



T: 604-660-7000

E: ALCBurnaby@Victoria1.gov.bc.ca 201 – 4940 Canada Way, Burnaby, BC, Canada V5G 4K6

Honourable Lana Popham

Minister of Agriculture and Food Parliament Buildings, Victoria, BC V8V 1X4

Dear Minister:

I respectfully submit the Annual Report for the Provincial Agricultural Land Commission for the period April 1, 2024, to March 31, 2025. This report has been prepared in accordance with section 59.2 of the Administrative Tribunals Act and section 28 of the Agricultural Land Reserve General Regulation.

Yours truly,

Jennifer Dyson, Chair

PROVINCIAL AGRICULTURAL LAND COMMISSION

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Land Acknowledgement

The Agricultural Land Commission gratefully and respectfully acknowledges that the Agricultural Land Reserve and our work spans across the traditional territories of over 200 First Nations in BC whose historic relationship with the land continues to this day.

We all have a role to play in the process of reconciliation. We invite you to learn more about the people whose traditional lands you reside on.

This report was prepared on the traditional territory of the həṅ q əmin əm and Skwxwú7mesh speaking peoples, including the territories of the xwmə θ kwəy əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwəta $\frac{1}{2}$ /Selilwitulh (Tsleil-Waututh) Nations.





THE AGRICULTURAL LAND COMMISSION

The Agricultural Land Commission (ALC) is an administrative tribunal, independent of the Provincial Government, that is responsible for exercising its decision-making authority in accordance with the Agricultural Land Commission Act and in compliance with certain sections of the Administrative Tribunals Act. As set out in the legislation, the Commission and its decision-makers must remain neutral, and faithfully, honestly and impartially perform their duties.

PURPOSE AND LEGISLATIVE FRAMEWORK

- 1. The purposes of the ALC as set out in s.6 of the Agricultural Land Commission Act (ALC Act) are:
 - a. to preserve agricultural land;
 - b. to encourage farming on agricultural land in collaboration with other communities of interest; and,
 - c. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
- 2. The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
 - a. the size, integrity and continuity of the land base of the agricultural land reserve; and,
 - b. the use of the agricultural land reserve for farm use.

The ALC Act sets out the processes to be followed when making applications for exclusion, inclusion, non-farm use, non-adhering residential use, soil and fill use, subdivision, and transportation and utility uses in the ALR. The ALR General Regulation sets out the procedures for applications to the ALC and the ALR Use Regulation sets out what is permitted in the ALR without application to the ALC.



GOVERNANCE STRUCTURE

The work of the ALC is carried out by a Commission of not less than 11 and no more than 19 members from six administrative regions around the Province who serve collectively as the board of directors of the ALC. The Commission Chair is appointed by Order in Council of the Lieutenant Governor in Council, and Commission members are appointed by Ministerial Order of the Ministry of Agriculture and Food. The Chair has the authority to appoint one or more Vice-Chairs to serve on the Executive Committee from the members appointed by the Minister and to appoint members to panels for decision-making.

Commission members are appointed by the Minister after a merit-based process and consultation with the Commission Chair based on their knowledge in matters related to agriculture, land-use planning, local government, and First Nations government as set out in s.5(1) of the ALC Act.

Full Commission

The Full Commission, consisting of all members of the board, meet at least twice a year, to carry out a variety of duties, including developing policies governing ALC operations, the interpretation of legislation, and passing resolutions and bylaws regarding the conduct of its affairs.

Executive Committee

The Executive Committee, consisting of the Chair and Vice-Chairs meet monthly or as needed to oversee ALC operations, decide applications delegated by the Full Commission, make reconsideration determinations on reconsiderations pursuant to s.33 of the ALC Act for decisions decided by the Executive Committee, and exercise any other functions delegated by the Full Commission.

Panels

The Chair of the Commission may establish panels consisting of two or more members of the Commission based on administrative region, member expertise, application type or any other criteria determined by the Chair.

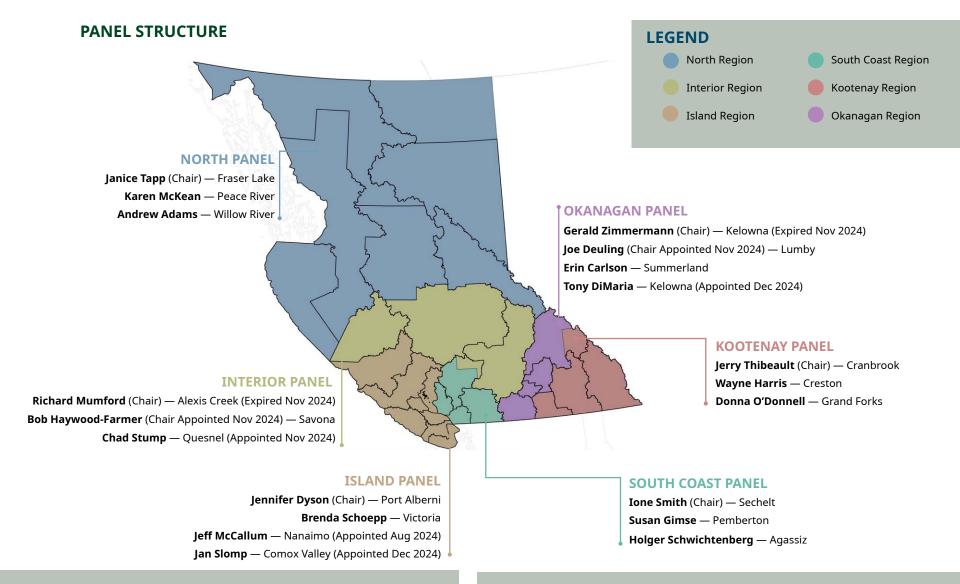
The Chair of the Commission has directed the establishment of a panel for each of the six administrative regions of the Province, to make decisions on all application types received from the region, with the exception of applications for soil and fill use and film productions.

A five-member Soil and Fill Use Panel has been appointed to decide on all soil and fill use applications in BC and a three-member Film Panel has been established to decide on all non-farm use applications for filming in the ALR. These panels were provided with additional training to assist them with the review and analysis of the technical information submitted with these types of applications.

The Chair may appoint Commission members to more than one panel and the Chair of the Commission may also serve on a panel.

A panel of the Commission has all the powers, duties, and functions of the Commission to adjudicate on applications. Decisions of a panel are for all purposes, a decision of the Commission, and may only be reconsidered as per s.33 and s.33.1 of the ALC Act.





Soil and Fill Panel: Jennifer Dyson (Chair), Bob Haywood-Farmer, Karen McKean, Jerry Thibeault, Holger Schwichtenberg (Nov 2024), Erin Carlson (Nov 2024)

Film Panel: Jennifer Dyson (Chair), Ione Smith, Bob Haywood-Farmer

Executive Committee: Jennifer Dyson (Chair), Janice Tapp (Vice Chair), Ione Smith (Vice Chair), Jerry Thibeault (Vice Chair), Joe Dueling (Vice Chair — Nov 2024), Bob Haywood-Farmer (Vice Chair — Nov 2024)

THE COMMISSION IS SUPPORTED BY A PROFESSIONAL STAFF SECRETARIAT WORKING IN FOUR FUNCTIONAL AREAS:

Application Processing (Adjudication) and Notices of Intent

ALC staff research and administer the processing of all applications received pursuant to the ALC Act and its regulations. Staff also administer and make decisions, where delegated to do so under the ALC Act, for all notices of intent to remove soil or place fill.

Policy and Planning Reviews

ALC staff actively participate with Commissioners in developing strategies, plans, and policies to assist with the interpretation and implementation of the ALC Act and its regulations. As well, staff review plans, policies, and bylaws of local governments and laws of First Nation governments, and other agencies to ensure they are consistent with the legislative and regulatory requirements of the ALC Act and its regulations.

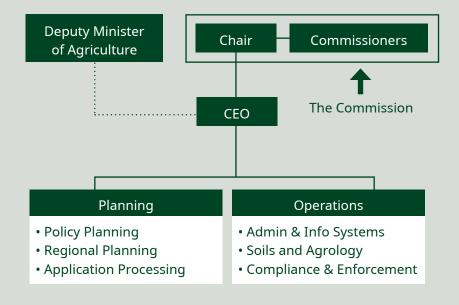
Compliance and Enforcement

Designated staff officials respond to reports of suspected contravention, carry out site inspections, investigate alleged contraventions, and take enforcement actions, when necessary, to ensure activities in the ALR are consistent with the ALC Act, its regulations, and orders of the ALC.

Administration and Information Systems

The previous three functions are supported by an administration, records management, and geospatial information systems unit.

AGRICULTURAL LAND COMMISSION ORGANIZATIONAL CHART









Message From the Chair Jennifer Dyson

The Commission's mandate spans an extensive area of over 4.6 million hectares in British Columbia, with just over half designated as Crown land within the Agricultural Land Reserve (ALR). The Agricultural Land Commission (ALC) plays a vital role in safeguarding farmland and promoting agricultural use on lands facing intense and growing pressure for more industrial, commercial, residential, tourism, recreation, conservation, energy, and infrastructure development.

While BC has the second largest overall land area amongst the Canadian provinces, three-quarters of our province is over 1,000 metres in elevation and more than 18% of the Province's land base is rock, ice or tundra (Smith, 2012). As a result, very seldom does soil, climate, topography, and drainage

occur in the ideal combination to support agriculture. Less than 5% of BC's land base is arable and only 1.1% of the land base has the right combination of soils to produce cereal grains and field crops. And even then, not all of the ALR is available for agriculture. 54% of the ALR is in Crown ownership where other provincial priorities often take precedence and we know that 7% of the ALR consists of water-bodies (including streams and rivers), constructed roads, federal land, and Provincial and National Parks.

BC agriculture is also operating on much smaller acreages than any other Canadian province, with 50% of all parcels in the ALR being 10 acres or less which makes them attractive for other uses. According to Farm Credit Canada's (FCC) 2024 Farmland Valuation Report, farmland in close proximity to, or within commuting distance of, urban centres in southern BC face continued competition from what the report describes as part-time farming, rural residences and investment purposes which is increasing demand and driving up land prices.

According to FCC's Report, the price per acre of farmland in 2024 topped out at \$255,000/ acre in the South Coast and over \$100,000/ acre in the Okanagan and Island regions which is more than double the top price per acre in the most expensive regions of Ontario (\$47,900/acre) and Quebec (\$30,300/acre). Agricultural land is a deeply valuable and finite resource. A recent report released

"Soil is as critical as the air we breathe and the water we drink." Canada's Senate Committee on Agriculture & Forestry finds.

Read their full report here <u>"Critical Ground:</u>
Why Soil is Essential to Canada's Economic,
Environmental, Human and Social Health."

in 2024 by the Government of Canada's Standing Senate Committee on Agricultural and Forestry calls on the Government of Canada to designate soil as a strategic national asset noting the importance of the conservation and preservation of the soil ecosystem to human health in response to continued soil degradation and loss of agricultural land in every region of Canada. The Senate Committee's report entitled Critical Ground: Why Soil is Essential to Canada's Economic, Environmental, Human and Social Health finds that "Soil is as critical as the air we breathe and the water we drink" and calls on the Government of Canada to recognize the urgency and act accordingly to preserve and protect soil and agricultural land across the country.

In 2019, agricultural land made up 7.3% of Canada's land base (72,890,500 ha) and according to January 2025 Agricultural Statistics in Canada report agricultural land now makes up only 6.3% (62,200,000 ha) of the country's land base. Which works out to a loss of 1.7 million hectares of farmland per



SECTION 3: MESSAGE FROM THE CHAIR

year or 34,264 ha of farmland per week in Canada. Thanks to the protection afforded by the ALR, BC lost only 774 ha of farmland since 2019, but the pressure to remove land from the ALR or permit other uses in the ALR is immense. Which raises the question of whether as a society we value agriculture enough.

Earlier this year, the Business Council of BC (BCBC) media release entitled *Strengthening BC's Economy amid US Tariff Threats* made reference to the Agricultural Land Commission (ALC) and the lands under the legislated Agricultural Land Reserve (ALR). Specifically, the report suggests that "only half the ALR in Metro Vancouver is actively used for farming" and that "significant portions are underutilized across the province" and should therefore be used for more industrial food processing.

In Metro Vancouver, 63% of parcels within the Agricultural Land Reserve (ALR) are actively farmed. Another 13% are unavailable due to existing development—such as residential areas, transportation infrastructure, landfills, water management systems, parks, and ecological reserves (ALUI, 2022). The remaining 24% of parcels, which are not currently farmed, appear to be idle by choice. Notably, 71% of these unused parcels are residential properties with no active agricultural, despite being suitable for farming.

The solution to unlocking the agricultural potential of these lands is not the industrialization of the ALR, but rather a thoughtful restructuring of provincial tax policies and a critical review of how non-resident ownership affects farmland prices and availability. Currently, landowners with minimal or no farming operations are benefiting from tax incentives—such as low-income thresholds and capped assessed values—originally intended to support genuine farmers.

The Commission, along with many local governments, believes these policies inadvertently encourage speculation, underutilization of farmland, and the gradual encroachment of non-farm uses into the ALR. These trends pose significant barriers to encouraging farming. To truly support agriculture, we must realign our policies to reward active farming and discourage practices that undermine the ALR's core purpose.

The BC Business Council's argument for converting Agricultural Land Reserve (ALR) land to industrial use hinges in part on the need to support growth in BC's food and beverage processing sector—a goal shared by all those involved in agriculture. However, the evidence shows that this sector has already experienced substantial growth without encroaching on ALR land. Between 2015 and 2024, the number of food and

CANADA'S FARMLAND



Did you know?

Agricultural land makes up only 6.3% of Canada's land base and in 2019, it was 7.3% of Canada's land base. The reduction works out to a loss of 1.7 million hectares of farmland a year which is equal to 34,264 hectares a week. Over this same time period BC lost only 774 hectares of ALR.

beverage processors in the province more than doubled, rising from 1,500 to 3,200, all without requiring the exclusion of farmland from the ALR.

At the same time, Metro Vancouver's industrial vacancy rate has increased to 3.1%, with 18% of designated industrial land currently sitting unused. Despite this, ALR land remains a target for development—not because it is the most appropriate option, but because it is often cheaper, less encumbered,



SECTION 3: MESSAGE FROM THE CHAIR

and easier to develop than urban real estate. Farmland prices are typically lower, allowing investors to acquire larger parcels and realize greater returns on their investment. Ironically, the very protections intended to preserve farmland under the ALR have made it more attractive for speculative development.

Anyone can own land in the ALR, and our legislation does not compel landowners to farm. Our legislation merely outlines what activities are permitted if farming is taking place. This issue of ownership, combined with mounting development pressure, has led to a steady creep of non-farm uses — particularly within structures — into the ALR eroding the availability of farmland, fueling speculation, and driving up land prices.

In 2024–25, the "50% rule" received considerable media attention, with headlines like "Will B.C. loosen ALR rules to boost local food production?" and "B.C. could double its food production — do we have the political will?" (Business in Vancouver). This renewed push from the food and beverage manufacturing sector to eliminate the 50% rule is concerning, when you consider the intent and effectiveness of the "50 rule".

Under current regulations, farmers are permitted to process both their own agricultural products and those from other farms — so long as off-farm products do not exceed 50% of the total volume processed —

without needing to apply to the Agricultural Land Commission (ALC). This approach has proven effective in supporting local food systems by ensuring that processing remains tied to farming in BC. It strengthens market consistency, supports farm viability, and most importantly, incentivizes on-farm production. Rather than being a barrier, the 50% rule is a strategic tool that reinforces the purpose of the ALR.

For those seeking to process more off-farm product than the regulation allows, a pathway already exists: they can apply to the ALC. In fact, of the 18 applications submitted for expanded processing in the ALR, 17 were approved — demonstrating that the system is both flexible and responsive when it supports and encourages farming in BC.

Calls to dismantle the "50% rule" risk undermining the very foundation of farmland protection and agricultural integrity in BC. Instead, we should focus on strengthening policies that support primary production and ensure the ALR continues to serve its core purpose: protecting farmland for farming.

Farmers in Ontario — where the most recent census reports a staggering loss of 319 acres of farmland per day — have reached out to me directly, asking, "How did BC have the foresight to set aside land specifically for agriculture?"

The truth is, the creation of the Agricultural



Did you know?

Not all agricultural lands are created equal and not all agricultural lands are capable of, or suitable for, producing all agricultural products.

There are seven agricultural capability classifications set out in both the Canadian Land Inventory and the BC Land Inventory systems that take into account the relative degree and type of limitation to agriculture; use and/or the range of possible crops. These systems also indicate the type and intensity of management practices required for good farm management of the soil. Class 1 lands are capable of producing the broadest range of crops and while Class 6 and 7 are the least agriculturally capable lands, they may still be agriculturally productive, where topography and climate allow, and/or where the agricultural activities are dedicated to closed environmental systems.

British Columbia's diverse agriculture industry needs all classes of land to thrive.



SECTION 3: MESSAGE FROM THE CHAIR

Land Reserve (ALR) was a rare and visionary act of policy. It isn't old; it's visionary. Without the ALR, we likely wouldn't have the vibrant agricultural industry we see today in the Lower Mainland, Vancouver Island, and the Okanagan. This forward-thinking legislation has been instrumental in preserving farmland and fostering a thriving agricultural sector in areas that would otherwise have been consumed by urban development.

In British Columbia, an entire generation — including most policy-makers — has grown up with the ALR as a given. Many have no memory of a time when farmland wasn't protected. Meanwhile, other jurisdictions continue to look to the ALC for guidance on how to preserve agricultural land. Yet, despite its success and international recognition, the ALR remains under constant pressure to accommodate non-farm uses.

Preserving this legacy requires not only remembering why the ALR was created but also having the political will to protect it for future generations in the face of mounting pressures including those arising from the current dynamics with the United States.

Despite these challenges, I remain deeply proud of the ALC staff team. Their dedication, professionalism, and resilience under mounting pressure is truly commendable. The volume of work is extraordinary: 1,049 active compliance and enforcement files, 440

application decisions and reconsideration requests, and 446 notices of intent to place fill and remove soil — all handled by a remarkably small team.

This growing workload underscores an urgent and ongoing need for additional resources, particularly personnel. The ALC currently has only six Compliance and Enforcement Officers for the entire province—just three of whom are based in the South Coast region. Meanwhile, only four staff are responsible for processing all Notices of Intent related to fill placement and soil removal. These numbers raise a critical question: how can the Commission be expected to meet its statutory obligations and serve the public interest effectively with such limited capacity?

To maintain the mandate and purpose of the ALC we must:

- Protect the integrity of existing legislation and regulation, which form the foundation of our work.
- Preserve the independence of the Commission. While government sets the mandate, it is the independent Commission that makes decisions this separation has been central to our success.
- Allow the Commission to operate within the current framework, where we carefully weigh the interests of applicants against our core mandate: protecting

- agricultural land and encouraging legitimate farming.
- Be provided adequate funding to fulfill our statutory obligations, rather than having our responsibilities offloaded to better-funded agencies.
- Sustain shared decision-making with local governments and Indigenous communities. Our jurisdiction intersects with the territories of over 200 First Nations and approximately 150 local governments. Our staff also work closely with the Ministry of Agriculture and other provincial ministries and agencies, creating opportunities for meaningful integration, collaboration, and communication.
- Ensure adequate funding for Agricultural Land Use Inventories (ALUI), a critical tool for assessing the availability of farmland and understanding the cumulative impacts of land-use decisions on the ALR.

There is urgency in this work. Policymakers need to ask themselves: *How much of the ALR will be available for farming in 30 years?*

Sincerely, Jennifer Dyson Chair of the Agricultural Land Commission





HAIDA GWAII RECOGNITION ACT

Haida Nation's Aboriginal Title is now recognized throughout Haida Gwaii in the new Haida Nation Recognition Act and Haida Title Agreement that received royal assent in May 2024 and as a result a consequential amendment was made to Section 2 of the Agricultural Land Commission Act to include a new subsection clarifying that the ALC Act and its regulations are subject to the Haida Nation Recognition Act and that the Haida Nation Recognition Act prevails to the extent of any conflict or inconsistency with the ALC Act.

ALR USE REGULATION AMENDMENTS

In the 2024/25 fiscal the Provincial government amended the ALR Use Regulation in response to the harsh winter impacts on grapes and tree fruits:

- In July 2024, a new section was added to the ALR Use Regulation to exempt wine made from grapes from complying with the 50% farm product processing requirement allowing them to import more fruit from elsewhere until March 31, 2025; and
- In August 2024, a new section was added to the ALR Use Regulation to exempt specified fruit (apples, apricots, cherries, nectarines, peaches, pears, prune plums, table grapes) from complying with the 50% rule for the storing, packing, preparing and processing of farm products until March 31, 2025; and
- In a subsequent amendment in March 2025, the Provincial government extended the above exemptions for both grapes and specified tree fruits from complying with the 50% rule for the storing, packing, preparing and processing of farm products until March 31, 2026.



Pacific Ocean



<u>SECTION 5</u> 2024/2025 in Numbers

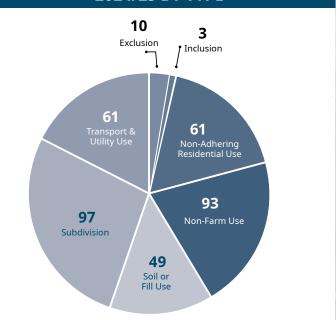
	AT A GLANCE						
	2024/25		2023/24				
303	Applications received	359	Applications received				
374	Applications decided	392	Applications decided				
446	NOIs submitted	308	NOIs submitted				
445	NOIs decided	242	NOIs decided				
66	Reconsideration requests	62	Reconsideration requests				
1,111	Statutory right of way notifications	617	Statutory right of way notifications				
1,049	C&E active case files	928	C&E active case files				
27	Stop Work Orders	34	Stop Work Orders				
9	Penalty Orders	0	Penalty Orders				

Seventy-six (76%) percent of all the applications decided by the Commission in 2024/25 were approved.

ALR CHANGE 2024/2025

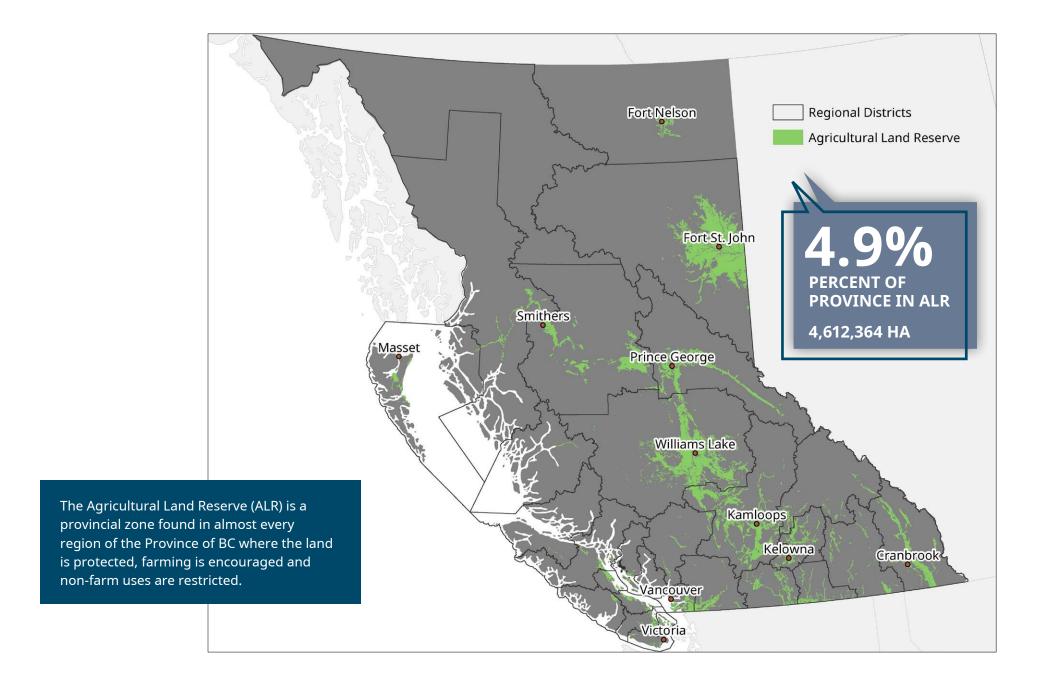
- 15.53 hectares of ALR were approved for exclusion by the Commission
- 9.9 hectares of land was approved for inclusion in the ALR by the Commission
- 109 hectares of land temporarily removed from the ALR for the construction of the Site C Dam were included back into ALR by Order in Council
- 153 hectares of land temporarily removed from the ALR for the construction of the Site C Dam was permanently removed from the ALR by Order in Council
- 127 hectares of ALR land was added to Federal Reserves by the Government of Canada

OF APPLICATIONS DECIDED IN 2024/25 BY TYPE





SECTION 6: THE ALR



THE AGRICULTURAL LAND RESERVE DESIGNATION HISTORY

Under the 1973 Land Commission Act (the precursor to the ALC Act), the 28 Regional Districts in the Province of BC were required to submit an agricultural reserve plan to the ALC for consideration.

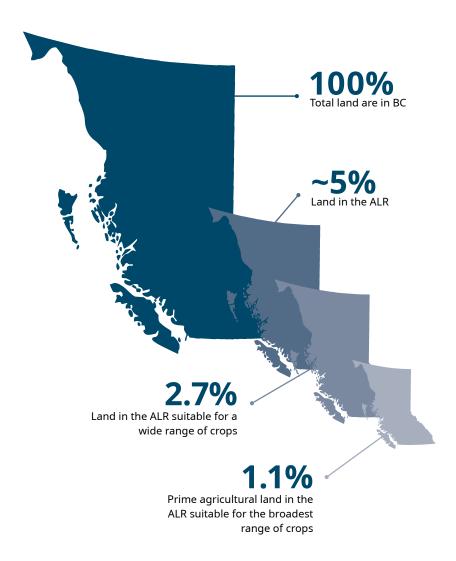
To aid Regional Districts and provide guidance, the provincial Ministry of Agriculture prepared suggested ALR maps that identified lands having the soil and climate combination to support agriculture.

These maps were based on soil surveys and the Canadian Land Inventory (CLI) agricultural capability data, combined with proposed urban expansion areas on lower capability lands.

Regional Districts made recommendations to the ALC and the maps were reviewed to ensure technical consistency with the reserves across the Province. In general, the following methodology was applied:

- All Class 1 to 4 land (CLI) that were not already developed were included in the ALR, both Crown and private land;
- If non-agricultural land was not immediately available for urban expansion, enough land was excluded to allow for about five years of community growth to ensure local governments had a reasonable amount of time to re-direct future growth patterns;
- Class 5 and 6 lands (CLI) where historic land use patterns indicated that such land could effectively be used for agriculture in conjunction with Class 1 to 4 land, including the spring and summer grazing ranges in ranching areas of the province, were included; and,
- Small pockets of Class 7 land where exclusion of such land might have allowed undesirable intrusion or incompatible uses into agricultural areas were included.

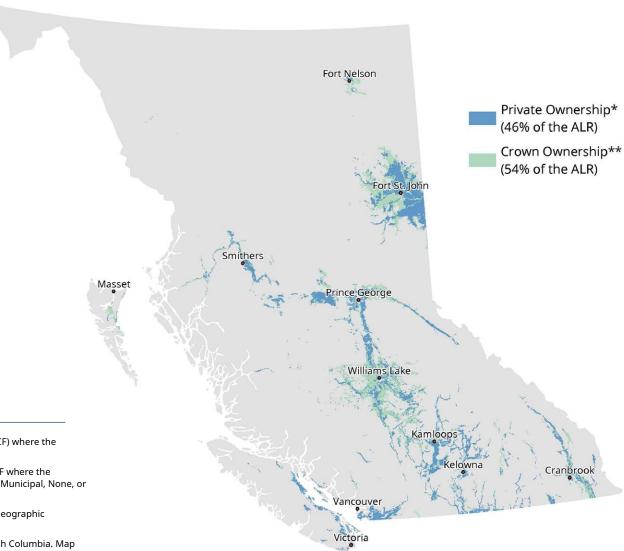
Following the ALC's review, the plans along with the ALC's recommended changes were approved by Cabinet. The process of establishing the ALR took one and a half years.





AGRICULTURAL LAND RESERVE: PRIVATE VS CROWN OWNERSHIP

Five percent (~4.6 million ha) of the land base in BC is designated as ALR. Within this five percent, approximately 54% is Crown ALR and 46% is privately owned. Access to this land base is further limited by landscape features (such as wetlands, rivers, streams, lakes), infrastructure (including airports, roads, rail lines, utility corridors, oil and gas infrastructure, sewage and water treatment facilities), forestry and mining, trails, parks, and other nonfarm uses such as schools, churches, firehalls, sports fields, and resorts.



***Private Ownership** = Properties in the Integrated Cadastral Fabric (ICF) where the Ownership Class is defined as Private, First Nations, or Municipal

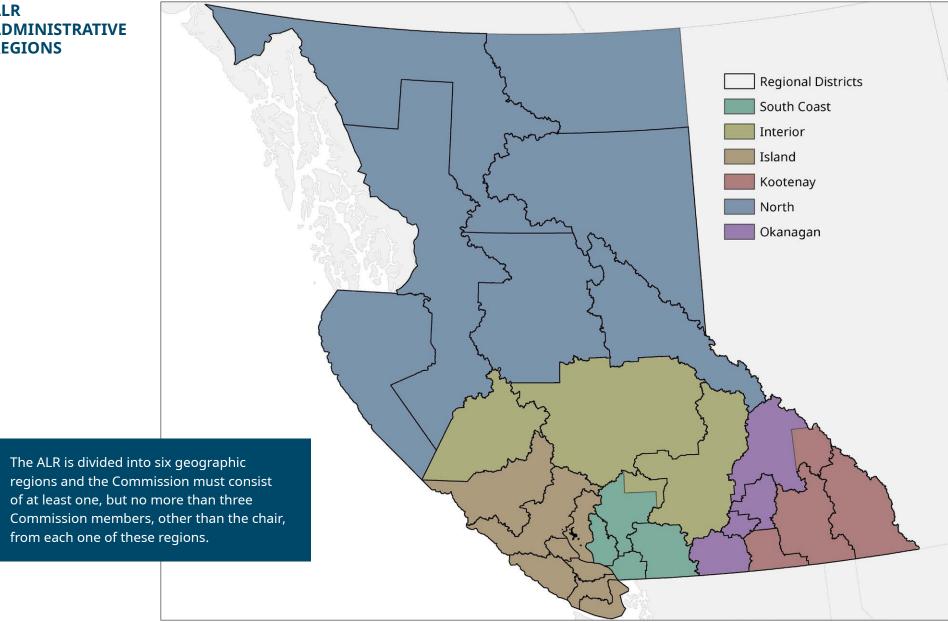
****Crown Ownership** = Unsurveyed crown land, or properties in the ICF where the Ownership Class is defined as Crown Federal, Crown Provincial, Crown Municipal, None, or Unknown.

Data sources: ALC, Integrated Cadastral Information Society, and BC geographic warehouse.

Contains information licensed under Open Government License - British Columbia. Map for reference only. Accuracy not guaranteed. Map created June 2021.



ALR ADMINISTRATIVE REGIONS





INTERIOR ADMINISTRATIVE REGION

The Interior region extends from the Central Coast (Bella Coola Valley) to the community of Chase at the western end of Shuswap Lake.

The region includes the Central Coast, Cariboo, Squamish-Lillooet (Lillooet area only), and Thompson-Nicola Regional Districts.

Major Settlements

- 100 Mile House
- Bella Coola
- Kamloops
- Merritt
- Quesnel
- · Williams Lake

Total ALR area in Region: ~1,529,014 hectares



9% of the region is in the ALR.

32% of the ALR in the Interior region is in Private Ownership.

68% of the ALR in the Interior region is in Crown Ownership*.



THE ALR IN THE INTERIOR REGION REPRESENTS

OF THE TOTAL ALF

IN THE PROVINCE



^{*}Definition of Crown Ownership defined on page 21

ISLAND ADMINISTRATIVE REGION

The Island region encompasses Vancouver Island, most of the Gulf Islands, and a number of coastal mainland areas that are part of Regional Districts headquartered on Vancouver Island or are more readily accessed from the Island than from mainland centres.

The region includes the Alberni Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, qathet, and Strathcona Regional Districts.

Major Settlements

Campbell River

• Port Alberni

Comox

Powell River

Duncan

Saanich

Nanaimo

Total ALR area in Region: ~115,444 hectares



1.4% percent of region is in the ALR

79% of Island region is in Private Ownership.

21% of Island region is in Crown Ownership*.



THE ALR IN THE ISLAND REGION REPRESENTS

OF THE TOTAL ALR IN THE PROVINCE



^{*}Definition of Crown Ownership defined on page 21

KOOTENAY ADMINISTRATIVE REGION

The Kootenay region encompasses the southeasterly portion of BC extending from the BC/Alberta border in the east to the Grand Forks and Kootenay Boundary area in the west.

The region includes the Central Kootenay, East Kootenay, and Kootenay Boundary Regional Districts and a portion of the Columbia Shuswap Regional District (Golden area only).

Major Settlements

CrestonKimberlyCranbrookInvermereSparwood

Total ALR area in Region: ~388,219 hectares

5.8% percent of region in ALR.

42.5% of the Kootenay region is in Private Ownership.

57.5% of the Kootenay region is in Crown Ownership*.

THE ALR IN THE KOOTENAY REGION REPRESENTS

OF THE TOTAL ALR
IN THE PROVINCE

^{*}Definition of Crown Ownership defined on page 21



Golde Invermere. Nakusp Cranbrook Creston Grand Forks

NORTH ADMINISTRATIVE REGION

The North region encompasses north-east, north-central and north-west BC, from Prince George to the BC/Yukon border.

The region includes Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Peace River, and North Coast Regional District and the Northern Rockies Regional Municipality.

Major Settlements

Fort Nelson

Terrace

Fort St. John

Smithers

Prince George

Vanderhoof

Telkwa

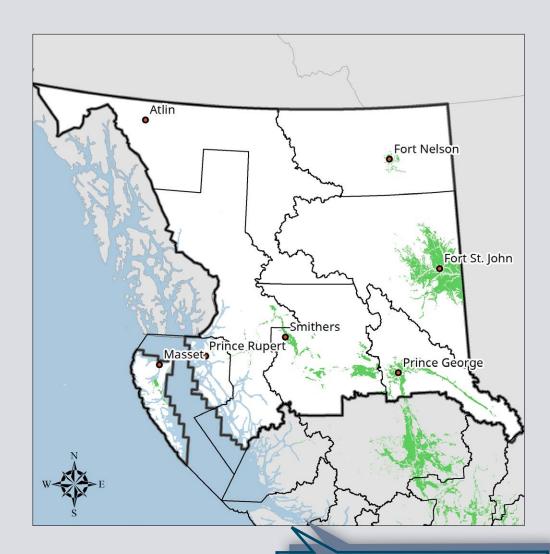
Total ALR area in Region: ~2,206,920 hectares



3.4% of region is in the ALR.

51% of the North region is in Private Ownership.

49% of the North region is in Crown Ownership*.



THE ALR IN THE NORTH REGION REPRESENTS

OF THE TOTAL
ARRIN THE PROVINCE

^{*}Definition of Crown Ownership defined on page 21

OKANAGAN ADMINISTRATIVE REGION

The Okanagan region encompasses the Okanagan and Similkameen Valleys, the Columbia Shuswap, and Princeton areas.

The region includes the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan, and Okanagan Similkameen Regional Districts.

Major Settlements

Kelowna • Princeton

OsoyoosRevelstokeOliverSalmon Arm

Penticton
 Vernon

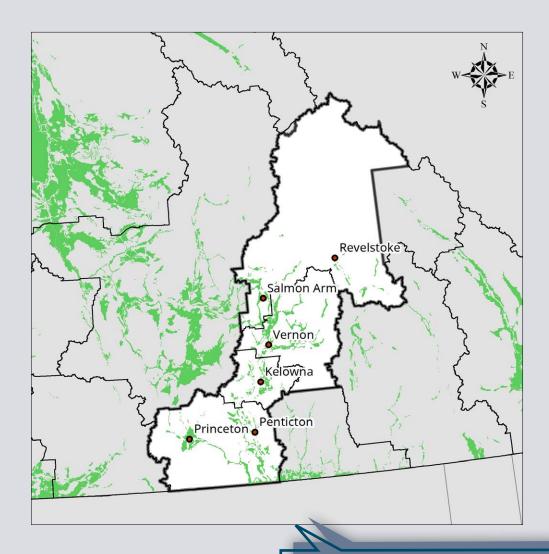
Total ALR area in Region: ~224,677 hectares

 $\widehat{\mathbb{A}}$

5% of region is in the ALR.

59.5% of the Okanagan region is in Private Ownership.

40.5% of Okanagan region is in Crown Ownership*.



THE ALR IN THE OKANAGAN REGION REPRESENTS

OF THE TOTAL ALR IN THE PROVINCE



^{*}Definition of Crown Ownership defined on page 21

SOUTH COAST ADMINISTRATIVE REGION

The South Coast region encompasses the lower mainland region of BC from Hope to the Fraser River delta and north to the Sunshine Coast and the Squamish River and Pemberton valleys.

The region includes the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except the Lillooet area), and Sunshine Coast Regional Districts.

Major Settlements

Abbotsford

Pitt Meadows

Chilliwack

Richmond

Langley

Surrey

Mission

Vancouver

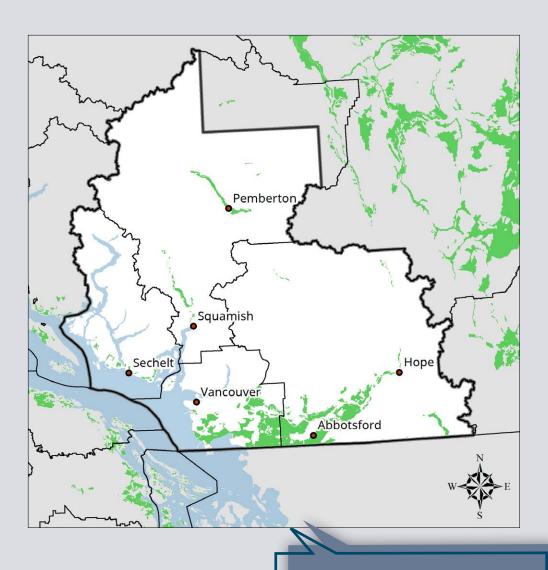
Total ALR area in Region: ~148,090 hectares



4.1% of region is in the ALR.

76% of the South Coast region is in Private Ownership.

24% of the South Coast Region is in Crown Ownership*.



THE ALR IN THE SOUTH COAST REGION REPRESENTS

OF THE TOTAL ALR

IN THE PROVINCE



^{*}Definition of Crown Ownership defined on page 21



NUMBER OF APPLICATIONS RECEIVED¹ BY APPLICATION TYPE (2024/25 TO 2020/21)

A DDI YCATYONI TVDE	NUMBER OF APPLICATIONS RECEIVED¹ BY TYPE					
APPLICATION TYPE	2024/25	2023/24	2022/23	2021/22	2020/21	
Incusion	4	4	1	7	9	
Exclusion	7	10	16	22	51	
Non-Farm Use ²	76	87	98	57	77	
Non-Adhering Residential Use	55	65	77	79	112	
Subdivision	68	105	91	79	62	
Transportation and Utilities	57	43	34	60	45	
Soil or Fill	36	44	47	36	22	
Total	303	358	364	340	378	

¹ Includes applications forwarded to the ALC by a local or first nation government or submitted directly to the ALC for Transportation and Utility Use applications or submitted to the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement in the North Administrative Region.

NUMBER OF APPLICATIONS RECEIVED¹ BY REGION (2024/25 TO 2020/21)

ADMINISTRATIVE REGION	NUMBER OF APPLICATIONS RECEIVED ¹ BY REGION					
ADMINISTRATIVE REGION	2024/25	2023/24	2022/23	2021/22	2020/21	
Interior Region	24	21	32	28	26	
Island Region	30	43	42	34	33	
Kootenay Region	33	40	47	51	52	
North Region	56	70	54	58	62	
Okanagan Region	55	66	74	76	91	
South Coast Region	105	118	115	93	114	
Total	303	358	364	340	378	

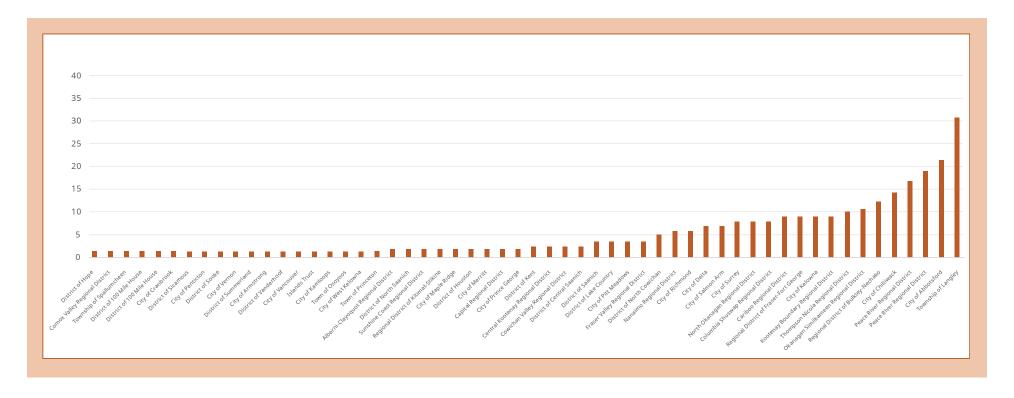
¹ Includes applications forwarded to the ALC by a local or first nation government or submitted directly to the ALC for Transportation and Utility Use applications or submitted to the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement in the North Administrative Region. See page 43 for information on application decisions made by the BC Energy Regulator.



² Includes non-farm use applications submitted to the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement. See page 43 for information on application decisions made by the BC Energy Regulator.

SECTION 7: APPLICATIONS RECEIVED

NUMBER OF APPLICATIONS RECEIVED BY LOCAL GOVERNMENT (2024/25)





NUMBER OF APPLICATIONS RECEIVED BY TYPE AND BY ADMINISTRATIVE REGION

April 1, 2024 to March 31, 2025

INTERIOR REGION

- 5 Non-Farm Use
- 4 Subdivision
- 10 Transportation and Utility Use
- 0 Non-Adhering Residential Use
- 4 Soil or Fill
- 0 Exclusion
- 1 Inclusion
- 24 Total

ISLAND REGION

- 10 Non-Farm Use
- 6 Subdivision
- 5 Transportation and Utility Use
- 5 Non-Adhering Residential Use
- 3 Soil or Fill
- 1 Exclusion
- 0 Inclusion
- 25 Total

OKANAGAN REGION

- 12 Subdivision
- 9 Non-Adhering Residential Use
- 13 Non-Farm Use
- 14 Transportation and Utility Use
- 3 Soil or Fill
- 4 Exclusion
- 0 Inclusion
- 55 Total

KOOTENAY REGION

- 13 Subdivision
- 7 Non-Farm Use
- 4 Transportation and Utility Use
- 6 Non-Adhering Residential Use
- 2 Soil or Fill
- 0 Exclusion
- 1 Inclusion
- 33 Total

NORTH REGION

- 23 Non-Farm Use¹
- 9 Subdivision
- 5 Soil or Fill
- 14 Transportation and Utility Use
- 3 Non-Adhering Residential Use
- 1 Exclusion
- 1 Inclusion
- 56 Total

SOUTH COAST REGION

- 32 Non-Adhering Residential Use
- 24 Subdivision
- 18 Non-Farm Use
- 19 Soil or Fill
- 10 Transportation and Utility Use
- 1 Exclusion
- 1 Inclusion
- 105 Total



Includes non-farm use applications decided by the BC Energy Regulator (formerly the Oil and Gas Commission).See page 43 for information on application decisions made by the BC Energy Regulator.

SECTION 7: APPLICATION DECISIONS

APPLICATION DECISIONS RELEASED BY THE COMMISSION

The ALC released 374 application decisions between April 1, 2024 and March 31, 2025 which works out to an average of 31 decisions a month.

A DRIVE ATTOM TWO	NUMBER OF APPLICATION DECISIONS RELEASED ¹ BY REGION (2024/25 TO 2020/21)					
APPLICATION TYPE	2024/2025	2023/2024	2022/2023	2021/2022	2020/2021	
Interior Region	28	26	22	33	24	
Island Region	38	45	38	19	40	
Kootenay Region	49	40	42	44	43	
North Region ²	73	69	57	46	59	
Okanagan Region	62	85	64	62	99	
South Coast Region	124	127	85	111	108	
Total	374	392	308	315	373	

¹ Includes applications carried forwarded from the previous fiscal.



² Includes application decisions decided by the BC Energy Regulator (formerly the Oil and Gas Commission) under the ALC/BCER Delegation Agreement in the North Administrative Region. See page 43 for information on application decisions made by the BC Energy Regulator.

SECTION 7: APPLICATION DECISIONS

INCLUSION APPLICATIONS

Inclusion applications made under s.17(3) of the ALC Act for the addition of land into the ALR may be initiated by the Commission, a local government, a First Nation government*, or a landowner. To be included in the ALR, land must have the capability for agricultural use, based on soils and climate or a combination of both. Local and First Nation governments may comment on an inclusion application but are required to forward all applications for inclusion to the ALC for consideration. There is no fee (\$0) required for applications to include land into the ALR.

^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

INCLUSION APPLICATION DECISIONS RELEASED BY THE COMMISSION IN 2024/25						
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS			
Interior	0	0	0			
Island	0	0	0			
Kootenay	2	0	2			
North	1	0	1			
Okanagan	0	0	0			
South Coast	0	0	0			
Grand Total	3	0	3			



100% of inclusion applications decided in 2024/25 were approved totaling 9.91 hectares of land as noted in the table on page 36.

APPLICATIONS



EXCLUSION APPLICATIONS

Exclusion applications made under s.29 or s.30 of the ALC Act to remove land from the ALR may only be initiated by the Commission, a local government, a First Nation government*, or a prescribed public body. Exclusion application made under s.29 of the ALC Act must first be considered by the local or First Nation government who then, by resolution of the local government or law of the First Nation government, must determine whether to forward an application to the ALC for its consideration. A local government or First Nation government is not compelled to forward an application to the Commission (except in certain circumstances). The ALC may approve or refuse an exclusion application or approve an alternative application type and retain the land within the ALR.

^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

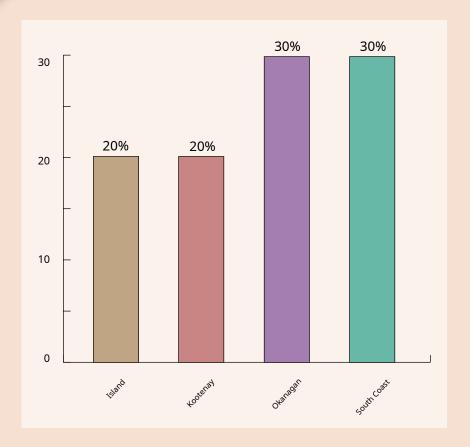
EXCLUSION APPLICATION DECISIONS RELEASED BY THE COMMISSION IN 2024/25							
REGION	APPROVAL	REFUSALS	TOTAL DECISIONS				
Interior	0	0	0				
Island	2	0	2				
Kootenay	2	0	2				
North	0	0	0				
Okanagan	3	0	3				
South Coast	3	0	3				
Total	10	0	10				



100% of exclusion applications decided in 2024/25 were approved affecting 16.16 hectares of ALR as noted in the table on page 36.

EXCLUSION DECISIONS BY REGION

3% OF ALL 2024/2025 APPLICATIONS



ALR CHANGE BY COMMISSION DECISION BY REGION

April 1, 2024 to March 31, 2025 - All figures are in hectares (ha)

Area Approved for Inclusion and Exclusion

REGION	INCLUSION		EXCLUSION		APPROVED
	APPROVED	REFUSED	APPROVED	REFUSED	NET CHANGE
Interior	-	-	-	-	-
Island	-	-	3.9	-	-3.9
Kootenay	4	-	2.32	-	1.68
North	5.9	-	-	-	5.9
Okanagan	-	-	5.5	-	-5.5
South	-	-	3.78	-	-3.78
Coast					
Total	9.9	-	15.5	-	-5.6

ALR CHANGE APPROVED BY COMMISSION DECISION BY REGIONAL DISTRICT

REGIONAL DISTRICT	INCLUSION AREA	EXCLUSION AREA	APPROVED NET CHANGE
Capital	-	0.7	-0.7
Central Okanagan	-	5.3	-5.3
East Kootenay	0.4	2.3	-1.9
Fraser Valley	-	0.2	-0.2
Kootenay Boundary	3.6	-	3.6
Metro Vancouver	-	3.6	-3.6
qathet	-	3.2	-3.2
Okanagan Similkameen	-	0.2	-0.2
Peace River	5.9	-	5.9
Total	9.9	15.5	-5.6

Please note application-related changes to the ALR only take effect the year all decision conditions are met, which in some cases can take several years to complete. For more information on the changes to the ALR that took effect in the 2024/2025 fiscal please see Section 13 Cumulative ALR Change.

NON-ADHERING RESIDENTIAL USE APPLICATIONS

Non-adhering residential use applications made under s.20.1 of ALC Act to permit the construction of a principal residence with a total floor area greater than 500 m², or an additional residence or accommodation use that doesn't comply with Part 4 of the ALR Use Regulation may be initiated by a landowner. All non-adhering residential use applications must first be considered by the local or First Nation government* who must, by resolution of the local government or law of the First Nation government, agree to forward an application to the Commission for consideration. A local government or First Nation government may also elect to refuse to forward an application to the Commission.

^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

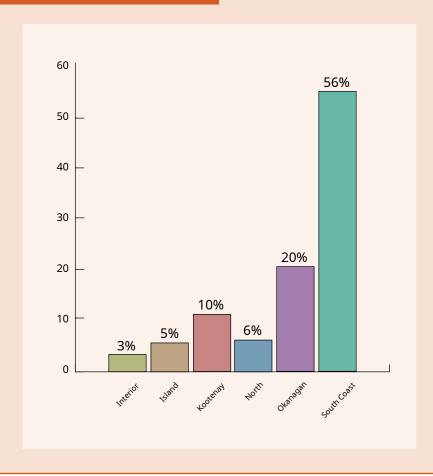
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	2	0	2
Island	1	2	3
Kootenay	2	1	6
North	2	2	4
Okanagan	10	2	12
South Coast	26	8	34
Total	43	16	61



70% of non-adhering residential use applications decided in 2024/25 were approved.

17% OF ALL 2024/2025 APPLICATIONS

NARU DECISIONS BY REGION





NUMBER OF NON-ADHERING RESIDENTIAL USE APPLICATIONS DECIDED BY SUB-TYPE

APPLICATION SUB-TYPE	2024/25	2023/24
Additional Residence	43	69
Principal >500m²	4	5
Tourist Accommodation	0	1
Reside & Replace*	14	n/a
Total	61	75

^{*} New Sub-Type this fiscal, previously grouped under Additional Residence. Reside & Replace includes applications requesting to live in an existing residence while building a new residence and then removing the initial residence so there is no net change in the number of residences on the parcel.

APPROVAL RATE OF NON-ADHERING RESIDENTIAL USE APPLICATIONS DECIDED IN 2024/25 BY SUB-TYPE

APPLICATION SUB-TYPE	NUMBER OF DECISIONS	NUMBER APPROVED	NUMBER REFUSED	APPROVAL RATE (%)
Additional Residence	43	19	13	44%
Principal >500m²	4	1	3	25%
Reside & Replace	14	12	2	86%
Total	61	43	18	70%

Eleven (18%) of the applications decided were for temporary farm worker accommodations for temporary workers under a federal agricultural worker program; 45% were in the Okanagan Administrative Region and 55% were in the South Coast Administrative Region.



NON-FARM USE APPLICATIONS

Non-farm use applications made under s.20(2) of the ALC Act for a use that exceeds the thresholds permitted by the ALR Use Regulation or for a use not expressly permitted by regulation, such as commercial or industrial business uses, may be initiated by a landowner or a person with a right of entry under another enactment. All non-farm use applications must be reviewed by the local or First Nation government* who must, by resolution of the local government or law of the First Nation government, agree to forward an application to the Commission for consideration. A local or First Nation government may elect to refuse to forward an application to the Commission.

^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	7	1	8
Island	9	2	11
Kootenay	5	2	7
North	29	4	33
Okanagan	9	3	12
South Coast	20	2	22
Total	79	14	93

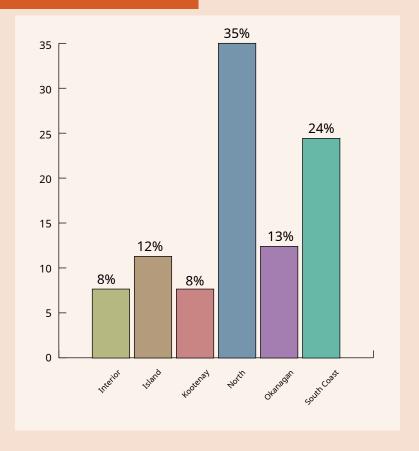
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84% of non-farm use applications decided in 2024/25 were approved.



69% of the non-farm use application approvals in the North Administrative Region were decided by the BC Energy Regulator under the ALC/BCER Delegation Agreement. See page 43 for more information on the decisions made by the BCER.

NFU DECISIONS BY REGION





SUBDIVISION APPLICATIONS

Subdivision applications made under s.21(2) of the ALC Act may be initiated by a landowner. All subdivision applications must be reviewed by a local or First Nation government* who must, by resolution of the local government or law of the First Nation government, agree to forward an application to the Commission for consideration. A local or First Nation government may elect to refuse to forward an application to the Commission.

^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

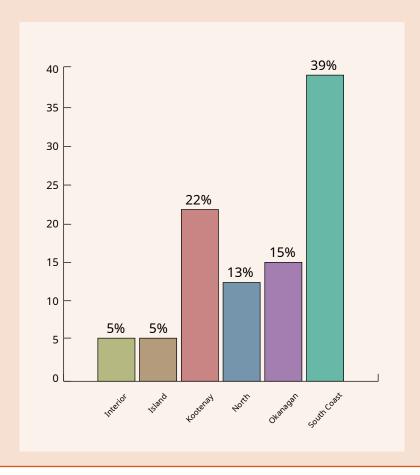
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	5	0	5
Island	4	1	5
Kootenay	5	16	21
North	6	7	13
Okanagan	11	4	15
South Coast	23	15	38
Total	54	43	97



56% of subdivision applications decided in 2024/25 were approved.

26%
OF ALL 2024/2025
APPLICATIONS

SUBDIVISION DECISIONS BY REGION





TRANSPORTATION AND UTILITY APPLICATIONS

Applications made under s.22 of the Agricultural Land Reserve General Regulation for the construction of transportation, utility and trail infrastructure in the ALR are submitted directly to the ALC, without a resolution of the local government or law of the First Nation government* or landowner consent. These applications may be made by a landowner or person with a right of entry under another enactment, provided the landowners have been notified and advised that they may submit their comments or concerns with the application directly to the Commission.

^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

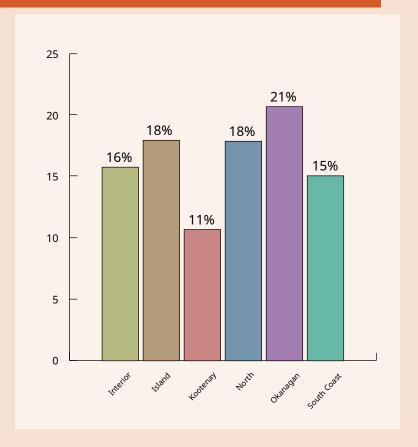
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	10	0	10
Island	11	0	11
Kootenay	6	1	7
North	10	1	11
Okanagan	13	0	13
South Coast	9	0	9
Total	59	2	61



97% of transportation and utility use applications decided in 2024/25 were approved.

17% OF ALL 2024/2025 APPLICATIONS

TRANSPORTATION, UTILITY DECISIONS BY REGION





SOIL OR FILL USE APPLICATIONS

Only in very limited circumstances, which are expressly identified in s.26 and s.35 of the ALR Use Regulation, can fill placement or removal of soil or aggregate be undertaken in the ALR without interaction with the Agricultural Land Commission (ALC).

Soil or Fill Use applications made under s.20.3(5) of the ALC Act may be initiated by a landowner. All soil or fill use applications must be reviewed by local or First Nation governments and may not proceed to the Commission unless authorized by a resolution of the local government or law of the First Nation government*. A local or First Nation government* may elect to refuse to forward an application to the Commission.

Thirty percent (30%) of all of the applications decided this fiscal were applications directed to apply following the review of a notice of intent.

See Section 8 for more information on Notices of Intent for Soil or Fill Use.

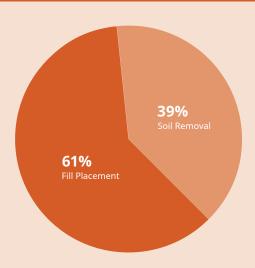
^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	2	1	3
Island	6	0	6
Kootenay	4	0	4
North	11	0	11
Okanagan	4	3	7
South Coast	10	8	18
Total	37	12	49

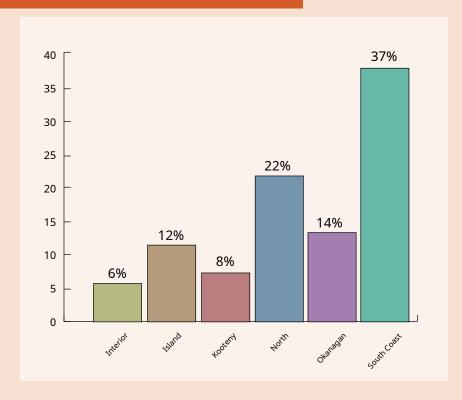


76% of soil or fill use applications decided in 2024/25 were approved.





SOIL AND FILL DECISIONS BY REGION





DELEGATED DECISIONS UNDER SECTION 26 OF THE ALC ACT

Under s.26 of the Agricultural Land Commission Act (ALC Act), the Commission may enter into delegation with a First Nation government* or an authority to exercise some or all of the Commission's power to decide use or subdivision applications. Under s.26(5) of the ALC Act, a decision made by a delegated authority had the same legal effect as a decision of the ALC.

BC ENERGY REGULATOR

Since 2004, the BC Energy Regulator (BCER), formerly known as the Oil and Gas Commission (OGC), has been delegated the power to make decisions on applications for non-farm use associated with oil and gas production facilities, such as well sites, borrow pits, access roads, pipelines, and power lines, subject to certain thresholds, within the Peace River Regional District and the Northern Rockies Regional Municipality.

The premise behind the 2004 ALC/OGC Delegation Agreement was that oil and gas facilities were temporary and would be reclaimed and returned to agricultural uses once the resource had been extracted.

While the Delegation Agreement has been amended over the years to try and strengthen the agricultural considerations, the current agreement includes a 20 ha per section threshold up to which oil and gas facilities are permitted in the ALR without application, and beyond the 20 ha per section threshold, an application to the BCER, acting on behalf of the ALC, is required. On the following page is a summary of BCER approvals for the 2024/25 fiscal year. The ALC notes that the number of oil and gas related applications approved by the BCER increased from 17 in the 2023/24 fiscal year to 20 in the 2024/25 fiscal.

THE REGIONS OF THE PROVINCE COVERED BY THE ALC/OGC DELEGATION AGREEMENT





^{*} the definition of First Nation government in the Agricultural Land Commission Act (ALC Act) is specific to settlement lands that are subject to a treaty or land claims agreement, or proposed settlement lands identified in an agreement in principle.

BC ENERGY REGULATOR (BCER) DELEGATED DECISION STATISTICS

The Delegation Agreement identifies oil and gas and ancillary activities that require a decision from the BCER under the ALC Act.

These activities, specified in Appendix I of the Delegation Agreement are as follows:

Item 2: oil and gas and ancillary activity sites where the combined total area of existing and proposed activities on the section is >20.0 hectares

Item 4: above ground electric power line not immediately adjacent to a road

Item 5: conversion or expansion of an existing oil and gas activity or ancillary activity, or a new oil and gas activity or ancillary activity that is listed in (i)-(v) (multiwell facilities, sumps, water reservoirs, produced water storage ponds, camps, borrow/ aggregate pits), for which new land is required and the total project (lease) area is >3.0 hectares

Item 6: oil and gas waste storage, treatment, and/or disposal facility that is operated by a person who is not a producer, or a conversation or expansion of such a site for which new land is required

BCER APPLICATION SUMMARY	2024/25	2023/24	2022/23	2021/22	2020/21
Applications Submitted ¹	12	15	26	19	12
Applications Approved ²	20	17	14	4	11
Total Area of Non-Farm Use Approved (ha) ²	213.4	154.1	33	3.4	37.5
Applications Triggering Item 2 of Appendix I ³	6	9	13	8	10
Applications Triggering Item 4 of Appendix I ³	1	6	8	5	-
Applications Triggering Item 5 of Appendix I ³	5	4	7	7	10
Applications Triggering Item 6 of Appendix I ³	-	-	1	-	-

¹ The number of non-farm use applications submitted to the BCER between April 1, 2024, and March 31, 2025. Of the 12 applications submitted, 5 applications have been permitted and distributed to the ALC. The remaining 7 applications are under review. Proposed disturbance area for applications under review (excluding area of proposed powerlines) is 47.608 ha.



² Includes non-farm use applications approved/distributed to the ALC, and total area of non-farm use approved/distributed between April 1, 2024, and March 31, 2025. The reported number of applications approved, and total area (ha) non-farm use approved also includes applications that were submitted prior to 2024/25.

³ The number of applications triggering individual items in Appendix I may exceed the total applications submitted because some applications trigger more than one item. All applications triggering item 4 (powerlines) have been counted 0 ha total area non-farm use approved.

The area of ALR in Northeast BC affected by each type of oil and gas activity and ancillary activity and the total area affected.

ACTIVITY	TOTAL AREA (HA) 2024/2025		TOTAL AREA (HA) 2023/2024			TOTAL AREA (HA) 2022/2023			
	CROWN	PRIVATE	TOTAL AREA (ha)	CROWN	PRIVATE	TOTAL AREA (ha)	CROWN	PRIVATE	TOTAL AREA (ha)
Pipelines	137	196	333	16	26	42	12	60	72
Wellsites, facilities	56	129	185	52	125	177	4	23	27
Roads	131	14	145	65	46	112	6	6	12
Ancillary	246	149	395	20	33	53	53	27	80
Total	570	488	1,058	154	230	384	75	116	191

After a period of permitting restrictions post Yahey v British Columbia decision (June 29, 2021), the Blueberry River First Nation (BRFN) and the Province signed an implementation agreement (January 18, 2023) lifting some of the permitting restrictions. Following a twoyear period (2022/23 and 2023/24) of reduced oil and gas activity, activity levels in 2024/25 fiscal year have returned to comparable levels documented prior to the Yahey v British Columbia decision.

The total area of ALR in Northeast BC affected by activities exempt from requiring permission for non-farm use.

ACTIVITY	TOTAL AREA (HA) 2024/2025	TOTAL AREA (HA) 2023/2024	TOTAL AREA (HA) 2022/2023	TOTAL AREA (HA) 2021/2022	TOTAL AREA (HA) 2020/2021
Pipelines	484	330	112	102	422
Wellsites, facilities	443	189	17	11	78
Roads	101	55	2	8	61
Ancillary	309	129	88	96	326
Total	1,337	703	219	217	887

Of the 3,644 sections in the Peace River Block that contain ALR land, 89 sections have more than 20 hectares of oil and gas and ancillary activities.

This measure follows Appendix I of Delegation Agreement in applying the 20 ha threshold.



DELEGATED DECISION MAKING UNDER SECTION 27 OF THE ALC ACT

Under s.27 of the Agricultural Land Commission Act (ALC Act), the Commission may, by resolution, delegate to the Chief Executive Officer (CEO) the authority to make certain application decisions, subject to the establishment of criteria.

The Commission has delegated the CEO the authority to approve certain types of use and subdivision applications in accordance with s.27 of the ALC Act. If the CEO considers that the application does not meet the purposes of s.6 of the ALC Act, does not meet the criteria specified by the Full Commission, or for any other reason does not wish to approve the application, the application must be referred to the applicable panel for a decision. An approval by the CEO is a decision of the Commission for the purposes of the ALC Act.

The CEO made a total of 90 delegated decisions in the 2024/2025 fiscal year and on average these decisions were made within 53 active business days. Applicants for temporary foreign worker housing for workers registered in a federal temporary worker program were made on average within 21 active business days.

The distribution of CEO delegated decisions by Administrative Region is as follows: South Coast (26%), Okanagan (26%), North (18%), Island (11%), Interior (10%), and Kootenay (10%).

Table. CEO Delegated Decisions

2024/25	2023/24	2022/23	2021/22	2020/21	
90	75	76	71	83	



RECONSIDERATION REQUESTS BY AFFECTED PARTY¹

ALC decisions are final and conclusive but may be reconsidered in very limited circumstances under the ALC Act, as noted below.

Under s.33 of the ALC Act, the Commission may reconsider a decision pursuant to s.33 of the ALC Act upon written request of an affected party or at the Commission's own initiative if the Commission determines that:

a. evidence not available at the time of the original decision has become available

that could not have been made available had the person affected exercised due diligence, or

b. all or part of the original decision was based on evidence that was in error or was false.

This is a discretionary authority that provides the Commission with a mechanism to revisit a decision if found to be flawed due to the consideration of incorrect information or, if substantive and compelling new information is provided that would have significantly contributed to the Commission's understanding of the facts at the time of its original deliberation. This section does not provide for the re-argument or re-weighing of the same evidence. If the panel concludes that there are no grounds for reconsideration, the ALC takes no further action on the matter.

DECION	REQUESTS SUBMITTED			REQUESTS CONSIDERED				
REGION	2024/25	2023/24	2022/23	2021/22	2024/25	2023/24	2022/23	2021/22
Interior	4	3	9	1	3	3	3	2
Island	10	7	5	6	1	1	2	5
Kootenay	8	10	6	1	1	1	1	3
North	8	7	4	7	5	2	1	7
Okanagan	13	14	6	17	1	3	5	5
South Coast	23	21	9	28	20	16	8	23
Total	66	62	39	60	31	26	20	45

The Commission received 66 requests for reconsideration in the 2024/25 fiscal and reviewed 53 during the reporting period.

Of the 53 requests reviewed only 31 decisions were reconsidered.

Of the 31 decisions reconsidered: 2 decisions were re-affirmed (original decision upheld), 9 were reversed, and 20 were varied. The majority of the varied decisions involved minor changes to approval conditions.



¹ See ALC Policy P-08 on the ALC's website for the definition of an "affected party".

RECONSIDERATIONS DIRECTED BY THE CHAIR UNDER S.33.1 OF THE ALC ACT

Pursuant to s.33.1 of the ALC Act, the Chair may direct the Executive Committee to reconsider an application decision made by a panel if the Chair finds that the application decision may not fulfill the purposes of the Commission as set out in s.6 of the ALC Act. The purpose of s.33.1 of the ALC Act is to provide the Chair with oversight to ensure consistency of decision considerations in accordance with the ALC Act.

Subsequent to a decision being released, the Chair has 60-days to review a decision and direct the Executive Committee to reconsider the application if the Chair finds the application decision may not fulfill the purposes of the ALC Act. The Executive Committee must then review the application decision and may confirm, reverse, or vary the decision.

There were no Chair directed reconsiderations in 2024/25.

CHAIR DIRECTED RECONSIDERATIONS (S.33.1 OF THE ALC ACT)

D. C.	REQUESTS							
REGION	2024/25	2023/24	2022/23	2021/22	2020/21			
Interior	0	0	0	0	0			
Island	0	0	0	0	0			
Kootenay	0	0	0	0	0			
North	0	0	0	0	0			
Okanagan	0	1	0	0	0			
South Coast	0	0	1	0	2			
Total	0	1	1	0	2			



2024/2025 NOTIFICATION AND DECISION PROCESSING TARGETS

The following performance indicators regarding the timely processing of applications were established by Ministerial Order effective April 1, 2016, to evaluate the performance of the ALC under s.12(2)(b) of the ALC Act.

PEDEGDIA NICE AND SCATOR	ACTUAL					TARGET	
PERFORMANCE INDICATOR	2024/25	2023/24	2022/23	2021/22	2020/21		
Performance Indicator 1: Percentage of Applicants notified within 5 business days of application receipt ¹ by the ALC that the Application was complete.							
	100%	98%	93%	86%	94%	100%	
Performance Indicator 2: Percent o is deficient and specifies what addit			ess days of applica	tion receipt ¹ by	the ALC that the	Application	
	99%	98%	87%	68%	91%	100%	
Performance Indicator 3: Percentag	ge of Applications	processed within	60 business days²				
	29%	23%	25%	45%	86%	90%	
Performance Indicator 4: Percentage of Applications processed within 90 business days ²							
	53%	45%	42%	75%	81%	90%	

¹ An application is not received by the ALC until the required application fee is paid.

While it can be difficult to forecast the volume and degree of complexity of applications submitted to the Commission and their impacts on processing times, the single most significant driver for decreased application processing performance starting in the 2022/23 fiscal has been high staff turnover and the resulting backlog of applications

created by position vacancies and the time required to hire and train new staff.

Starting late 2021, through to the end of the 2023/24 fiscal, staff turnover on the team responsible for processing applications was 111% (15 new hires on team of 13.5 FTEs).

Provided staffing levels remain stable, an improvement in application processing performance is expected in the upcoming fiscal.



² Application processing period commences on the date the ALC receives both the application documentation from the local government and the application fee from the applicant. The application period is paused when waiting for additional information from the applicant, for scheduled site visit or exclusion meeting, or at the request of the applicant.



Notice of Intent for Soil or Fill Use

NOTICE OF INTENT (NOI) FOR SOIL REMOVAL OR FILL PLACEMENT

Only in very limited circumstances, which are expressly identified in s.26 and s.35 of the ALR Use Regulation, can fill placement or removal of soil or aggregate be undertaken in the ALR without interaction with the Agricultural Land Commission (ALC).

A person who intends to place fill (including aggregate for building construction) or remove soil or aggregate in the ALR for any use that is not considered exempt under s.26 and s.35 of the ALR Use Regulation may not do so without a Notice of Intent or Soil or Fill Use application being approved by the Commission even when fill placement is for a designated farm use or permitted non-farm use.

A Notice of Intent (NOI) to remove soil (including mineral extraction projects) or place fill may be submitted directly to the ALC for consideration by the CEO and/or their delegate.

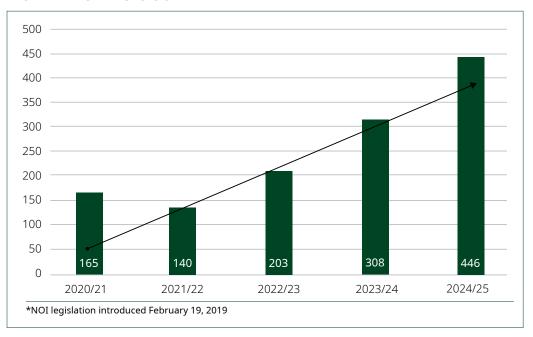
Once all of the information necessary to make a decision has been received, the ALC has 60-days to respond to an NOI. If the CEO and/or their delegate refuses to approve an NOI, applicants must submit, and the Commission must approve, a soil or fill use application before any soil removal or fill placement activities can take place. The CEO or their delegate cannot grant non-farm use approval through the NOI process.



NOTICE OF INTENT SUBMISSIONS

The number of NOIs submitted to the ALC increased 45% in the 2024/25 fiscal, increasing from 308 in 2023/24 to 446 in 2024/25.

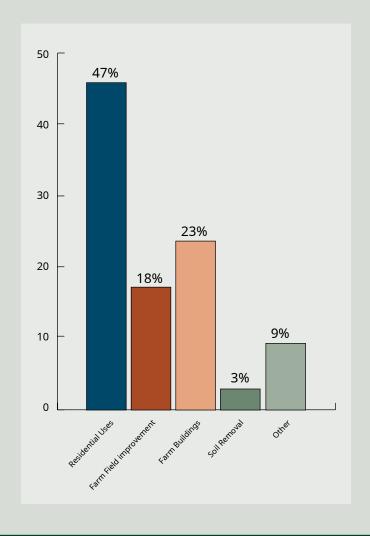
NUMBER OF NOIS SUBMITTED



This increase in part, is likely associated with the amendments to ALR Use Regulation that took effect on December 31, 2021, which permit the construction of an additional residence subject to certain conditions but still requires the ALC to authorize the removal of soil or placement of fill associated with the construction of the permitted additional residence. In addition, the release of the ALC's Necessary Farm Structure Guidelines and Accessory Structure Guidelines and consultation with local government has increased awareness of this regulatory requirement to seek authorization which in turn has contributed to an increase in the number of NOI submissions received by the ALC.

As noted in the neighbouring chart, 47% of all the NOIs submitted to the ALC are associated with residential & accessory residential structures which increased from 109 in 2023/24 to 196 in the 2024/25 fiscal.

NOI SUBMISSIONS BY CATEGORY





NOTICE OF INTENT DECISIONS

Under the Agricultural Land Commission Act, the CEO or their delegate has 60-days to respond to an NOI. With restructuring the ALC was able to add two Soil Resource Officers to the processing of NOIs in the 2024/25 fiscal, bringing the total number of staff processing NOIs up to 4. As result of this restructuring, the ALC was able to increase the number of NOI decisions it released in 2024/25 but there are still significant challenges in keeping pace with the increasing number of NOI submissions being received which is contributing to a decrease in available staff time to check on compliance with NOI conditions.

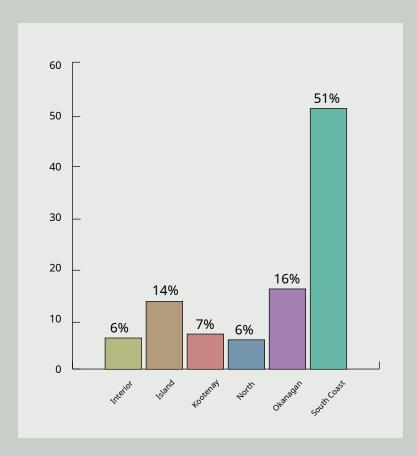
REGION	APPROVALS	REFUSALS	TOTAL DECISIONS
Interior	24	3	27
Island	46	17	63
Kootenay	22	9	31
North	23	5	28
Okanagan	60	11	71
South Coast	156	69	225
Total	331	114	445

Please note: NOIs are not considered applications under the ALC Act and are not included in the application statistics referred to elsewhere in this report.



74% of NOIs to remove soil or place fill submitted in 2024/25 were approved.

NOI DECSIONS BY REGION





POLICY AND REGIONAL PLANNING

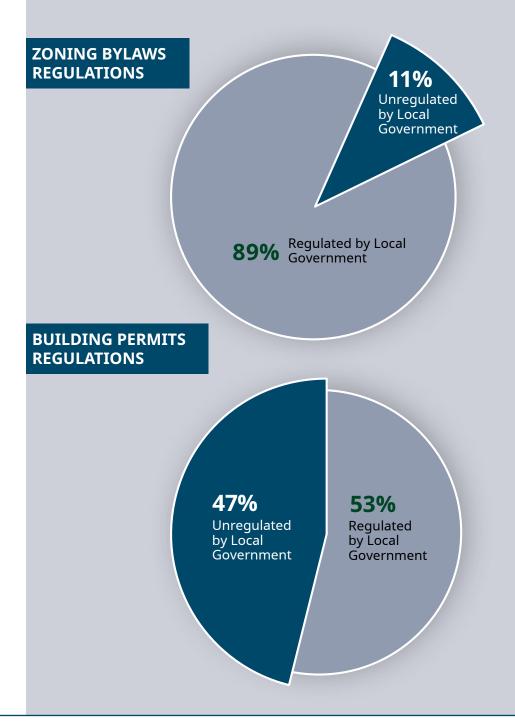
ALC Policy and Regional Planning staff work with provincial ministries and local and First Nation governments in a coordinated and cooperative manner by participating in planning processes and reviewing policies, plans, and bylaws with a goal to:

- Ensure consistency with the ALC Act, ALR regulations, and prior orders/resolutions of the Commission;
- Provide feedback and clarifications on ALR regulations, as needed;
 and.
- Identify opportunities to enable and encourage farming in the ALR.

Section 3 of the ALC Act stipulates that a minister or agent of the government must not exercise a power granted under another enactment except in accordance with the ALC Act and its regulations and s.46(2) of the ALC Act requires local and First Nation governments to ensure consistency between their bylaws/laws and the ALC Act, its regulations, and any resolutions of the Commission. Should any inconsistencies exist, the laws and bylaws are of no force or effect to the extent of the inconsistency (s.46(4) ALC Act). Notwithstanding s.46(4) ALC Act, governments should still ensure their bylaws are consistent, as inconsistencies cause confusion for the public and could encourage noncompliance with the ALC Act and its regulations.

Unregulated Areas of the ALR

In 2019, the ALC polled local governments and determined that 11% of the ALR is unregulated by local government zoning, and building construction is unregulated (no permits or inspection required) in 47% of the ALR. These figures were calculated with the assistance of local government planning and geoinformational staff. The ALC plans to undertake additional work to determine the impact of this finding on the ALR.





BYLAW REVIEW HIGHLIGHTS

Each year, local governments refer plans and bylaws that affect the ALR and land adjacent to the ALR to the ALC for review and comment and to ensure consistency with the ALC Act and its regulations as required by s.46 of the ALC Act. These include, but are not limited to, Official Community Plans, Neighbourhood Plans, Zoning Bylaws, Agricultural Area Plans, Transportation Plans, and Parks and Open Space Plans. The ALC received 33 major planning referrals this past fiscal.

The # of plans and bylaws referred to the ALC for review and comment was up this fiscal (18%), due in large part to the adoption of several new provincial housing statutes in 2023, including the Housing Supply Act, Short-Term Rental Accommodations Act, Housing Statutes (Residential Development) Amendment Act, and Housing Statutes (Transit Oriented Areas) Amendment Act and the requirement for local governments to update their bylaws to reflect these new statutes.

A continued increase in the number of major plan and bylaw referrals to the ALC is expected into next fiscal as the December 31, 2025 deadline for updating Official Community Plan (OCP) bylaws in the Provincial Housing Statutes referenced above approaches.

MAJOR BYLAW/PLAN REFERRAL TYPE	RECEIVED
Growth Strategy Plans/Amendments	1
Official Community Plans/Amendments	18
Zoning Bylaws/Amendments	11
Agricultural Plans/Strategies	-
Transportation Plans	-
Parks, Trails & Open Space Plans	1
Other Plans/Bylaws	2
Total	33

REGION	MAJOR BYLAW/PLAN REFERRAL RECEIVED
Interior	-
Island	6
Kootenay	4
North	5
Okanagan	9
South Coast	9
Total	33



POLICY AND INFORMATION BULLETINS

The ALC's policies and information bulletins provide clarification and interpretation of the ALC Act and its regulations, as well as provide guidance on courses of action consistently taken or adopted by the Commission.

All ALC policies and information bulletins are available on the ALC's Policies & Bulletins page of the website. The following is a summary of the more significant changes made to the ALC's policies and information bulletins in 2024/25:

Policy P-09 File Closure that establishes procedures for closing Provincial Agricultural Land Commission (ALC) application and Notice of Intent (NOI) files when additional information is requested, was amended this fiscal to decrease the timeline for response from applicants and help ensure the timely processing and consideration of files at:

- the intake stage from one year to 30 days for applications and from 60 days to 30 days for NOIs, and
- the review stage from one year to 90 days for applications.

Failure to provide the information requested in a timely manner can result in a file being closed following appropriate notice as set out in Policy P-09.

Policy P-14 Involvement with the ALC Application Process and Record Closure was adopted to outline opportunities when applicants, local or first nation governments, certain neighbours, owners of land and the public may become involved in an ALC application process, including how letters of comment from the public should be dealt with throughout the application process. Part of the purpose of the policy is to educate the public on where in the process they can comment, at the local government or ALC stage of the review, and to whom their comments might best be submitted.

The Policy also clarifies for the public that their submission will form part of the public record and that the Commission can place limits on the number of letters from one individual and may disallow letters that contain vulgar language, personal attacks or offensive language.

The policy also includes a provision for the Commission to set a 'record closure timeline' for a specific application after which no new correspondence will be accepted and considered by the Commission to help ensure the timely processing of applications.

Policy L-26 Non-Adhering Residential Use Applications for Housing in the ALR was updated to set out what must be removed from a residence in order for it to be considered decommissioned by the Commission.

"decommission" pursuant to Commission Resolution No. 113N/2024 requires the removal of:

- a. all kitchen facilities including cabinets, counter tops, sinks and associated plumbing;
- all kitchen appliances (including stoves, fan hoods, microwaves, hotplates, etc);
- all 220 volt electrical connections for the kitchen and/or gas piping;
- d. all laundry facilities and associated plumbing; and
- e. all bathroom fixtures including toilets, bathtub/shower facilities and associated plumbing.

The definition of "Basement" in Information Bulletin 05 — Residences in the ALR was updated to clarify that an exemption for basements from the calculation of the maximum total floor area of a principal residence is limited to a one storey basement more than 50% below grade (i.e. if a principal residence has more than one storey of basement below grade, only one of the basement storeys is exempt from the calculation of total floor area).



APPLICATION/NOI SUBMISSION SYSTEM UPDATES (ALC PORTAL)

ALC Application and Notice of Intent (NOI) portal forms were updated in the 2024/25 fiscal to reduce the number of information requests sent to applicants to clarify their proposal during the application/submission review process. For Non-Adhering Residential Use applications, questions were added specific to siting, setbacks, building/site plans, and total floor area. For Soil and Fill applications and NOIs, questions related to structures were added.

GUIDES AND GUIDELINES

Accessory Residential Use Structures in the ALR Guidelines

The ALR Use Regulation does not provide for the placement of fill for the construction of accessory residential structures and to assist the public with the design of accessory residential structures that the ALC may consider approving as part of a Notice of Intent (NOI) for the placement of fill the ALC developed Accessory Residential Use Structures in the ALR Guidelines in 2024/25 that covers:

- Fill requirements for residential structures,
- Types of accessory residential use structures the ALC CEO or their delegate may consider through an NOI submission, and
- Size, design and siting considerations the ALC CEO or their delegate will apply when considering an NOI for an accessory residential use structure in the ALR.

A copy of the Guideline is available on our website

Housing Legislation in the ALR Factsheet

The adoption of several new provincial housing statutes in 2023, including the *Housing Supply Act, Short-Term Rental Accommodations Act, Housing Statutes (Residential Development) Amendment Act, and Housing Statutes (Transit Oriented Areas) Amendment Act (the "Housing Statutes")* to increase housing supply generated a tremendous number of inquiries about what, if any impact, these Statutes had on the Agricultural Land Reserve (ALR).

While the ALR is not expressly referred to in these statutes, the Agricultural Land Commission Act (ALC Act) is not subject to the Housing Statutes and the ALC worked with staff from the Ministry of Agriculture and Food, and the Ministry of Housing to produce an information sheet that addresses the aspects of each piece of legislation as it relates to the ALR. Specifically, the information sheet clarifies that local governments cannot permit more housing in the ALR than permitted by the ALC Act and ALR Use Regulation and that where the Small Scale, Multi-Unit Housing legislation does not apply, local governments may continue to allow neither, one or both a secondary suite and or additional residence permitted under the ALC Act and ALR Use Regulation.

A copy of the Housing Legislation in the ALR Factsheet is available on our website



SECTION 9: POLICY, PLANNING AND ENGAGEMENT

PRESENTATIONS AND ENGAGEMENT

- University of Northern British Columbia
- BC Agriculture Council & BC Young Farmers
- BC Agriculture in the Classroom Foundation Summer Institute
- · City of Kamloops
- · City of Delta
- BC 4-H Food for Thought Program
- Cowichan Valley Regional District
- Regional District of Central Okanagan
- Ministry of Transportation and Infrastructure
- Summerland Agricultural Advisory Committee
- Cariboo Regional District
- Union of BC Municipalities (UBCM)
 Convention Meetings
- First Nation Leadership Gathering
- Delta Farmer's Institute
- Fraser Fort-George Regional District
- Thompson-Nicola Regional District
- Ministry of Agriculture Agri-Teams
- Association of Interior Realtors

- City of Chilliwack
- Fraser Valley Regional District
- Metro Vancouver Regional Parks Board
- Metro Vancouver Agricultural Advisory Committee
- Metro Vancouver Agricultural Planners Workshop
- · Creative BC/BC Film Commission
- Regional District of East Kootenay
- BC Appraisal Institute



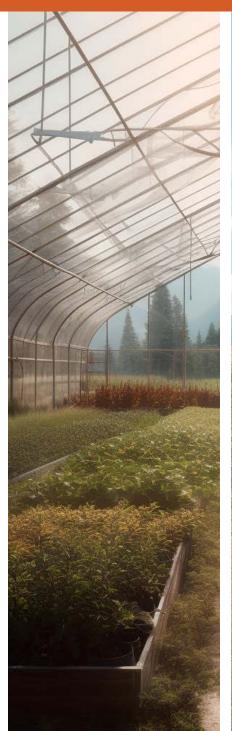




JUDICIAL REVIEW

The legislation does not provide for appeals of tribunal decisions. Instead, a party may apply for judicial review in BC Supreme Court. A judicial review is not a re-trial or a rehearing of an application. In this type of review, a sitting Supreme Court judge will review a decision that has been made by an administrative tribunal or an administrative decision maker. The judge does not focus on whether they would have made a different decision than that of the original decision maker. Instead, the judge focuses on determining whether the decision maker had the authority to make a particular decision and whether the decision maker exercised that authority reasonably and fairly.

In the 2024/25 fiscal year, there were no judgements made in the BC courts (in this case the BC Supreme Court) related to the Agricultural Land Commission decisions.









SECTION 11: STATUTORY RIGHT OF WAY NOTIFICATIONS

STATUTORY RIGHTS OF WAY NOTIFICATIONS

Effective September 30, 2020, under the ALC Act,

- anyone wishing to register a charge granting or otherwise creating a statutory right of way (SRW) as described in section 218 of the Land Title Act, fully or partially over land in the ALR, must give notice, in the prescribed form and manner, to the ALC; and
- the Registrar of Titles at the Land Title and Survey Authority (LTSA) must not register a SRW in the ALR unless the registrar is satisfied that the ALC has been notified in the form and manner required by the ALC.

Advisory: A notification of statutory right of way response from the ALC is not an authorization to conduct a use, construct works, remove soil, or place fill (including gravel) for a use other than a use prescribed by the legislation within the ALR.

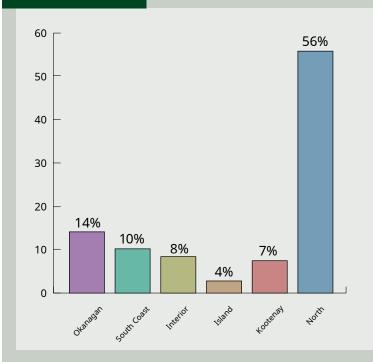
In 2024/25, the ALC received and responded to 1,111 SRW notifications which is almost a 80% increase over the number of SRWs notifications received in the 2023/24 fiscal as noted in the table below.

NUMBER OF STATUTORY RIGHTS OF WAY NOTIFICATIONS SUBMITTED IN 2024/2025

REGION	2024/25	2023/24	2022/23	2021/22
Interior	87	41	73	52
Island	49	51	84	47
Kootenay	81	74	97	96
North	619	198	244	266
Okanagan	160	169	178	184
South Coast	115	84	86	108
Total	1,111	617	762	753

Regulation requiring notification to the ALC effective September 30, 2020

SRW BY REGION



Fifty-six percent (56%) of all SRW notifications received in 2024/25 fiscal were in the North Administrative Region and 87% of the SRW notifications received in the North Administrative Region were for oil and gas activity.

Fourteen percent (14%) of all SRW notifications received in 2024/25 were in the Okanagan Administrative Region and the majority of these SRW notifications were submitted by FortisBC Inc. (38%) and BC Hydro (34%).

Thirty-three percent (33%) of all SRW notifications submitted to the ALC in the 2024/25 fiscal were from two agencies for electrical distribution: BC Hydro (253) and FortisBC Inc. (114).





SECTION 12: COMPLIANCE AND ENFORCEMENT

COMPLIANCE AND ENFORCEMENT PROGRAM

The ALC's Compliance and Enforcement (C&E) Program was brought into effect in 2007 out of concern that damage from activities not permitted in the ALR would continue to occur unless further protective measures were taken.

The C&E program's main purpose is to ensure that activities taking place within the ALR are consistent with the ALC Act and its regulations. This is achieved by using a combination of education, compliance assessment, and enforcement.

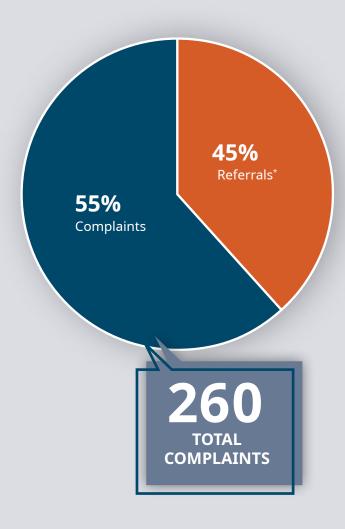
Officials designated under the ALC Act have legislated authority to enforce provisions of the ALC Act on ALR lands. This authority includes entering and inspecting land, requesting records, and issuing orders for compliance and stop work orders if uses of land contravene or are about to contravene the Act, its regulations, or orders of the Commission.

The ALC C&E Program currently consists of six officers, one intake assistant and one supervisor. Three officers and the intake assistant are based in Burnaby, 1 officer is based in Nanaimo, 1 officer is based in Prince George, and 1 officer and our C&E supervisor are based in the Okanagan Region. The officer in Prince George is an auxiliary officer covering for an officer on maternity leave.

Officer's key functions include:

- Responding to reports of alleged ALC contraventions on private or public ALR land:
- Conducting inspections;
- Seeking voluntary compliance when contraventions are found and taking enforcement actions when compliance actions prove in effective; and
- Developing and maintaining partnerships with municipalities, regional districts and other Provincial agency staff on collaborative enforcement.

COMPLAINTS AND REFERRALS 2024/2025



^{*} Agency Referrals are complaints received from local governments and other provincial and federal government agencies.

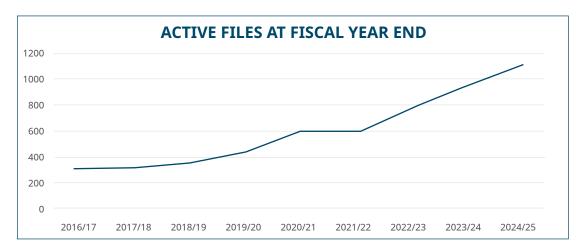


SECTION 12: COMPLIANCE AND ENFORCEMENT

COMPLIANCE & ENFORCEMENT WORKLOAD

The number of active files our 6 officers are responsible for continues to increase year over year as shown in the chart below, despite a decrease in the number of complaints and public agency referrals received this year.

This year over year increase is due in large part to limited staff resources and the increasing number of files requiring enforcement action. Based on the number of active files at the end of the fiscal, each ALC C&E officer has an average of 175 active files which is a challenging number of case files for a single officer to manage and close and is forecast to continue to increase if current staffing levels remain unchanged.



COMPLIANCE ACTIONS

An inspection of a site or activity is part of the routine process to verify compliance with the ALC Act and its regulations. These inspections are done on a priority basis and may either be planned or conducted on the spot as needed. During an inspection, a C&E Officer may find incidents of alleged non-compliance and may choose to use a compliance action to address minor or correctable violations identified during the inspection.

C&E Statistics

C&E ACTIVITY	% CHANGE FROM PREVIOUS FISCAL	2024/ 2025	2023/ 2024
Active Files at Beginning of Fiscal (April 1)1	+20%	928	776
Incoming Complaints/ Referrals	-10%	260	285
Files Closed	+5%	139	133
Active Files at End of Fiscal (March 31)	+13%	1049	928
Inspections	-13%	289	332
Compliance Actions ²	-24%	97	128
Enforcement Actions	-21% +14% +900%	27 8 9	34 7 0

¹ Number of active files at the beginning of fiscal; includes files from the previous fiscal years.



² Compliance actions include compliance notices and notices of contravention.

SECTION 12: COMPLIANCE AND ENFORCEMENT

ENFORCEMENT ACTIONS

Enforcement actions are used when a C&E Officer determines that the ALC Act and its regulations has been contravened and a formal sanction is warranted. Enforcement actions may include a stop work order, remediation order, monetary penalties (penalty orders), court order for compliance, and prosecution.

MONETARY PENALTIES

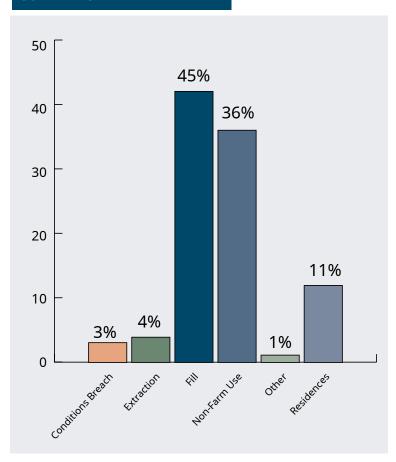
Monetary penalties (penalty orders) may be issued by the Chief Executive Officer of the ALC if they determine that a person has contravened the ALC Act and its associated regulations or orders of the Commission. Monetary penalties should not be confused with fines, which are imposed by the courts if an individual or licensee is convicted of an offence. The maximum penalty the Chief Executive Officer my levy for a single contravention is \$100,000. Penalty amounts double the penalty levied for the first contravention may be levied for subsequent contraventions.

The C&E team was focused again this past fiscal on trying to stop the unprecedented amount of illegal fill being dumped in the Fraser Valley Regional District (FVRD), working in partnership with the FVRD and several other agencies including Leq'á:mel First Nation; the Ministry of Water, Land and Resource Stewardship; the Department of Fisheries and Oceans; and, the Ministry of Transportation. These efforts resulted in a substantial increase in the number of penalty orders (monetary penalties) issued by the ALC this past fiscal.

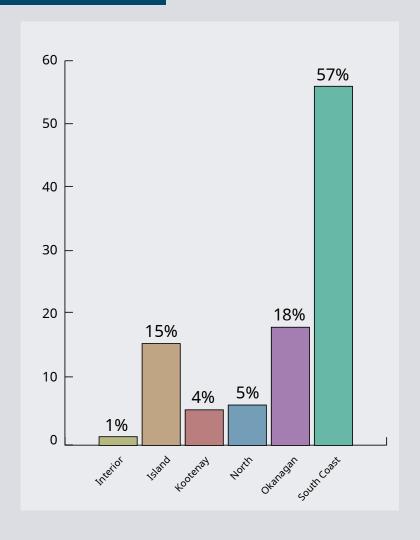
PENALTY LEVIED	NUMBER OF PENALTY ORDERS
\$100,000	2
\$80,000	1
\$70,000	1
\$60,000	1
\$50,000	1
\$40,000	1
\$10,000	1
\$2,000	1
Total = \$512,000	Total = 9

ALC C&E inspection records and orders relating to private or public organizations can be reviewed at the Natural Resource Compliance and Enforcement Database (gov.bc.ca)

C&E FILES BY TYPE



C&E FILES BY REGION





ENFORCEMENT APPEALS UNDER S.55 OF THE ALC ACT

A person who is the subject of a determination, decision, order or penalty by an ALC official under section 50, 52 and 54 of the ALC Act may appeal to the board of the Commission. The ALC Rules of Practice and Procedure for Appeals is available on the ALC's website. On an appeal, the Commission may confirm or reverse the determination, decision, order or penalty, or refer the matter back to the official with or without direction.

In 2024/25 there was one appeal received and decided during the 2024/25 fiscal. To view appeals decided by the ALC visit the ALC website at: https://www.alc.gov.bc.ca/compliance-and-enforcement-appeals/

OUTCOME OF APPEAL	# OF ORDERS UNDER APPEAL
Appeal Received	1
Appeal Withdrawn	0
Order Confirmed	1
Order Varied	0
Order Reversed	0
Total	1





SECTION 13: CUMULUTIVE ALR CHANGE

CUMULATIVE GIS ALR CHANGE - INCLUDED & EXCLUDED APRIL 1, 2012 — MARCH 31, 2025

The figures included in the table below reflect application and non-application related ALR boundary changes. All figures have been calculated using GIS data based on the final completion date for the change. Application related changes in the ALR result from the completion of conditions of approval of a decision made by the Commission, and non-application related changes result from changes made by the Provincial government via order in council, cadastre changes and other small corrections not are tracked due to their limited nature and frequency.

FISCAL YEAR	INCLUSIONS (ha)	EXCLUSIONS (ha)	NET CHANGE	CURRENT TOTAL ALR (hectares)
April 1, 2012	4,623,289			
2012/13	238	1709	-1471	4,621,818
2013/14	1296	1957	-662	4,621,156
2014/15	792	1090	-298	4,620,858
2015/16	79	4283	-4204	4,616,654
2016/17	198	943	-745	4,615,909
2017/18	223	2970	-2747	4,613,162
2018/19	65	212	-147	4,613,015
2019/20	127	238	-111	4,612,904
2020/21	103	137	-34	4,612,870
2021/22	39	383	-344	4,612,526
2022/23	18	204	-186	4,612,340
2023/24	1	252	-251	4,612,089
2024/25	129	88	41	4,612,130
Total	3,308	14,466	-11,158	

A summary of the more significant changes in the area of the ALR in the 2024/25 fiscal is available on the next page.



SECTION 13: CUMULATIVE ALR CHANGE

The biggest driver of change in the ALR this fiscal was the return of 109 ha ALR temporarily removed for construction of the Site C Dam noted under the "Non-Application Related Boundary Changes of Note" section below.

Application Related Boundary Changes of Note

Application-related changes to the ALR only take effect the year all conditions of approval are met. In the 2024/25 fiscal, conditions were completed on exclusion decisions dating as far back as 2001.

Non-Application Related Boundary Changes of Note

- In January 2025, 109 ha 'temporarily' excluded from the ALR by Order in Council for Site C Dam, were included back into the ALR.
- In January 2025, 153 ha 'temporarily' excluded from the ALR by Order in Council for Site C Dam was permanently removed for the construction of the powerhouse and substation, long-term maintenance yard, continued gravel extraction and a future Indigenous Cultural Centre.
- In December 2023, Order in Council No. 709, excluded 14.2 ha from the ALR in the City of Surrey for an operations and maintenance centre for the Surrey Langley SkyTrain project.
- In March 2023, Order in Council No. 147, excluded 66.2 ha from the ALR for Eco-waste Industries Ltd. in the City of Richmond.
- In 2022, Order in Council No. 53 temporarily excluded 101.5 ha of land from the ALR for development (gravel extraction and road) associated with the Site C Dam.
- In 2017, the ALC on its own initiative excluded 2,865 ha of land from the ALR in the Regional District of East Kootenay.
- In 2016, the Tla'amin Final Agreement Act directed the exclusion of 935.8 ha of land from the ALR.

- In 2015, Order in Council No. 148 permanently excluded 2,775 ha from the ALR and temporarily excluded an additional 941 ha of land from the ALR for the Site C Dam.
- In 2013, the ALC on its own initiative included 684 ha in the ALR and excluded 1,545 ha from the ALR in the Regional District of East Kootenay for a net change of -861 ha.

Addition to Reserves

An addition to reserve adds land to an existing reserve of a First Nation or creates a new reserve. 126.8 hectares of ALR was added to reserves this past fiscal; 82.9 hectares in the North Administration Region and 43.9 hectares in the South Coast Administration Region.

Archived ALC Cumulative Statistics Table 1974 — March 31, 2012

See report appendix for ALC cumulative inclusion and exclusion statistics by calendar year. The ALR data on this table were calculated using manual methods (i.e. Dot Matrix or electronic planimeter). The ALR maps were not digitized into GIS until April 1, 2012.





SECTION 14: FINANCIAL REPORT

2024/25 AGRICULTURAL LAND COMMISSION STATEMENT OF FINANCIAL OPERATIONS

DESCRIPTION	2024/25 ESTIMATES	OTHER AUTHORIZATIONS	TOTAL ESTIMATED	2024/25 ACTUAL	VARIANCE	2023/24 BUDGET	2023/24 ACTUAL	VARIANCE
Salaries & Benefits	4,252,000	39,889	4,291,889	4,911,060	(619,171)	4,185,000	4,521,251	(336,251)
Commission – Expenses & Fees	414,000		414,000	404,754	9,246	440,744	421,443	19,301
Staff Travel	60,000		60,000	39,530	20,470	60,000	72,876	(12,876)
Centralized Support Services	28,000		28,000	0	28,000	28,000	0	28,000
Professional Services – Legal	392,000		392,000	297,322	94,678	392,000	338,309	53,691
IT Expenses	140,000		140,000	67,755	72,245	140,000	70,266	69,734
Office Supplies & Business Expenses	69,000		69,000	49,505	19,495	69,000	50,686	18,314
Statutory Advertising & Publications	21,000		21,000	0	21,000	21,000	0	21,000
Utilities, Materials & Supplies	26,000		26,000	10,557	15,443	26,000	12,213	13,787
Vehicle Expenses	5,000		5,000	3,666	1,334	5,000	6,168	(1,168)
Amortization	41,000		41,000	5,852	35,148	41,000	5,852	35,148
Building Occupancy Charges	5,000		5,000	107,338	(102,338)	5,000	102,680	(97,680)
Government Transfers	0		0	0	0	0	0	0
Other Expenses	3,000		3,000	0	3,000	3,000	0	3,000
Recoveries (Internal & External)	(3,000)		(3,000)	(404,450)	401,450	(3,000)	(189,000)	186,000
TOTAL	5,453,000	39,889	5,492,889	5,492,889	0	5,412,744	5,412,744	0





APPENDIX

ALR INCLUDED AND EXCLUDED BY CALENDAR YEAR (DATABASE) | 1974 - MARCH 31, 2012

The ALR data on this table were calculated using manual methods (i.e. Dot Matrix or electronic planimeter). The ALR maps were not digitized into GIS until April 1, 2012.

FISCAL YEAR	INCLUSIONS	EXCLUSIONS	NET FIGURE	CURRENT ALR AREA
At Designation				4,717,519
1974	0	628	-628	4,716,891
1975	2,561	3,193	-632	4,716,259
1976	517	2,365	-1,848	4,714,411
1977	4,300	18,924	-14,624	4,699,787
1978	19,141	10,524	8,617	4,708,403
1979	3,252	9,758	-6,507	4,701,897
1980	242	6,131	-5,889	4,696,008
1981	1,275	16,474	-15,199	4,680,809
1982	3,634	6,212	-2,578	4,678,231
1983	6,233	4,228	2,005	4,680,235
1984	7,545	5,047	2,498	4,682,733
1985	19,440	9,229	10,211	4,692,944
1986	1,807	4,662	-2,855	4,690,089
1987	5,152	2,868	2,283	4,692,373
1988	6,714	1,238	5,476	4,697,848
1989	947	1,180	-233	4,697,615
1990	10,680	2,195	8,485	4,706,100
1991	768	2,075	-1,306	4,704,794
1992	3	1,081	-1,078	4,703,716
1993	5,843	823	5,020	4,708,736
1994	2,877	1,642	1,235	4,709,971
1995	1,095	1,171	-75	4,709,896
1996	1,868	1,574	294	4,710,190
1997	869	5,252	-4,383	4,705,808
1998	678	2,861	-2,184	4,703,624
1999	1,961	1,864	97	4,703,721
2000	23,204	5,797	17,407	4,721,127
2001	973	553	420	4,721,548
2002	41,792	1,530	40,262	4,761,809
2003	428	746	-318	4,761,491
2004	1,559	1,497	62	4,761,553
2005	1,670	2,241	-572	4,760,981
2006	977	531	446	4,761,428
2007	1,263	1,628	-365	4,761,063
2008	801	1,457	-655	4,760,408
2009	1,385	2,172	-787	4,759,620
2010	658	555	103	4,759,723
2011	682	632	50	4,759,773
March 31,2012	16	6	10	4,759,783



¹ All figures between 1974 and 2008 include both final decided and conditionally approved decisions.

Figures from 2009 forward include only final approved and completed conditions decisions.
 ALR area at designation is based on manual mapping method (dot Matrix or electronic planimeter 1974).

