use at the urban-rural edge, farm uses at and around the airport and retention of plan statements that support agriculture.

The Panel had an opportunity to meet with Council in February 2008 and found that there was agreement to enhancing the plan through changes to plan wording as suggested by the Panel and in light of this agreement, the Panel was pleased to consent to the plan and declare it to be consistent with the intent and purpose of the Act.

## APPLICATIONS OF INTEREST

## PLANNING ACTIVITIES/ ISSUES OF INTEREST

# Compliance & Enforcement

## PROGRAM STARTUP

### Program Startup

The ALC has a legislative mandate to ensure activities occurring in the ALR are consistent with the Agricultural Land Commission Act, regulation and orders of the Commission.

In September 2007, and with the support of the Minister, the ALC initiated the establishment of its first ever compliance and enforcement team. The ALC has recruited two uniformed compliance and enforcement officers and reassigned an existing staff member to the role as acting coordinator. Together these individuals conduct compliance, enforcement and monitoring activities. The ALC's compliance and enforcement team will work closely with its local government partners as well as with government ministries to ensure the preservation of ALR land. The team has adopted a combined principle of education, voluntary compliance and enforcement in order to achieve the ALC's mandate.

In regard to working with local governments, since October 2007 to the end of this reporting period, the compliance and enforcement team convened a meeting in Langley that was attended by representatives from most local governments within the Fraser Valley – from West Vancouver to Chilliwack. The compliance and enforcement team also traveled to the Okanagan area on 2 occasions and met with representatives from all 3 Regional Districts and several member municipalities. On Vancouver Island the team has met with the Cowichan Valley Regional District. Planning for meetings in the Interior, North and Island Panel regions is underway.

# Compliance & Enforcement

## STATISTICS

Activities of the Compliance & Enforcement team since October 2007:

Inquiries	Site Inspections	Voluntary Correction of Non-compliance	Warnings issued	Enforcement Actions initiated	Stop Work Orders issued	Ongoing investigations
360	220	70	33	20	20	107

## STATISTICS

## CASES OF INTEREST

### #40-38026

Illegal Filling – Municipal solid waste (Langley)  
 Resolution: Landowner has agreed to voluntarily clean up the property



### #40-37995

Unauthorized Use: Vehicle storage (Delta)  
 Resolution: Under investigation



### #40-37989

Illegal Filling: General debris, car parts, paint, fuel, oils, residential refuse (Mission)  
 Resolution: Under Investigation



## CASES OF INTEREST

# Strategic Planning & Policy

## Proactive Planning

The Commission participates in local planning exercises including official community plans and by-laws and regional growth strategies to ensure that growth management policies minimize the long term impact on the ALR and encourage farming. In recent years, the Commission's goal has been to increase its ability to engage in pro-active planning and to move away from application based planning which is re-active and often ad hoc in nature. The experience of the Commission has shown early dialogue and collaboration with regional and local governments and others regarding long-range planning to be a comprehensive way to enable and accommodate farm use of ALR lands through the development of complementary plans, bylaws and policies.

Part of the pro-active planning initiative is to identify areas of the ALR that warrant a more careful review of agricultural capability and suitability. Once areas are identified in collaboration with local governments, possible ALR boundary changes could be dealt with on a broader geographic basis rather than via a land owner driven application process.

## PROACTIVE PLANNING



# Strategic Planning and Policy

## Bylaw to Establish an Appellant Body for Compliance & Enforcement Matters

### BYLAWS ADOPTED

On November 15, 2007 the ALC at its annual general meeting passed Resolution #713/2007 adopting a bylaw regarding the establishment of appellant bodies for compliance and enforcement related matters. The purpose of the bylaw is to clearly define the process for appointing ALC members to hear an appeal of a decision of the Chief Executive Officer.

#### **Background:**

The ALC is an administrative tribunal responsible for administering the Agricultural Land Reserve (ALR), a provincial land use zone in favour of agriculture. The ALC has a legislative mandate to ensure activities occurring in the ALR are consistent with the Agricultural Land Commission Act, regulation and orders of the ALC.

On determining that a person has contravened the Act, the regulations or an order of the ALC, the Chief Executive Officer (CEO) may order the person to remedy the contravention and/or levy a financial penalty.

A person who is the subject of a determination, a decision, an order or a penalty may appeal the decision(s) to the ALC.

#### **Process to Establish an Appellant Body:**

1. Following receipt of an appeal the matter will be forwarded to the Executive Committee of the ALC to establish an appellant body.
2. Where the role of Chair and Chief Executive Officer are performed by the same individual, the appeal will not be forwarded to the Chair and the Chair will excuse him/herself from participating in the establishment of an appellant body.

3. Where the role of Chair and Chief Executive Officer are performed by the same individual, the Chair will designate a Vice-chair to chair the Executive Committee. The designated Vice-chair may further designate the responsibility in the event said Vice-chair is prohibited from participating in the establishment of an appellant body as per Point 4.

4. Other members of the Executive Committee that are ineligible to participate in the establishment of an appellant body are:

- The Vice-chair of the Panel region in which the land is located.
- A Vice-chair that is cross-appointed to the Panel region in which the land is located.
- A Vice-chair having acquaintance with the appellant(s).

5. A quorum of 3 Vice-chairs is required for the purposes of selecting an appellant body.

6. The selection committee must keep a written record of the appointment of an appellant body.

7. Other members of the ALC that are ineligible to participate as part of an appellant body are:

- Those members specified in Point 4.
- A Commissioner of the Panel region in which the land is located.
- A Commissioner cross-appointed to the Panel region in which the land is located.
- A Commissioner having acquaintance with the appellant(s).

8. The appellant body is to be comprised of 3 ALC members, 1 of which must be a Vice-chair.

9. A decision on the appeal by the appellant body is a decision of the ALC.

# Strategic Planning and Policy

## **GUIDELINES AND ADVICE REGARDING ROAD PLANNING AND DESIGN ON LANDS WITHIN THE ALR**

In 2007, the Agricultural Land Commission, in response to an application to widen Highway 33 east of Kelowna to four lanes, initiated a discussion with the Ministry of Transportation about how to better involve the Commission in route selection process and preliminary design for new roads, and the widening of existing highways in the Agricultural Land Reserve. Commission representatives had the opportunity to meet with Ministry of Transportation staff early in 2008 to discuss the policy initiative, and explore ways of ensuring that the Commission is involved early in the route selection and design stages. Ministry staff have expressed support for this initiative, as it ultimately will lead to a streamlined application process, and eliminate uncertainty and delays. Draft guidelines are in the formative stages and will assist both provincial agencies and local government and others involved in transportation planning.

## **HIGHWAY WIDENING**



# Strategic Planning and Policy

## COMPOSTING RED MEAT WASTE IN THE ALR

During this reporting period the Ministry of Environment amended the Organic Matter Recycling Regulation (OMRR) by adding red meat waste to the list of acceptable material for composting. This change was in recognition of the Canadian Food Inspection Agency's enhanced animal health protection from BSE (bovine spongiform encephalopathy) initiative. Red meat waste is categorized by the Canadian Food Inspection Agency as being either Specified Risk Materials (SRM) or non-SRM.

The Canadian Food Inspection Agency defines SRM as:

- The skull, brain, trigeminal ganglia (nerves attached to the brain), eyes, tonsils, spinal cord and dorsal root ganglia (nerves attached to the spinal cord) of cattle aged 30 months and older; and
- The distal ileum (portion of the small intestine) of cattle of all ages.

OMRR makes no distinction between SRM and non-SRM. Under OMRR both can be composted.

The ALC reviewed the change to OMRR and determined that if the composting of non-SRM material met the requirements of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, composting and the use of the composted material is permissible in the Agricultural Land Reserve.

The ALC has concerns with the composting of SRM. When SRM is composted, the finished compost product is still considered by the Canadian Food Inspection Agency to be SRM. If SRM are used as a feedstock in composting, in order to comply with the ALR regulation some of the composted material must be used on the farm on which the composting took place. However, if compost produced using SRM is applied to land, the requirement of the Canadian Food Inspection Agency is that the land on which the compost is applied cannot be used for forage production or

animal grazing. The ALC viewed this restriction as contrary to the objectives of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

The ALC position regarding slaughter plants as an "on-farm processing" activity and the composting of red meat waste is as follows:

- The processing of farm products, if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm is permitted as a farm use in the Agricultural Land Reserve (ALR).
  - Slaughter plants where less than 50% of the farm product being stored, packed, prepared or processed is produced on the farm are considered commercial/industrial plants and must be approved by the ALC through the application process.
  - Composting facilities in the ALR established in accordance with the OMRR are prohibited from using SRM as compost feedstock without the express written approval of the ALC.
  - Spreading SRM-compost produced off the farm, or SRM-compost produced on the farm where the SRM compost feedstock is imported to the farm, is prohibited without the express written approval of the ALC.
  - The ALC permits the use of non-SRM red meat waste as an acceptable feedstock for composting, and the land application of non-SRM compost on ALR land, provided the composting and use are consistent with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

The ALC acknowledges that slaughter plants are necessary infrastructure for a healthy cattle industry and that proper handling of red meat waste is crucial.

The ALC will continue to work with proponents wishing to develop slaughter plants in the ALR, the cattle industry, local governments, the Ministry of Agriculture and Lands and other provincial ministries to review potential sites for slaughter plants and composting facilities.

## RED MEAT WASTE

# Strategic Planning and Policy

## DELEGATION

### DELEGATION OF DECISION-MAKING: LOCAL GOVERNMENTS AND OTHER AUTHORITIES

Delegation is the authorization by the Commission to a local government or other authority to act on its behalf to make use and subdivision decisions in the ALR under section 26 of the Agricultural Land Commission Act.

#### Delegation Agreements In Place:

##### 1. Fraser Fort George Regional District

- Covers seven Electoral Areas which have Official Community Plans (OCP) that were reviewed and approved by the Commission. The original agreement has been in place since January 2001 and subsequently amended as new OCPs are approved by the North Panel.

- During the year the North Panel reviewed decisions made by the Regional District in terms of the delegation agreement. In the 2007/08 the Regional District made 20 decisions were made under the delegated decision-making authority.

##### 2. Regional District of East Kootenay

- Wasa-Ta Ta Creek-Skookumchuk-Sheep Creek area Land Use Bylaw. Agreement in place since 2003 and renewed on November 1, 2006 for an indefinite term.

- In fiscal 2007/08 the Regional District made 1 decision under the delegation agreement.

##### 3. Oil and Gas Commission

- The delegation agreement with the Oil and Gas Commission (OGC) has been in place since April 2004. The agreement delegates decision-making ability regarding specified oil and gas related non farm use proposals within the Peace River and Northern Rockies Regional Districts.

- In 2007/08 a total of 618 oil and gas activities on ALR lands were exempted from making an application based on reporting and reclamation conditions.

- The OGC received 81 Schedule "B" reclamation reports where ALR lands were no longer needed for oil and gas use.

- The OGC Commissioner decided 3 applications.

- 40 complaints were received by the OGC regarding oil and gas activities on ALR land and 13 investigations took place.

# ALR Statistics Summary

CUMULATIVE PANEL STATISTICS  
APR 1, 2007-MAR 31, 2008

## Number of Applications Received by Type

PANEL REGION	INCLUSION	EXCLUSION	SUBDIVISION & NON-FARM USE	TOTAL
Interior	4	6	51	61
Island	6	13	77	96
Kootenay	3	23	94	120
North	11	14	94	119
Okanagan	5	19	108	132
South Coast	1	12	125	138
<b>TOTAL</b>	<b>30</b>	<b>87</b>	<b>549</b>	<b>666</b>

## Plans and Bylaws By Panel Region

	INTERIOR	ISLAND	KOOTENAY	NORTH	OKANAGAN	SOUTH COAST
Official Community Plans	2	12	4	4	4	4
Regional Growth Strategies					1	2
Implementing Bylaws			1		1	
Transportation Plans						3
Parks and Recreation Plans					1	1
Utility and Energy Projects						
Boundary Adjustments		2	1			
Other Land Use Plans			2	2	2	
Conservation Covenants		1				
<b>TOTAL</b>	<b>2</b>	<b>15</b>	<b>8</b>	<b>6</b>	<b>9</b>	<b>10</b>



# ALR Statistics Summary

## Area Included and Excluded and Net Change (Hectares)

PANEL REGION	INCLUSION		EXCLUSION		NET CHANGE
	Refused	Approved	Refused	Approved	
Interior	0	366	51	34	+332
Island	0	104	98	23	+81
Kootenay	1	49	118	260	-211
North	3	59	27	543	-484
Okanagan	0	4	130	287	-283
South Coast	0	6	346	73	-67
<b>TOTAL</b>	<b>4</b>	<b>588</b>	<b>770</b>	<b>1,220</b>	<b>-632</b>

## Agriculture Capability of Area Included (Hectares)

PANEL REGION	AREA INCLUDED	AGRICULTURE CAPABILITY		
		Prime	Mixed	Secondary
Interior	366	0	21	345
Island	104	2	12	90
Kootenay	49	0	0	49
North	59	0	3	56
Okanagan	4	1	0	3
South Coast	6	6	0	0
<b>TOTAL</b>	<b>588</b>	<b>9</b>	<b>36</b>	<b>543</b>

## Agriculture Capability of Area Excluded (Hectares)

PANEL REGION	AREA EXCLUDED	AGRICULTURE CAPABILITY		
		Prime	Mixed	Secondary
Interior	34	0	0	34
Island	23	1	6	16
Kootenay	260	6	104	150
North	543	96	50	397
Okanagan	287	15	44	228
South Coast	73	71	0	2
<b>TOTAL</b>	<b>1,220</b>	<b>189</b>	<b>204</b>	<b>827</b>

## Number of Applications Received Past Five Years

Year	2003/04	2004/05	2005/06	2006/07	2007/08
Number of Applications Received	463	544	560	603	666

# ALR Statistics Summary

TABLE 1. AREA INCLUDED AND EXCLUDED FROM THE ALR, BY YEAR

TYPE YEAR	INCLUSIONS		EXCLUSIONS		TOTAL INCLUSIONS	TOTAL EXCLUSIONS	NET FIGURE	ALR AREA at Year End
	Gov't	Land Owner	Gov't	Land Owner			Gain/Loss	
1974	0	0	240	379	0	619	-619	4,715,897
1975	26	2,535	1,832	1,366	2,561	3,198	-637	4,715,259
1976	479	38	1,377	981	517	2,358	-1,841	4,713,418
1977	4,207	93	16,271	2,653	4,300	18,925	-14,625	4,698,793
1978	18,950	191	8,544	1,992	19,141	10,537	8,604	4,707,398
1979	2,936	315	7,258	2,495	3,252	9,753	-6,502	4,700,896
1980	125	117	4,363	1,768	242	6,132	-5,889	4,695,007
1981	1,008	267	12,976	3,491	1,275	16,467	-15,192	4,679,815
1982	3,555	79	3,834	2,378	3,634	6,212	-2,578	4,677,237
1983	148	6,085	2,933	1,311	6,233	4,244	1,989	4,679,226
1984	425	7,120	2,387	2,660	7,545	5,047	2,498	4,681,724
1985	2,875	16,566	8,225	1,003	19,440	9,227	10,213	4,691,937
1986	1,648	159	3,158	1,505	1,807	4,663	-2,856	4,689,081
1987	1,400	3,751	2,160	709	5,152	2,868	2,283	4,691,364
1988	0	6,714	712	526	6,714	1,238	5,476	4,696,840
1989	0	947	274	906	947	1,180	-233	4,696,607
1990	806	9,996	1,062	1,133	10,802	2,195	8,607	4,705,214
1991	768	0	1,432	643	768	2,075	-1,306	4,703,908
1992	0	3	42	1,039	3	1,081	-1,078	4,702,830
1993	37	5,806	14	809	5,843	823	5,020	4,707,850
1994	86	2,791	1,015	628	2,877	1,642	1,235	4,709,085
1995	0	1,095	373	798	1,095	1,171	-75	4,709,010
1996	23	1,845	1,168	406	1,868	1,574	294	4,709,304
1997	24	846	4,534	718	869	5,252	-4,383	4,704,922
1998	97	581	2,298	649	678	2,947	-2,269	4,702,652
1999	974	987	1,324	541	1,961	1,864	97	4,702,749
2000	21,801	1,418	5,150	647	23,219	5,797	17,422	4,720,172
2001	0	973	73	480	973	553	420	4,720,592
2002	0	41,792	42	1,474	41,792	1,516	40,276	4,760,867
2003	0	428	11	735	428	746	-318	4,760,549
2004	0	1,559	228	1,269	1,559	1,497	62	4,760,611
2005	0	1,670	873	1,334	1,670	2,207	-537	4,760,074
2006	0	977	3	543	977	546	431	4,760,505
2007	0	816	397	1,045	816	1,442	-626	4,759,879
1st Q 2008	0	56	0	254	56	254	-198	4,759,681
<b>TOTAL</b>	<b>62,397</b>	<b>118,614</b>	<b>96,581</b>	<b>41,265</b>	<b>181,011</b>	<b>137,846</b>	<b>43,165</b>	<b>4,759,681</b>

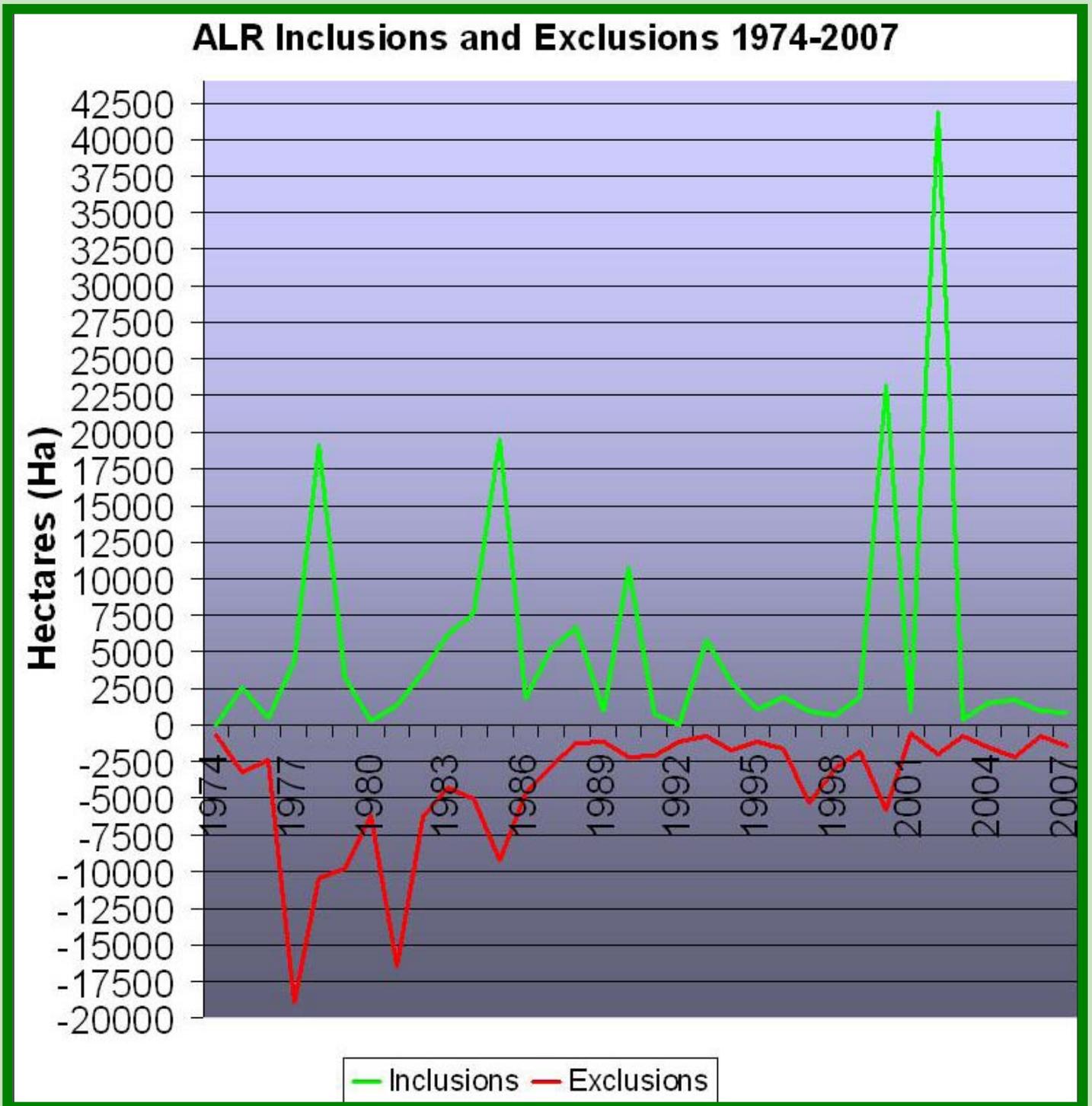
ALR Area at Designation: 4,716,516 Hectares

# ALR Statistics Summary

**TABLE 2. AREA INCLUDED AND EXCLUDED FROM THE ALR, BY REGIONAL DISTRICT**  
for the period from 1974 to March 31, 2008

REGIONAL DISTRICT	AREA AT DESIGNATION	INCLUSIONS	EXCLUSIONS BY APPLICATION		TOTAL EXCLUSIONS	AREA AS OF MAR 31, 2008
			GOV'T	PRIVATE		
Alberni Clayoquot	7,935	805	958	84	1,041	7,699
Bulkley Nechako	297,611	70,500	1,710	462	2,172	365,939
Capital	19,595	289	664	2,155	2,819	17,065
Cariboo	925,506	18,405	14,326	4,075	18,400	925,510
Central Coast	4,453	53	0	65	65	4,442
Central Kootenay	71,539	799	7,315	1,073	8,388	63,949
Central Okanagan	33,077	210	4,513	2,695	7,207	26,079
Columbia Shuswap	67,409	1,364	15,448	2,458	17,905	50,868
Comox Strathcona	43,725	4,778	6,544	1,649	8,192	40,310
Cowichan Valley	21,984	443	3,628	1,052	4,680	17,747
East Kootenay	272,510	346	803	6,649	7,452	265,404
Fraser Fort George	349,636	42,425	9,981	1,632	11,613	380,448
Fraser Valley	76,803	415	3,837	1,552	5,389	71,829
Greater Vancouver	66,839	233	3,743	2,415	6,158	60,914
Kitimat Stikine	64,170	3,146	456	381	838	66,478
Kootenay Boundary	55,061	291	1,124	849	1,973	53,379
Mount Waddington	1,741	17	0	120	120	1,638
Nanaimo	21,053	1,880	3,119	1,340	4,460	18,473
North Okanagan	70,283	1,536	4,683	1,263	5,946	65,873
Northern Rockies	45,554	603	786	195	981	45,176
Okanagan Similkameen	86,478	2,165	1,934	2,958	4,892	83,750
Peace River	1,453,434	26,641	212	2,249	2,461	1,477,614
Powell River	14,130	502	4,925	161	5,086	9,546
Skeena-Queen Charlotte	43,887	80	20	167	187	43,780
Squamish Lillooet	27,126	939	2,632	291	2,923	25,141
Sunshine Coast	6,275	17	1,824	424	2,249	4,044
Thompson Nicola	568,705	2,134	1,396	2,854	4,250	566,588
<b>TOTAL</b>	<b>4,716,516</b>	<b>181,011</b>	<b>96,581</b>	<b>41,265</b>	<b>137,846</b>	<b>4,759,682</b>

# ALR Statistics Summary



# Mapping / GIS

## ALR MAPS

The Commission maintains the official maps of the ALR which are designated and indexed by Regional District.

Historically, ALR maps were created by manual drafting methods at two predominant scales of 1:50000 base maps and 1:10000 constituent maps). The Commission has been transitioning to a system of digitally produced ALR maps at a scale of 1:20000. In order to produce these maps using GIS (Geographic Information Systems), staff has to align the digital data to the current property boundary data and base data, conduct quality assurance, and complete new web pages for online map distribution.

In the past year digital mapping for seven Regional Districts has been completed, leaving only two Regional Districts in the original mapping system. For these two areas, the digital data is still considered provisional and the official ALR maps are produced manually.

Digital ALR maps can also be viewed online.  
[http://www.alc.gov.bc.ca/mapping/ALR\\_maps.htm](http://www.alc.gov.bc.ca/mapping/ALR_maps.htm).  
 Paper prints can be ordered as well. See  
[http://www.alc.gov.bc.ca/mapping/obtaining\\_maps.htm](http://www.alc.gov.bc.ca/mapping/obtaining_maps.htm)  
 for details.

## REGIONAL DISTRICTS MAINTAINED IN TRIM-BASED, 1:20,000 MAPS

<b>Alberni-Clayoquot</b> TRIM-based ALR maps: 5	<b>Kootenay-Boundary</b> TRIM-based ALR maps: 39
<b>Bulkley-Nechako</b> TRIM-based ALR maps: 114	<b>Mount Waddington</b> TRIM-based ALR maps: 6
<b>Capital</b> TRIM-based ALR maps: 21	<b>Nanaimo</b> TRIM-based ALR maps: 11
<b>Cariboo</b> TRIM-based ALR maps: 249	<b>North Okanagan</b> TRIM-based ALR maps: 36
<b>Central Coast</b> TRIM-based ALR maps: 7	<b>Northern Rockies</b> TRIM-based ALR maps: 24
<b>Central Kootenay</b> TRIM-based ALR maps: 63	<b>Okanagan-Similkameen</b> TRIM-based ALR maps: 41
<b>Central Okanagan</b> TRIM-based ALR maps: 19	<b>Peace River</b> TRIM-based ALR maps: 220
<b>Columbia Shuswap</b> TRIM-based ALR maps: 49	<b>Powell River</b> TRIM-based ALR maps: 14
<b>Comox Valley</b> TRIM-based ALR maps: 11	<b>Skeena-Queen Charlotte</b> TRIM-based ALR maps: 30
<b>Cowichan Valley</b> TRIM-based ALR maps: 13	<b>Squamish-Lillooet</b> TRIM-based ALR maps: 30
<b>East Kootenay</b> TRIM-based ALR maps: 73	<b>Comox-Strathcona</b> TRIM-based ALR maps: 17
<b>Fraser-Fort George</b> TRIM-based ALR maps: 94	<b>Sunshine Coast</b> TRIM-based ALR maps: 9
<b>Kitimat-Stikine</b> TRIM-based ALR maps: 62	<b>Thompson-Nicola</b> TRIM-based ALR maps: 180

## REGIONAL DISTRICTS MAINTAINED IN 1:50,000 BASE MAPS AND CONSTITUENT MAPS:

<b>Fraser Valley</b> ALR Base maps: 10 Constituent maps: 43	<b>Greater Vancouver</b> ALR Base maps: 5 Constituent maps: 47
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# Mapping / GIS

## ONLINE APPLICATION TRACKING SYSTEM (OATS):

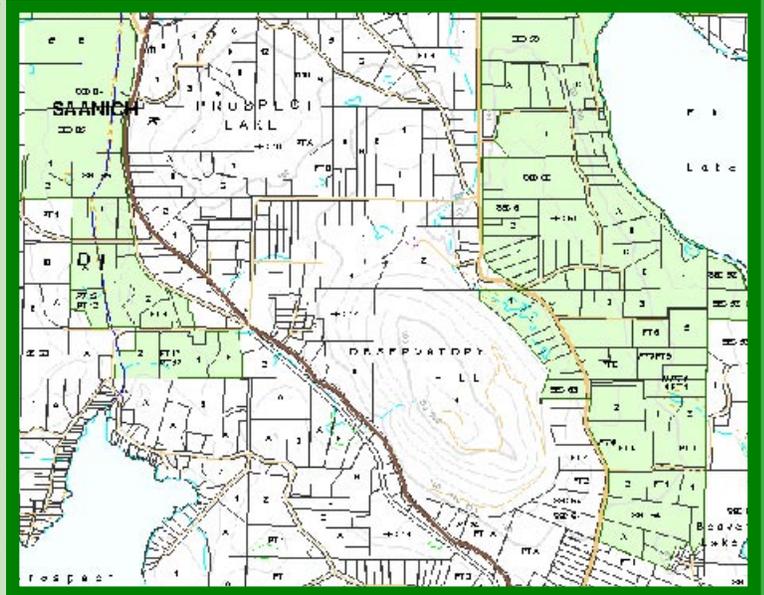
Over the past year, ALC staff have been working with consultants to design and build a new Online Application Tracking System (OATS). The system is due to be in place sometime during fiscal 2008/09. OATS is a system designed to better enable ALC staff to record, research and report on application-related information, in a way that reflects and informs the complexities of Commission decisions. The system will contain both a database and mapping component, giving planners and other staff desktop access to the ALC's spatial information including the ALR boundary and application history.

The following benefits are expected from the new system:

- increased efficiency in the processing of applications;
- improved data quality due to more structured data entry procedures;
- improved data integration and support for spatial analysis via integration of application and decision data with ALC's GIS data;
- improved ability for the ALC to monitor conditional application approvals;
- improved support for compliance and enforcement activities;
- improved ability to generate mandate related statistical reports; and,
- improved access by the public to application status information

The OATS system will replace the existing Application Tracking System (ATS) that was introduced in 1994 and updated in 2001. The ATS no longer supports the ALC's business requirements.

## OATS



## GIS DATA-ALR AREA

The ALR boundaries for the province have been digitized into GIS (Geographic Information Systems) format, rectifying the existing ALR boundaries to provincial standard geo-referenced digital data:

- TRIM (Terrain Resource Information Management) for planimetric base features such as water bodies, roads, etc; and

- Crown Land Registry Services parcel-based data, Cadastral Data Management System (CDMS) or large scale cadastral from the Integrated Cadastral Information Society (ICIS).

Each ALR boundary segment carries attributes to describe what the boundary aligns with. This includes the type of feature the boundary follows (e.g. property boundary, river) and the data source that feature was captured from. For those with GIS capability, a shapefile of the ALR boundary may be downloaded from the following site:

[http://www.alc.gov.bc.ca/mapping/GIS\\_data.htm](http://www.alc.gov.bc.ca/mapping/GIS_data.htm)

**ALR Area Reporting Conversion** (see table on next page)

The initial calculation of the ALR area in the early 1970s was done manually using dot matrix and planimeter methods of measurement from 1:50,000 scale maps. The margin of error using these methods is unknown. Historically, current reported area of the ALR has been based on the area manually calculated at designation plus/minus the net change in ALR since designation. Net change is taken from the existing Application Tracking System (ATS) which records all decisions of the ALC. Thus the ALR change reported reflects decisions of the Commission rather than the ALR area as reflected on the official ALR maps.

Digitizing the ALR boundaries to GIS format has created the ability to more accurately calculate the current ALR area. The Commission intends to adopt the GIS method of reporting the ALR area in the near future. ALR areas generated from GIS will vary from those reported using the method described above. It is to be expected that areas calculated two different ways will not be identical. However there are additional factors concerning

the net change over time which make the two sets of statistics different:

- The ATS records all decisions of the Commission as net change, including decisions with conditions that may or may not have been met. However the GIS data and the ALR maps generated from it are not altered until all conditions have been met and the change is finalized. This discrepancy will be addressed in the future by the new OATS system, which will differentiate between outstanding conditional decisions and finalized decisions.

- The ATS records decision areas as property areas only. When these decisions are actually mapped there is non-property area affected as well, ie. roads and right-of-ways. As a result, the inclusions and exclusions as mapped are often larger than reported in the ATS.

- Decision areas reported in ATS are approximate when a decision requires a subdivision. Actual areas may differ from decision areas once a survey plan is completed.

The table on next page is to facilitate the transition between reporting methodologies. Column 1 shows the original ALR calculation at designation using the manual methodology. Column 2 shows net change to the ALR from all inclusion and exclusion decisions over the past 34 years, as reported by the ATS. Column 3 shows the current ALR the way it has been historically reported, by adding or subtracting the net change from the original estimate (Column 1 plus Column 2). Column 4 shows the current ALR as calculated using GIS. All areas are in hectares.

In the new reporting system, the provincial ALR is smaller than previously reported by about 137 000 hectares. It is important to note that the physical (on the ground) area and boundary of the ALR has not changed, except for where approvals were given for inclusions and exclusions of land. Only the methodology in which the ALR area is accounted for has changed, to reflect the improved accuracy available using digital mapping information.

## GIS DATA

# Mapping / GIS

## GIS ALR at DESIGNATION (all areas in hectares)

REGIONAL DISTRICT	Column 1 AREA AT DESIGNATION Dot Matrix/Planimeter	Column 2 Net Change 1974-2008 Q1	Column 3 ALC Decisions ALR Area March 31, 2008	Column 4 GIS ALR Area in ha April 30, 2008
Alberni Clayoquot	7,935	-236	7,699	7,750
Bulkley Nechako	297,611	+68,328	365,939	372,807
Capital	19,595	-2,530	17,065	16,410
Cariboo	925,506	+5	925,510	935,699
Central Coast	4,453	-12	4,442	4,659
Central Kootenay	71,539	-7,589	63,949	63,551
Central Okanagan	33,077	-6,997	26,079	27,427
Columbia Shuswap	67,409	-16,541	50,868	54,575
Comox Strathcona	43,725	-3,414	40,310	41,877
Cowichan Valley	21,984	-4,237	17,747	19,034
East Kootenay	272,510	-7,106	265,404	266,338
Fraser Fort George	349,636	+30,812	380,448	389,817
Fraser Valley	76,803	-4,974	71,829	71,885
Greater Vancouver	66,839	-5,925	60,914	61,365
Kitimat Stikine	64,170	+2,308	66,478	66,015
Kootenay Boundary	55,061	-1,682	53,379	54,094
Mount Waddington	1,741	-103	1,638	2,027
Nanaimo	21,053	-2,580	18,473	18,726
North Okanagan	70,283	-4,410	65,873	69,708
Northern Rockies	45,554	-378	45,176	48,670
Okanagan Similkameen	86,478	-2,727	83,750	84,113
Peace River	1,453,434	+24,180	1,477,614	1,289,431
Powell River	14,130	-4,584	9,546	9,699
Skeena-Queen Charlotte	43,887	-107	43,780	43,105
Squamish Lillooet	27,126	-1,984	25,141	25,340
Sunshine Coast	6,275	-2,232	4,044	3,980
Thompson Nicola	568,705	-2,116	566,588	574,378
<b>TOTAL</b>	<b>4,716,516</b>	<b>+43,165</b>	<b>4,759,682</b>	<b>4,622,491</b>

## GIS DATA

# 2007/08 Financial Report

DESCRIPTION	2007/08	2007/08
	BUDGET	ACTUAL
SALARIES	\$1,321,000	\$1,264,118
BENEFITS	\$315,000	\$295,085
COMMISSION	\$275,000	\$364,281
STAFF TRAVEL	\$86,000	\$89,396
BUILDING OCCUPANCY	\$179,000	\$169,970
PROF SERVICES CONTRACTS	\$35,000	\$15,540
LEGAL CONTRACTS	\$75,000	\$98,560
INFO SYSTEMS	\$30,000	\$29,800
OFFICE SUPPLIES & BUSINESS EXPENSES	\$40,000	\$47,179
STAT ADVERTISING	\$15,000	\$7,199
UTILITIES & MATERIALS	\$1,000	\$2,982
VEHICLES	\$20,000	\$16,768
AMMORTIZATION	\$6,000	\$1,095
OTHER EXPENSES	\$4,000	\$0
FTEs	23	21
<b>TOTAL BUDGET</b>	<b>\$2,402,000</b>	<b>\$2,401,973</b>

