

# Subdivision Near Agriculture

A Guide for Planners and Approving Officers in BC



**ALC** PROVINCIAL AGRICULTURAL  
LAND COMMISSION



Ministry of  
Agriculture  
and Food



# Acknowledgment

The ALC gratefully and respectfully acknowledges our work spans across the ancestral territories of 204 First Nations.

We recognize that the historic relationship between Indigenous peoples and the land continues today, and respect the diverse teachings, traditions and practices within these territories.

This document was published on the ancestral territory of the Coast Salish peoples including the territories of the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), and Səlílwətaʔ (Tseil-Waututh) Coast Salish peoples.

## Publishing Information

Published by:

Provincial Agricultural Land Commission 201- 4940 Canada Way  
Burnaby, BC V5G 4K6  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

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Document reference:

*Subdivision Near Agriculture: A Guide for Planners and Approving Officers* (2024). Agricultural Land Commission, Ministry of Agriculture and Food.

The Provincial Agricultural Land Commission has endeavored to ensure that the information provided in this publication is accurate. The Provincial Agricultural Land Commission does not assume any responsibility for any errors or omissions in this guide. Users are advised to consult the official legislation and seek legal advice where appropriate.

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# Acronyms

AO	Approving Officer
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
DPA	Development Permit Area
FPPA	Farm Practices Protection (Right To Farm) Act
LGA	Local Government Act
LTA	Land Title Act
MAF	Ministry of Agriculture and Food
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
PAO	Provincial Approving Officer
PLA	Preliminary Layout Approval
RGS	Regional Growth Strategy

# 1.0 Introduction

## 1.1 Purpose and Objectives of this Guide

The purpose of *Subdivision Near Agriculture: A Guide for Planners and Approving Officers* (The Guide) is to support Approving Officers (AOs) and local government planners in reviewing and processing applications for subdivision in lands near agriculture. The Guide is also intended for subdivision applicants such as developers, agents, and landowners who are seeking subdivision near agriculture. This is not a guide for subdivision within the Agricultural Land Reserve (ALR).

The Guide was originally published in 1996 and updated in 2024 in recognition that a) development near the Agricultural Land Reserve (ALR)

Agricultural land is defined in this Guide as: Any land that is in the ALR as well as any land where agriculture is a permitted use.

can have significant impacts on the short- and long-term viability of farming and that b) agriculture is an invaluable asset to BC's culture, economy, and land base.

Although the ALR, formed in 1973, has been instrumental in agricultural land protection and in assuring that there will be a land base for agriculture production, the ALR does not solve the problems of urban-agricultural conflicts. Agricultural producers must be assured that agriculture is the priority use in the ALR, and both urban and rural sides must develop a better understanding of what it means to live next to working agricultural operations.

Urban development in BC has fueled the need for a coordinated effort to build better relationships between urban and agricultural communities, enhance land use compatibility, and ensure that agriculture has a home for the long-term.

Consistent with the mandate of the Agricultural Land Commission (ALC) to protect agricultural land and farming for future generations, this Guide provides a tool for applying an agricultural lens on evaluating subdivisions that are near to agriculture. Agriculture lands can include ALR lands as well as any lands where agriculture is a permitted use.

Specifically, the objectives of this Guide are to:

- Provide an overview of key legislation and planning resources that inform and/or impact subdivision near agriculture (e.g. *Farm Practices Protection Act*, ALR Use Regulations respecting the dedication and registration of Right-of-Ways, and edge planning).
- Present considerations for applying an agricultural lens in evaluating subdivision proposals near agriculture, and near the ALR generally.
- Create an understanding of potential conflicts and proactive planning responses at the urban-agricultural interface.
- Help to increase consistency in subdivision near agriculture applications.
- Create better outcomes for farmers and agricultural land, which in turn benefits communities and natural ecosystems.
- Enable long-range planning that considers and values agriculture.

## 1.2 Target Audiences for the Guide

The primary target audience for the Guide are Provincial Approving Officers (PAOs), AOs and Planners working at Municipal, First Nation, Regional, or Provincial levels of government. Secondary audiences for the Guide are developers, agents, and land owners that are the proponents of subdivision applications near agriculture.

## 1.3 Considerations for Subdivision Near Agriculture

Considerations for subdivision near agriculture are offered here to provide non-prescriptive, general guidelines for evaluating subdivision proposals near agriculture from an agricultural perspective.

- Subdivision design and layout adjacent to agriculture should consider agriculture and not be unduly suggestive of future development in the ALR.
- All road and infrastructure requirements associated with subdivision and development near agriculture should be accounted for within non-ALR lands.
- Subdivision proposals should consider how potential conflicts and impacts will be reduced and compatibilities enhanced at the urban/agricultural edge starting at early stages of planning, design, and approvals.
- Local government (i.e. Regional District and Municipal) policies and bylaws including subdivision bylaws, Development Permit Areas, Official Community Plans, and Zoning Bylaws play an integral role in applying an agricultural perspective to subdividing land near the ALR.
- When in doubt, give us a shout! Consider contacting the ALC and Ministry of Agriculture and Food (MAF) with any questions during the evaluation of a subdivision application.

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Phone: 1-888-221-7141  
Email: [agriservicebc@gov.bc.ca](mailto:agriservicebc@gov.bc.ca)

## 2.0 Get Started with Subdivision Near Agriculture Applications

### 2.1 Seek Advice on Agriculture

There are many resources and information sources available to support reviewing subdivision applications near agriculture. Seeking information at an early stage may help to generate a more efficient and clear process. All AOs may not necessarily be aware of the types of impacts that a subdivision may have on agriculture or effective measures to address potential problems. Many AOs also have large coverage areas with high variability in farming types and land bases. For these reasons, it may be beneficial to establish connections with the farm community and local and provincial governments to draw on their experience and expertise.

#### The Farming Community

Agriculture organizations:

- Can provide knowledge and information on the network of local farmers institutes, commodity and industry associations, Agricultural Advisory Committees, and agriculture-related non-profit organizations.
- Can provide input on the subdivision application. AOs can use provisions in section 86(1)(a) of the *Land Title Act* to require a report on agricultural concerns related to a subdivision that may arise from this input.

Specific Farmers:

- Can provide information on any impact on agriculture that may be caused by a subdivision. This provides AOs with an understanding of issues that may impact the farm operation and input on how to alleviate any potential problems.
- Can provide formal input on the subdivision. AOs can use provisions in section 86(1)(b) of the *Land Title Act* to hear from persons who may be affected by a subdivision.

#### Local Government

Planning Departments & Engineering Departments:

- Can provide information on policies, subdivision, land use regulation, and servicing standards.
- May have local knowledge of the types of farming activities in the subdivision area.
- Can provide information on environmental considerations such as drainage and potential water resource conflicts, among others.
- Can advise if it has appointed an Agricultural Advisory Committee.

#### Ministry of Forests

Range Officers and Range Agrologists:

- Can provide information on range tenures.
- May have local knowledge on the types of agriculture activities in the subdivision area.

## Ministry of Agriculture and Food

Regional Agrologists and Land Use Planners:

- Can provide advice and expertise on issues that may affect a particular type of farming, appropriate types of fencing, vegetative screening, drainage considerations, etc.
- May act as a liaison with the farming community and individual farmers.

## Agricultural Land Commission

The ALC:

- Can provide information on the location of the ALR boundary and status of pending ALC applications.
- If a subdivision proposal has involved an application under the *Agricultural Land Commission Act* (ALC Act), check to see if the Commission has already imposed buffering, design or other conditions.

Other sources of advice may include independent experts such as professional agrologists, engineers, landscape architects or authorities such as the Ministry of Environment on issues relating to aerial spraying and creek protection.

## 2.2 Recognize Subdivision Applications Near Agriculture

There are several ways to recognize when a subdivision application is near agricultural land. If there is no evidence of farming in the area, it is still necessary to check local zoning and ALR status of nearby properties. This step is key as the presence or absence of active agriculture is not the determining factor for assessing when development impacts on agriculture should be considered. Further, land that does not currently have active agriculture, could have active agriculture in the future if it is a permitted and/or protected land use.

Primary information to help determine the proximity of a subdivision application area to agriculture can be obtained through:

- Information provided by the applicant on surrounding land uses.
- Review of ALR maps and boundaries to determine location of ALR in relation to a subdivision application (Please refer to the [ALC Agricultural Land Reserve Property and Map Finder](#)).
- Review of local government Official Community Plans and Schedule A Land Use Plans, Development Permit Area Designations, and Zoning Bylaws that provide definitions and permitted uses by zone.

Additional information that can help determine proximity of a subdivision to agricultural land:

- Field inspections to determine type of farming in order to ensure that a subdivision proposal considers how to minimize conflicts.
- Types and history of farm operations in an area.
- Information from BC Assessment records, farm status on surrounding lands.

## 2.3 Be Aware of the Farm Practices Protection Act (FPPA)

Farm practices both in the ALR and outside of the ALR are protected under the FPPA. In the ALR, FPPA provides protection from both complaints from neighbours regarding normal farm practices as well as from local government nuisance bylaws. Whereas in non-ALR land where farming is a permitted land use through local government zoning, farm practices are protected from complaints from neighbours but not from local government policies and bylaw regulation. Agriculture operations outside of the ALR must comply with local government nuisance bylaws. Applicants and AOs should be aware of not only where agriculture is a permitted and protected land use but also what local nuisance bylaws exist in order to best evaluate compatibility between the subdivision and any active or potential agriculture operation.

## 2.4 Know the Subdivision Type and Scale

Different subdivision types can have different impacts on agriculture. Variations in land uses such as residential, commercial, industrial, or institutional as well as the scale of the subdivision is key to assessing potential impacts and mitigation strategies for minimizing conflicts. Fee simple, bare land, and strata-type subdivisions can provide indications of what land uses are anticipated or planned for in the subdivision application. Understanding what type of subdivision is being proposed and what potential impacts on agriculture could arise provides a solid basis for evaluation. Include the following questions and considerations in early stages of a subdivision application process:

- Consider scale of the subdivision. Is the site appropriately sized to accommodate servicing for development (e.g. roads, power, water, sewer, storm) as well as conflict mitigation and compatibility strategies (e.g. buffers and fencing)?
- Consider types of land uses within the subdivision. What land uses are proposed within the subdivision application (e.g. residential, commercial, industrial, institutional, mixed use)? Using a case-by-case approach, what are the potential impacts on agriculture associated with the specific subdivision type? What uses should be separated from agricultural uses (e.g. schools and active parks)?
- Consider if the subdivision is near Crown land. Is the area used for grazing livestock? Is the proposal subdivision near Crown land that is used as rangeland? If so, are there any impacts to access, water, fencing and gates?
- Consider that under the ALC Act the Registrar of Titles ([Land Title Survey Authority](#)) must not accept an application to deposit a plan in the ALR that would cause subdivision of agricultural land, which includes the deposit of a road dedication plan under s.107 of the *Land Title Act*.
- Consider that, under the ALC Act and its regulations, the construction of non-farm uses, such as sewage lagoons, storm water detention ponds, water treatment plants, etc, in the ALR to support development outside of the ALR must be approved by the ALC through application.
- Consider traffic and circulation impacts of the proposed subdivision. Will farm traffic be able to move around? Will traffic from the subdivision unduly impact farming?

## 2.5 Potential Non-Agriculture/Agriculture Conflicts

Much of BC's farming industry is located close to towns and cities. Living in such close proximity can pose major challenges to agriculture and their non-agriculture neighbours as they find ways to co-exist. Even in more rural and remote areas, managing conflicts between agricultural and non-agricultural land uses should be considered proactively.

### Potential conflicts through the eyes of the non-agricultural neighbour:

- Noise from farm equipment, animals, fans, bird scaring machines, night harvesting.
- Early morning and late night activities.
- Odours.
- Chemical spray drift.
- Dust from fields.
- Emissions from burning, building ventilation.
- Farm traffic causing congestion and concerns for safety.
- Light from greenhouses.
- Lack of animal containment.
- Irrigation overspray.
- Pollution of groundwater.
- Debris on roads caused by farm vehicles.
- Visual impact of unsightly farm operations.
- Environmental concerns relating to habitat loss, including land-clearing.
- Intensive farming operations.
- Sounds and vibrations (e.g. cannons, helicopters).
- Farm product processing, industrial buildings, light, backing up sounds, farm retail activities, associated traffic.

*Image 1: Through the eyes of the non-agriculture neighbour*



### Potential conflicts through the eyes of the agriculture operator:

- Complaints about legitimate farm practices.
- Liability concerns.
- Economic instability caused by increased urbanization and changing land values.
- Trespassing by hikers, cyclists, children, hunters, dogs, cars, off-road vehicles.
- Theft of crops, vandalism to machinery, crops, fences, and irrigation equipment.
- Harassment of livestock by people and dogs.
- Damage to equipment, crops and livestock from litter.
- Crop & irrigation spraying limitations due to urban encroachment.
- Competition for water, development affecting recharge of groundwater, pollutants from subdivisions entering farm water sources.
- Flooding and/or soil erosion from urban development storm water runoff.
- Loud noises reducing animal production levels.
- Shading of crops by inappropriate buffering, lack of urban weed control and spread of noxious weeds; introduction of pests and diseases.
- Safety concerns related to slow moving farm equipment, hydro transmission lines and gas lines.
- Movement of farm vehicles restricted by physical barriers, urban road patterns & traffic.
- Street & recreational lights affecting growth patterns of crops.
- Restrictions on drainage ditch maintenance due to potential impact on fish and wildlife; damage to crops and pressure on agricultural land to serve as wildlife habitat lost to urban development.
- Increased environmental and social concerns relating to land clearing and animal welfare.
- Microclimate changes due to large surfaces reflecting heat from urban side.
- Garbage from fast food restaurants and commercial parking lots.
- Ground water and soil contamination from autobody shops.

*Image 2: Through the eyes of the farmer  
No buffer near parking lot and fast food outlets leads to conflicts e.g. garbage*



### 3.0 Framework and Resources for Subdivision Near Agriculture

There is a suite of legislation, regulation, and information resources that are relevant to subdivision near agriculture. They are summarized here with links to additional resources.

#### 3.1 Land Title Act

Section 77 of the *Land Title Act* (LTA) outlines the appointment, powers and duties of AOs. Section 86.1 of the LTA sets out what AOs may do including:

- a) At the cost of the subdivider, personally examine or have an examination and report made on the subdivision,
- b) Hear from all persons who, in the AO's opinion, are affected by the subdivision,
- c) Refuse to approve the subdivision plan if the AO considers that:
  - (x) the anticipated development of the subdivision would unreasonably interfere with farming operations on adjoining or reasonably adjacent properties, due to inadequate buffering or separation of the development from the farm, or
  - (xi) despite subparagraph (ix) [which refers to the need to ensure that a proposed subdivision does not make future subdivision of land adjacent to it impracticable], the extent or location of highways and highway allowances shown on the plan is such that it would unreasonably or unnecessarily increase access to agricultural land within the agricultural land reserve, as those terms are defined in the ALC Act, and
- d) If the AO considers that the land is, or could reasonably be expected to be, subject to flooding, erosion, land slip or avalanche, the AO may require, as a condition of consent to an application for subdivision approval, that the subdivider do either or both of the following:
  - (i) provide the AO with a report certified by a professional engineer or geoscientist experienced in geotechnical engineering that the land may be used safely for the use intended;
  - (ii) enter into one or more covenants under section 219 in respect of any of the parcels that are being created by the subdivision.

[Access the LTA](#)

#### 3.2 ALC Act

The *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, (the ALC Act), is the high-level provincial statute that sets out principles and broad rules for the protection of agricultural land in British Columbia. The ALC Act takes precedence over, but does not replace other legislation and bylaws that may apply to the land.

New and revised legislation over the past few years addresses secondary dwellings, soil

and fill uses, cannabis, and indoor vertical growing, among other topics. Please visit the ALC website, ALC Policies and Bulletins for information on specific topics. Although these changes apply only in the ALR, it is important to be aware of the updated legislation.

[Access the ALC Act](#)  
[Access ALC Policies and Bulletins](#)

### 3.3 ALR General Regulation

The *ALR General Regulation* outlines permitted subdivisions and general application processes like public hearings and fees; prescribes exclusion applicants and transportation and utility use applications; defines Commissioner residency requirements; and specifies compliance and enforcement processes.

One change that applies to and can have impact on non-agricultural subdivisions are changes to section 18 of the ALR General Regulation that no longer allows applications for road dedication in the ALR to be considered under a Transportation and Utility Use Application to the Commission. Any road taking that might be required in the ALR to support development outside of the ALR must be approved by the ALC via a Subdivision Application. As of September 30, 2020, registration of a statutory right of way under s.218 of the LTA for other uses on ALR lands will require proof of notification to the ALC and the use and or construction of non-farm works within that right of way may require authorization of the Commission.

[Access the ALR General Regulation](#)  
[Access the Bulletin on Subdivisions and Plans that Cause Subdivision](#)

### 3.4 ALR Use Regulation

The *ALR Use Regulation* specifies land uses permitted within the ALR and establishes thresholds for when an application is required for certain farm use activities such as farm product processing; farm retail sales; agri-tourism accommodation; and agri-tourism activities.

[Access the ALR Use Regulation](#)

### 3.5 Local Government Act

The *Local Government Act* (LGA) allows for the protection of farming through OCPs and DPAs (Sec. 488 (1) (c)).

[Access the LGA](#)

### 3.6 The Farm Practices Protection (Right To Farm) Act

The *Farm Practices Protection Act* (FPPA) is intended to protect farmers who follow proper and accepted farming customs and standards, to assist local governments in planning for agriculture, and to improve relations between farm and non farm neighbours. Farm practice protection involves the creation of fair and balanced processes to consider concerns about nuisances associated with farm operations. Local governments, First Nations, Ministry of Agriculture and Food (MAF) staff and industry peer advisors continue to participate in efforts to resolve concerns.

[Access the FPPA](#)

### 3.7 Strengthening Farming Program

The Strengthening Farming Program is an initiative of the MAF that is jointly implemented with the ALC. It provides guidance to local governments, First Nations and the farming community related to BC's agricultural legislation. There are two key components: farm practices protection and land use planning for agriculture.

[Access Strengthening Farming Program](#)  
[Access Subdivision Approval Near Farmlands](#)

### 3.8 Guide for Bylaw Development in Farming Areas

The *Guide for Bylaw Development in Farming Areas* offers standards for developing and amending bylaws affecting farming areas (land in the ALR, land zoned for agriculture, and land affected by a valid and subsisting aquaculture license under the *Fish and Seafood Act*). It also provides general information for handling other planning issues involving agriculture. The guide is developed and implemented by the MAF's Strengthening Farming Program in collaboration with ALC staff.

[Access Guide for Bylaw Development](#)

### 3.9 Guide to Edge Planning

*The Guide to Edge Planning: Promoting Compatibility Along Agricultural - Urban Edges* (2015), prepared by the MAF is the primary resource on edge planning for proponents, local governments, and AOs in BC. The Guide to Edge Planning provides information on strategies for 'softening' the ALR edge and creating more of a transitional zone that helps to improve compatibility of land uses. This can include buffering, sensitive urban subdivision design and programming, and management of certain farm practices to minimize nuisance without impacting farm operations.

[Access Guide to Edge Planning](#)

### 3.10 Vegetative Buffers for Intensive Agricultural Operations Guide

The purpose of this supplemental MAF Environmental Farm Plan publication is to help farmers and ranchers increase their understanding of vegetative buffers and what they mean to their operations. The guide provides a definition of vegetative buffers, highlights the importance of vegetative buffers for local farms, lists the main principles in using and establishing vegetative buffers, and provides a template for developing a Vegetative Buffer Plan for farms in British Columbia.

[Access Vegetative Buffers for Intensive Agriculture Operation Guide](#)

### 3.11 Guide for Rural Subdivision

Ministry of Transportation and Infrastructure's *Guide for Rural Subdivision* provides a tool for AOs and local governments that outlines roles and responsibilities, subdivision description, types, and fees and costs, and preparation, application and evaluation of rural subdivision applications.

[Access Guide to Rural Subdivision Approvals](#)

### 3.12 Subdivision Servicing Bylaws

Local government subdivision servicing bylaws regulate and set out the requirements for the provision of works and services that are needed as part of the subdivision of land.

[Access Subdivision Servicing Bylaws](#)

### 3.13 Develop with Care

The *Develop with Care Guide: Environmental Guidelines for Urban and Rural Land Development*, prepared by various ministries, provides a comprehensive guide to maintaining environmental values during the development of urban and rural lands that can be used in conjunction with this Guide.

[Access the Develop with Care Guide](#)

## 4.0 Evaluating Subdivision Applications

The time of subdivision offers an opportunity to consider the potential impacts that a subdivision may have on surrounding land uses and, if required, to modify the proposal to enhance compatibility. In subdivision application evaluation, AOs have two important discretionary powers provided by Section 86(1)(c) of the LTA. Section 86 of the LTA gives AOs the authority to consider and require the modification of subdivision development plans if:

1. The anticipated development of the subdivision would unreasonably interfere with farming operations on adjoining or reasonably adjacent properties, due to inadequate buffering or separation of the development from the farm (LTA – Section 86(1)(c)(x)); or
2. Despite subparagraph ix of Section 86(1)(c), the extent or location of highways and highway allowances shown on the plan is such that it would unreasonably or unnecessarily increase access to land in an agricultural land reserve (LTA – Section 86(1)(c)(xi)).

This section of the Guide provides information on how to evaluate subdivision applications from an agricultural perspective using criteria normally considered by AOs.

### 4.1 Definitions and Interpreting Key Terminology

In order for planners and AOs to evaluate subdivision near agriculture applications with an agricultural lens, it may be helpful to clarify and reflect on the intention of some wording from relevant legislation.

#### Definition of agricultural land

Agricultural land is defined for the purposes of this Guide as any land that is in the ALR as well as any land where agriculture is a permitted use (i.e. through local government bylaws).

#### Definition of Farm Operation in Farm Practices Protection Act

The [FPPA](#) definition of farm operation covers farming activities in the ALR as well as outside of the ALR. According to the FPPA, a “farm operation” means any of the following activities involved in carrying on a farm business:

- (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- (b) clearing, draining, irrigating or cultivating land;
- (c) using farm machinery, equipment, devices, materials and structures;
- (d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- (e) conducting any other agricultural activity on, in or over agricultural land;

and includes:

- (f) intensively cultivating in plantations, any

- (i) specialty wood crops, or
  - (ii) specialty fibre crops
- prescribed by the minister;
- (g) conducting turf production
- (i) outside of the agricultural land reserve, or
  - (ii) in the agricultural land reserve with the approval under the Agricultural Land Commission Act of the Provincial Agricultural Land Commission;
- (h) prescribed types of aquaculture;
- (i) raising or keeping fur bearing animals or game, within the meaning of a regulation made under the Animal Health Act, by a person licensed or permitted to do so under that Act;
- (j) [ Repealed 2014-16-107.]
- (k) processing or direct marketing by a farmer of one or both of
- (i) the products of a farm owned or operated by the farmer, and
  - (ii) within limits prescribed by the minister, products not of that farm,
- to the extent that the processing or marketing of those products is conducted on the farmer's farm;

but does not include:

- (l) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the Forest and Range Practices Act;
- (m) breeding pets or operating a kennel;
- (n) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the minister.

### **Interpretation of "Farm operation" in FPPA**

The [FPPA](#) provides a broad understanding of where farm operations may exist.

- Farm operations do not specifically relate to only lands within the ALR. While the majority of the farming operations are in the ALR, there are instances where farming, particularly ranching, is carried out on land that is not within the ALR.
- Farm operations, in terms of permitted land uses, may not necessarily be an active farm. If the land is within the ALR, it is preserved for farming for the long-term and any subdivision proposals in proximity should be viewed in this context.

## Interpretations from the Land Title Act

The [LTA](#) defines matters to be considered by AOs when considering subdivision applications (Section 86:(1)(c) x-xi)- Please see [“3.1 Land Title Act”](#) on page 8. These interpretations of key terminology are offered here to help provide clarity for AOs reviewing subdivision applications.

“Unreasonably interfere” with farming operations

- There is an obvious degree of discretion involved here. AOs may find it useful to consult the list of non-agriculture/agriculture conflicts (please see [“2.5 Potential Non-Agriculture/Agriculture Conflicts”](#) on page 6) to see if a subdivision has the potential of creating a situation that would unreasonably interfere with farming operations.

“Buffering or separation”

- This may include screening, landscaping, fencing, siting of buildings or structures and diversion of surface water runoff by ditching, retention ponds, etc. as well as lot layout and configuration. Please refer to the Ministry of Agriculture’s [Guide to Edge Planning](#) for detailed information. Please also refer to [“5.1 Buffers and Fencing”](#) on page 25 of this Guide for more information.

“Unreasonably or unnecessarily increase access”

- There is an obvious degree of discretion involved here. AOs may find it useful to consult examples in this Guide (please see [“5.0 Improving Compatibility Along the Agricultural Edge”](#) on page 25) and best practices in other jurisdictions to guide the assessment of unreasonable or unnecessary access. As a general rule, determining unreasonable or unnecessary increase of access should be more sensitive when reviewing subdivision applications near agricultural land as compared to other areas.

“Reasonably adjacent properties”

- Future development plans for roads or additional services could impact more than just the adjacent lands. For instance, run-off from a subdivision some distance from the agricultural interface may also affect downstream farms. Other potential impacts of not-immediately-adjacent-subdivisions on agriculture can include: air, water, ground pollutants; terrestrial and aquatic invasive weeds such as Japanese knotweed and parrot feather; and flooding.
- Adjacency examples 1 and 2 on the following page, illustrate how a subdivision proposal not immediately adjacent to a farm could have a serious impact on agriculture.

**Adjacency Example 1: Runoff.**

In this residential development inadequate storm drainage has caused flooding of agricultural land and allowed pollutants to enter the drainage system used for irrigation. Rapid run-off may also affect groundwater recharge areas (Figure 1).

**Adjacency Example 2: Mixed Use Development Proposal (3500 - 4500 residents).**

This proposal presents drainage issues; storm water management and water table control will have a critical impact on adjacent agricultural lands. Location of school site and palliative care facility may cause restrictions on crop spraying, animal confinement facilities, etc. This could be improved by relocating the non-farm uses or by requiring adequate buffering. This proposal also has transportation impacts; increased traffic volume will require upgrading of rural roads serving the farm community which may restrict access for farm vehicles, increase safety concerns and cause loss of agricultural land for right-of-way expansion (Figure 2).

Figure 1: Runoff from residential development impacting agriculture

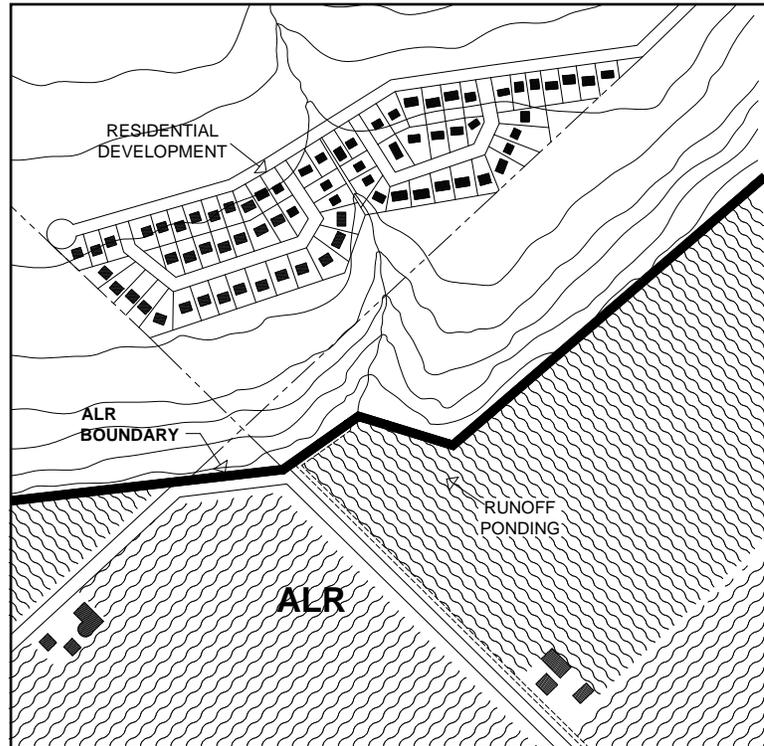
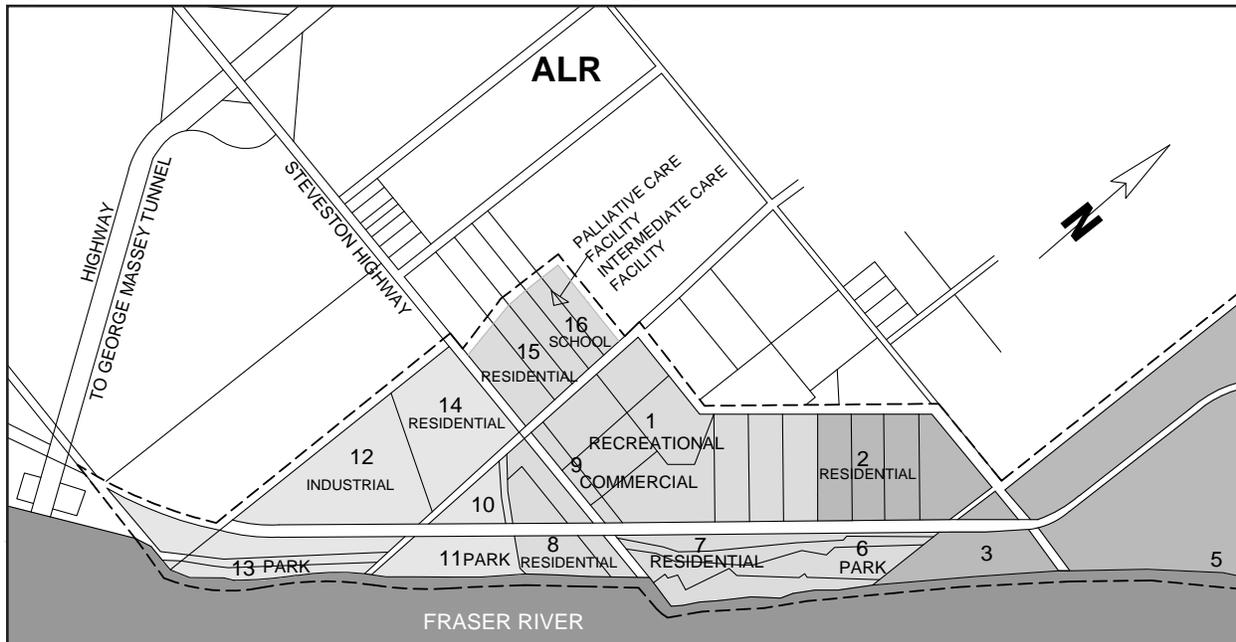


Figure 2: Impacts of multi use development on agriculture



## 4.2 Access to Lands Beyond

The provisions within the LTA (Section 75) to provide access to lands beyond has been a particular concern for agriculture. The application of this provision next to the ALR unduly increases expectations for land use change within the ALR and incorrectly implies the future urbanization of farm land. Also, road endings pointed at the ALR can invite trespass and vandalism. The LTA addresses access to land beyond with regard to agricultural land in Section 86.1(c)(xi).

Land within the ALR, whether currently farmed or not, is earmarked for agriculture for the long term. Evaluation of proposals to subdivide lands adjacent to the ALR should be considered with this in mind. Key considerations are:

- If the adjacent farm land parcel already has road access through an alternate route, no further access requirements should be necessary.
- If a subdivision plan proposes multiple road accesses directed towards the ALR, the design should be altered to provide only the necessary access.
- Half-width road dedication and/or construction along the border between the subdivision and adjacent farm land should be avoided as this implies that the farm lands will be developed in the future.
- When a subdivision is contiguous with a body of water, access requirements to water should be minimized or consolidated so that they do not interfere with farming or increase access to the ALR.
- Alternatives for providing access to proposed development lands and lands beyond should only be accommodated through non-ALR lands.

*Image 3: Access to lands beyond through agricultural lands*



### 4.3 Subdivision Layout

Subdivision layout can have a great impact on compatibility along an agricultural edge. Where there are opportunities for design control, the subdivision layout should be evaluated from the viewpoint of improving compatibility and alleviating potential land use conflicts.

*Image 4: Multifamily residential agricultural edge*

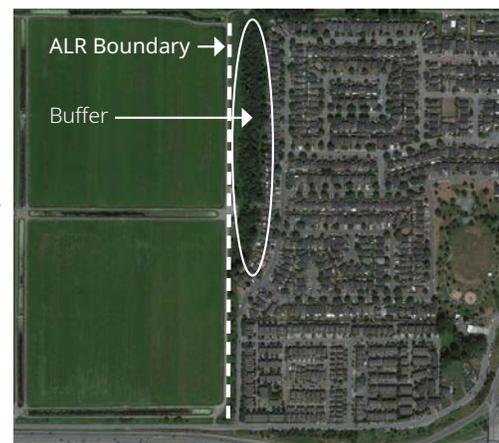


- Careful consideration of parcel size, configuration, setbacks, road patterns, drainage patterns, or the location of park and school dedications at the time of subdivision can play a significant role in ensuring harmony between non-farm use neighbours (in both urban and rural settings) and agricultural neighbours. Setbacks, structural separations, vegetative screens, fencing, ditching and berms are important practices for decreasing potential agriculture and non-agriculture conflicts. Image 4 illustrates an edge condition that has a high potential for future conflict with adjacent agriculture.
- Even though a proposed parcel size may meet the local bylaws minimum lot size, the AO must consider whether the subdivision would interfere with farm operations. If the proposed parcels adjoining a farm operation are not large enough to provide for adequate buffering, the subdivision should be reconfigured.
- If the proposed lots or a remainder can be further subdivided, careful evaluation should also be given to the impact on agricultural lands. Plans for future roads or services should be considered. Consider requiring covenants on a remainder to ensure that provisions for adequate buffering form part of the eventual development plans.

Although conventional planning assumes that multi-family housing built on the edge of the ALR has high potential for future conflict with adjoining agricultural operations, the opposite can also be true. For example, in some cases, multi-family housing near agriculture has been found to generate less complaints and can generally be more compatible with agriculture. This may be due to different values, sense of ownership, and expectations of people living in higher density communities that can be more compatible with many activities occurring in the same area. Buffering is likely still needed for optimum compatibility.

In the Image 5 subdivision, potential conflicts between urban and rural neighbours have been reduced through buffering along the edge.

*Image 5: Buffering residential-agricultural edge*



#### 4.4 Park and School Dedication

The location of active parks and schools immediately adjacent to agriculture can have implications for agriculture, and vice-versa. Active parks can include sports fields, dog parks, play grounds, tennis courts, and other public outdoor recreational uses. Schools can include pre-school, elementary, and secondary schools. In the past, schools and parks have been viewed as an adequate buffer between urban development and agriculture. However, based on lessons learned, schools and active parks do not provide an appropriate buffer for farm land. Due to the fundamental conflicts that can arise, schools and active parks should be located away from agriculture. Passive linear parks and green spaces secured in public ownership through easements or dedication to local governments, or land owned in common in bare land strata, can still be a good buffer between urban development and agriculture.

Where a subdivision includes a school or park dedication adjacent to agriculture, it is important to consider the location of schools in particular, away from the agricultural edge. For example, a school next to an orchard could invite theft or animal operations could suffer from harassment problems. From another perspective, parents may have concerns over their children's health if chemical sprays drift from the farm.

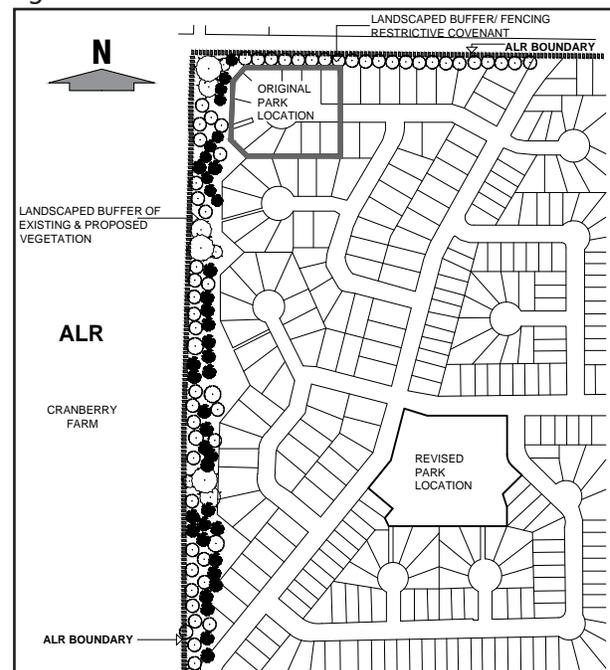
Even if the school is located away from the agricultural edge, compatibility strategies are likely still needed. These can include but are not limited to:

- Buffering and particularly fencing should be considered as a condition of approval.
- When assessing the location of school or park dedication, consider the effects of environmental regulations such as restrictions on aerial spraying within 500 metres of a school, park or playground.
- Consultation with MAF/ALC may be helpful in determining the appropriateness of a proposed park or school site within a subdivision and buffering or separation considerations.

While active parks and school play spaces can generate conflicts and complaints about normal agricultural practices, other styles of parks, including linear parks and trail areas can be a more flexible option adjacent to ALR. For example, a small dog park can connect to a linear fenced trail with a vegetative buffer that separates ALR from residential areas. In a bare land strata subdivision, the land owned in common could be used as an effective buffer if it includes appropriate levels of vegetation and fencing along the agricultural edge.

In the proposed subdivision layout in Figure 3, the active park site was relocated to the centre of the development to lessen the impact on agricultural operations to the north

Figure 3: Example of park dedication near agricultural land



and west. To enhance land use compatibility, a trail and vegetative buffer area, secured through an easement, was proposed on the western edge of the development and larger lots on the northern boundary were proposed to allow for a “no build” covenant to be used to secure separation from farming activities.

#### 4.5 Servicing Requirements

The servicing needs of a proposed subdivision, such as water, sewer, storm drainage and utilities, can impact adjacent agricultural lands.

Water and sewer lines projected towards or running alongside farm properties may serve as unwarranted indicators of future urbanization. Specific subdivision servicing considerations for AOs include:

- Are the subdivision water and sewer lines directed away from and not into the ALR? Roads and pipes directed at agricultural edges can suggest future plans to extend development into agricultural land.
- Will the subdivision further deplete a scarce water supply on which agriculture depends?
- Has potential surface and ground water contamination as well as run-off been managed within the subdivision?
- Has site drainage been properly addressed?
  - Inadequate drainage within a subdivision can cause flood, erosion or siltation damage to adjacent farm lands or affect water retention on downstream farms.
  - Rapid storm water drainage can cause flooding of low lying lands.
  - Water retention or changes in percolation can also affect groundwater levels serving as a water source for farming.
  - Consider requiring a drainage study or design prepared by a professional engineer.
  - Adjacent development that uses fill can cause run-off to lower-lying agricultural land.
- Does the subdivision require power lines? Hydro transmission lines can cause operational interference with intensive irrigation.
- Has safety been properly addressed?
  - Safety is an issue for farm equipment operating alongside transmission lines and high-pressure gas pipelines.

*Image 6: Road infrastructure suggesting future development of agricultural land*



Image 6 illustrates how road infrastructure can suggest future development of agriculture.

## 4.6 Traffic Patterns

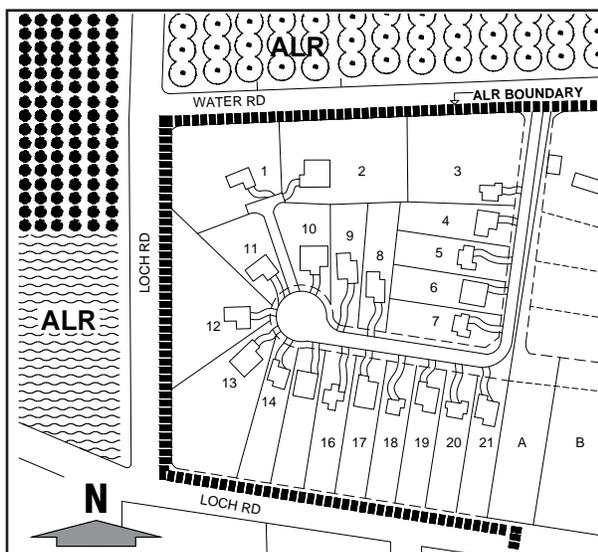
The location and type of roads within a specific subdivision and within a larger transportation network have implications for agriculture. Potential impacts include:

- Increased traffic volumes *Image 7: Farm vehicle signage* causing conflicts with slow moving farm equipment resulting in safety concerns.
- Increased traffic volume and restricted or limited access by physical barriers making it difficult and time consuming for farmers to move equipment between fields and orchards.
- Road construction that changes drainage patterns and results in increased run off, pollution, and sediment load.

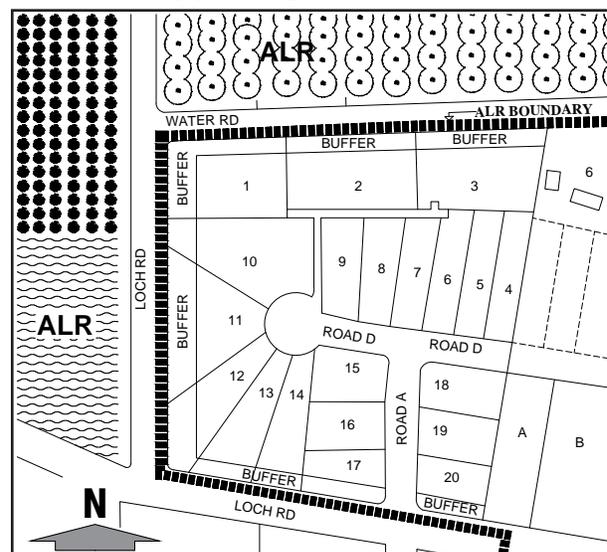


A subdivision plan (Figures 4 and 5) was redesigned so that traffic from the subdivision was directed south, away from the agricultural operation to the north. Note the buffering on the north and west boundaries and the larger lot sizes on the northern boundary (Figure 5).

*Figure 4: Subdivision with traffic directed at agricultural land*



*Figure 5: Improved subdivision with traffic directed away from agricultural land*



## 4.7 Environmental Considerations

Subdivision design considerations to protect the natural environment may also help to protect farming. Strategies such as buffer zones, grassland set asides, fallow fields, streamside protection, preventing ground water contamination, invasive weeds management and wildfire preparedness are all practices that consider the natural environment.

The [Develop with Care Guide \(2014\)](#) developed by the Province of BC, provides a comprehensive guide to maintaining environmental values during the development of urban and rural lands that can be used in conjunction with this Guide.

## 4.8 Typical Application Process for Subdivision Near Agriculture

There are two main paths for subdivision near agriculture:

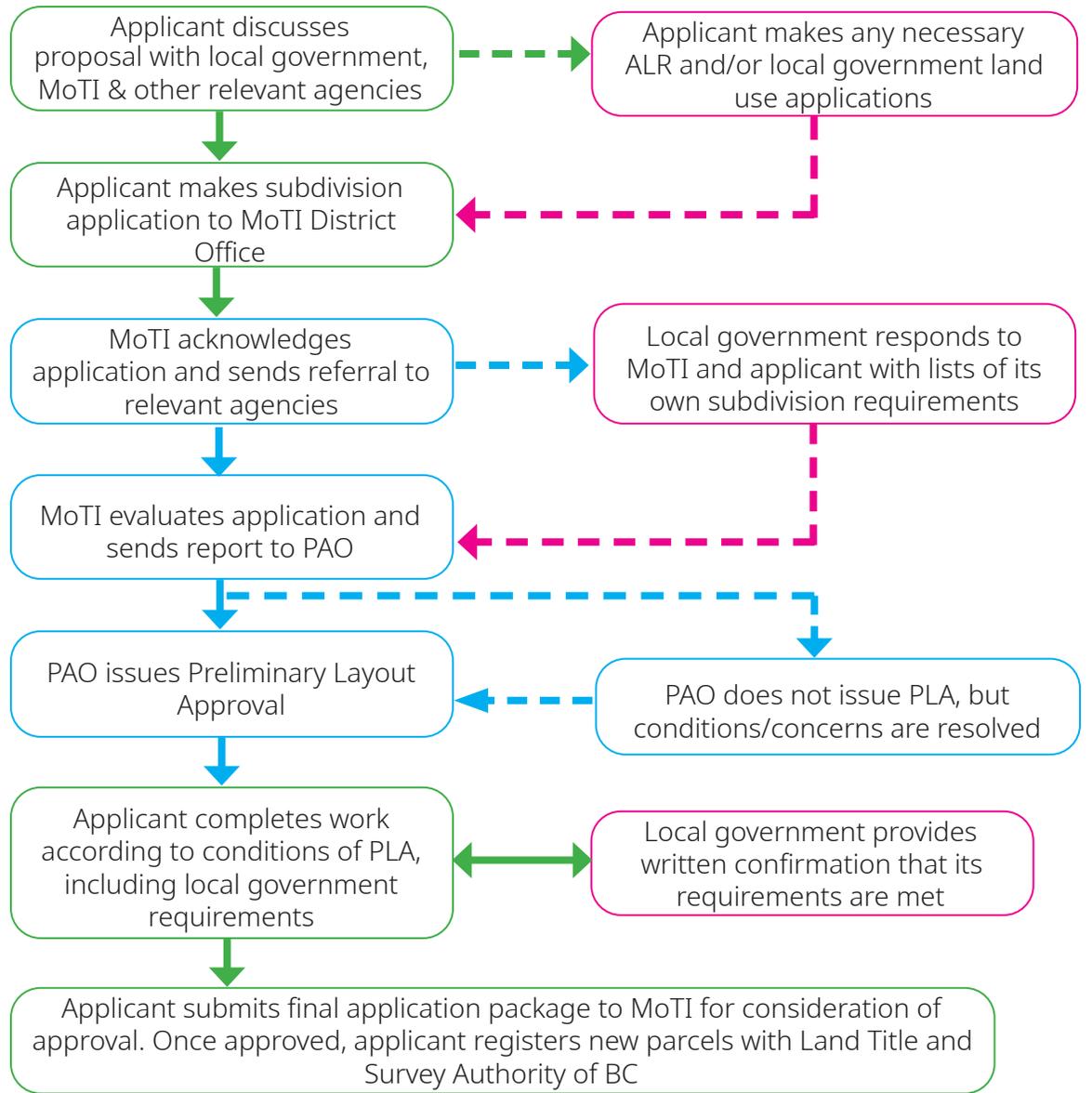
1. For lands in electoral areas in regional districts: A PAO, appointed by the BC government, approves subdivision plans in regional district electoral areas and in the Islands Trust. If you are subdividing land in a regional district, landowners and developers should contact a PAO in the provincial Ministry of Transportation and Infrastructure (MoTI) (Please see Figure 6).

[Find a MoTI district office](#)

2. For lands within a municipality: If you are subdividing land in a municipality, contact the municipal office where the proposed subdivision is located (Please see Figure 7).

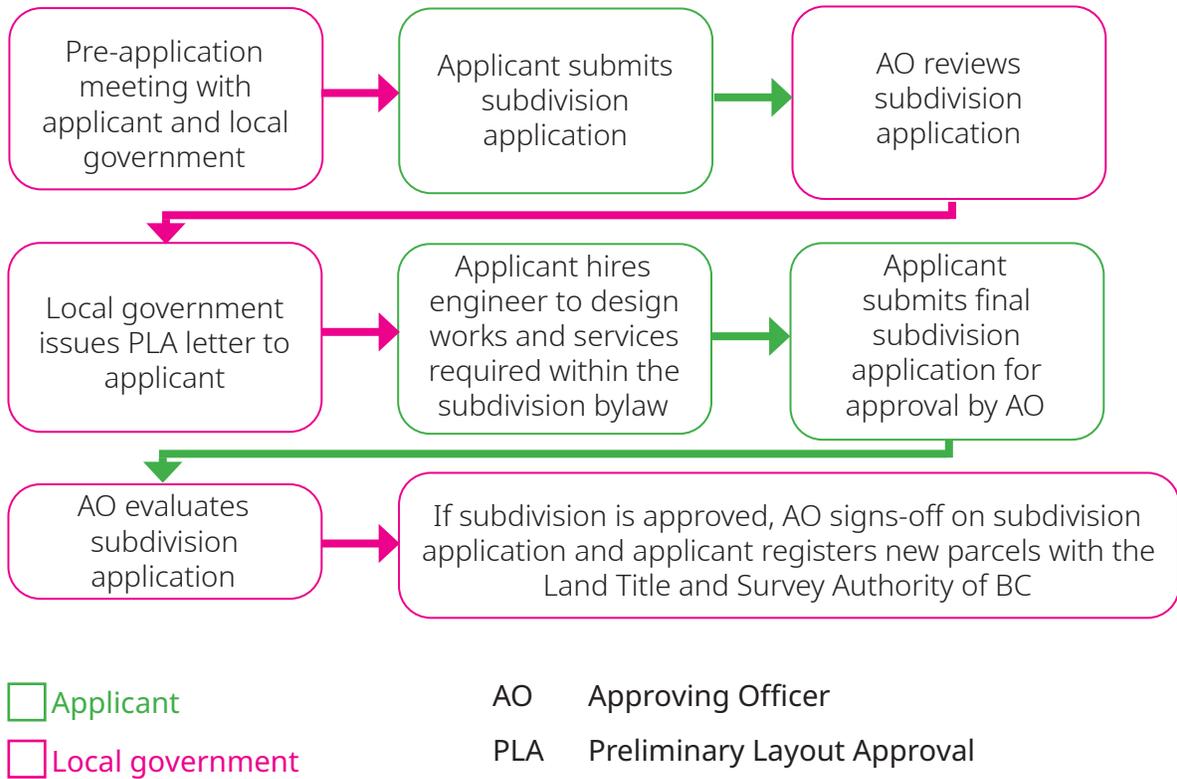
[Find a municipality \(CivicInfo BC\)](#)

Figure 6: Typical regional district subdivision near agriculture process  
 (Source: Regional District of Fraser Fort-George)



- Applicant
- MoTI and PAO
- Local government
- MoTI Ministry of Transportation and Infrastructure
- PAO Provincial Approving Officer
- PLA Preliminary Layout Approval

Figure 7: Typical municipal subdivision near agricultural process  
 (Source: City of Kelowna)



## 4.9 Evaluating Subdivision Applications with an Agricultural Lens

### Preparing for evaluating a subdivision application:

- Provide clear requirements and evaluation criteria to applicant.
- Determine if the subdivision application is near to or adjacent to ALR and if so, identify what type of farming activities are occurring, if any.

### Subdivision application evaluation considerations:

- Access to lands beyond:
  - Access to land beyond is accounted and accommodated for within the boundaries of the subdivision area.
  - Roads are designed to create access to the subdivided area, not agricultural land. This includes emergency access routes.
  - Roads within the subdivision should not terminate at the ALR-Urban edge as to minimize undue expectation that the road will one day continue into the ALR.
  - Roads consider drainage away from agricultural land.
- Subdivision design:
  - The subdivision design and layout does not negatively impact agricultural land.
  - Vegetative buffers and linear trails are used where appropriate.
  - Biodiversity is considered and integrated into buffers and other areas.
  - Mechanisms for long-term management of buffers are identified and proposed within the subdivision application (e.g. Local government easements and public ownership).
- Active park and school dedication are located away from agriculture. Consultation with the ALC, MAF, and/or local park and school administrators is advised.
- Servicing requirements are designed to have zero impact on adjacent lands (i.e. water and sewer lines, water availability, water and ground contamination, drainage and flooding, hydro lines, street lights).
- Traffic patterns and routes limit interaction between subdivision traffic and agriculture, and accommodate for slow moving farm vehicles (e.g. directing traffic away from farm roads, signage, and wide shoulders to allow passing of farm vehicles).
- Biodiversity and ecosystems are considered in the subdivision proposal, which can include stream restoration/protection, responsible use and storage of harmful materials, managing invasive species, flood and wildfire preparedness, habitat creation for fish, beneficial insects and birds, among many others.

***Please refer to “5.0 Improving Compatibility Along the Agricultural Edge” on page 25 of this guide or contact MoTI and/or ALC for more information on reviewing subdivision applications near agriculture.***

## 5.0 Improving Compatibility Along the Agricultural Edge

Once the implications of subdivision from an agricultural perspective are understood, the next step is to consider measures to alleviate potential problems. This section offers suggestions on how a subdivision design may be altered or conditions imposed to address potential agriculture to non-agriculture conflicts.

The [Guide to Edge Planning: Promoting Compatibility Along Agricultural - Urban Edges \(2015\)](#), prepared by MAF, is the primary resource on edge planning for applicants, local governments, and AOs in BC. The Guide to Edge Planning provides information on strategies for 'softening' the ALR edge and creating more of a transitional zone that helps to improve compatibility of land uses. This can include buffering, sensitive urban subdivision design and programming, and management of certain farm practices to minimize nuisance without impacting farm operations.

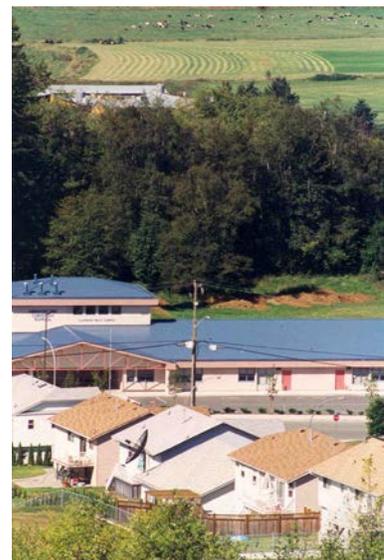
During a subdivision near agriculture evaluation process, proposals should be encouraged to demonstrate how the edge will be planned and designed to maximize compatibility and avoid conflicts with agriculture. Proponents should be encouraged to consider how to avoid potential impacts on agriculture in early stages of the application.

### 5.1 Buffers and Fencing

Buffers are one of the most effective ways to improve compatibility along the edge of agricultural lands. By providing a physical separation between agriculture and non-agriculture, potential conflicts such as trespassing, dust, and complaints around aesthetics, are limited. Additionally, buffers can provide opportunities for beneficial species habitat, wind breaks, and trails, among others. (Please see Images 8a and b).

Simple vegetative screens may be appropriate in low-impact situations. Comprehensive buffers that incorporate berming, ditching, fencing and planting to screen noise, views, dust, sprays and trespass prevention may be needed in high-impact situations. In some instances, physical features such as gullies, streams or bluffs may provide natural buffers.

*Images 8a and b: Residential/agriculture buffer examples*



Existing vegetation should also be considered as a buffer if suitable and practicable.

Fencing is necessary in order to keep livestock away from roadways or crossing property lines. Cattle guards may also be needed, especially in the case of a subdivision application being near Crown land.

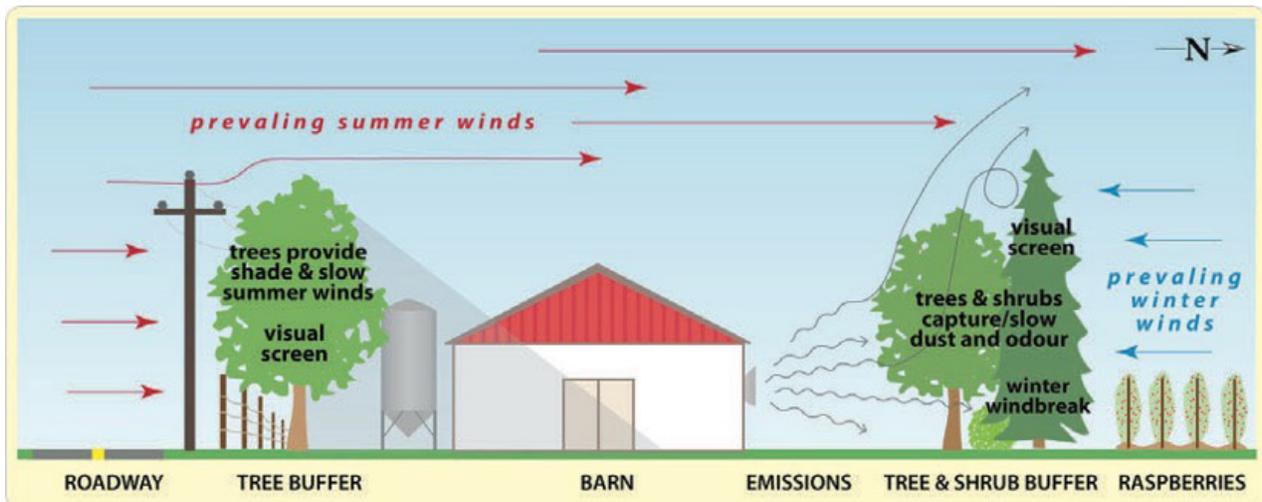
The Guide to Edge Planning discusses buffering types for various purposes, provides specifications for plant layout, spacing and support and lists acceptable plant material for use in buffer landscaping. Various fencing specifications are also provided.

When buffers are specified as a condition of subdivision approval, consideration should also be given to protection and maintenance of the buffer through a restrictive covenant. Thinning & clearing of vegetation, width of buffer, location of structures, services and uses within the restricted zone should be addressed. In circumstances where buffers will need ongoing maintenance, ensure that long term management has been considered.

Where subdivisions are proposed in open range areas, there is potential for conflict between livestock owners and adjacent land owners when no fences (or inadequate fences) separate the two. Fencing, with the onus on the non-agriculture entity, should be a condition of approval for all subdivision proposals in livestock districts. The Ministry of Agriculture and Food's [Livestock at Large in BC](#) web page has more information about livestock and pound districts, as well a map of where livestock is permitted to roam at large in BC.

Inappropriate buffers can also cause problems. For instance, large trees may shade crops. Certain shrubs may encourage birds and insects or harbour diseases which may damage crops. Consultation with adjacent agricultural land owners and MAF is important for planning and constructing buffers and fencing. Using resources such as the [Guide to Edge Planning](#) and the [Vegetative Buffers for Intensive Agricultural Operations](#) will also support quality and context specific buffers and fencing. Figure 8 illustrates a livestock barn with vegetative buffers that provide wind protection, shade for the barn, visual screens, capture of some dust and odour.

Figure 8: Example vegetative buffer objectives



Source: B.C. Ministry of Agriculture and Food. 2020. *Vegetative Buffers for Intensive Agricultural Operations in BC. Beneficial Management Practices Guide*

## 5.2 Subdivision Layout

The layout of a proposed subdivision offers many opportunities to improve compatibility between agricultural and urban or rural land uses. Parcel layout and size, setbacks, road patterns, location of sewer and water lines and other services, drainage patterns and park or school dedications can all have implications for agriculture.

It is recognized that some aspects of the subdivision layout may be beyond the scope of the AO's powers. However, it is useful to discuss all aspects so that where there is opportunity, the AO may take these items into consideration or alternatively draw specific items to the attention of various authorities during the referral process.

The following examples are layouts of subdivisions adjacent to farming areas. Each set of examples highlight potential problems for agriculture and make suggestions as to how the layouts could be improved to alleviate or reduce the problems.

### Example 1: Urban Subdivision Proposal

#### POTENTIAL PROBLEMS

- Road endings leading into the ALR.
- Multiple road endings.
- Urban lots directly abutting farm land with no fencing or buffering.
- Overall layout has a destabilizing influence on farming.

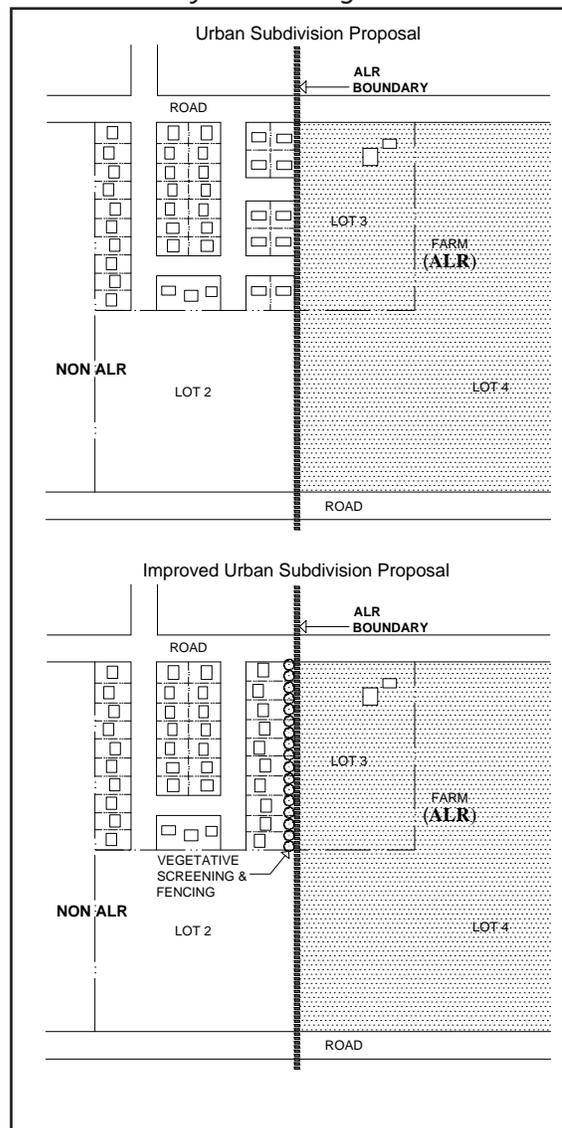
#### IMPROVEMENTS

- Elimination of multiple road endings directed into the ALR.
- Addition of a fencing & vegetative screening buffer between the subdivision and agriculture.
- Greater lot depths next to the farm operation.

#### ADDITIONAL SUGGESTIONS

- Require greater setback distances for principal buildings from the edge of agricultural land to be considered through a development permit area.

Figure 9: Unimproved and improved subdivision layout near agriculture



Example 2: Rural residential subdivision in a ranching area

POTENTIAL PROBLEMS

- Road ending directed into ranch lands.
- No buffering or fencing between the subdivision and the ranch.

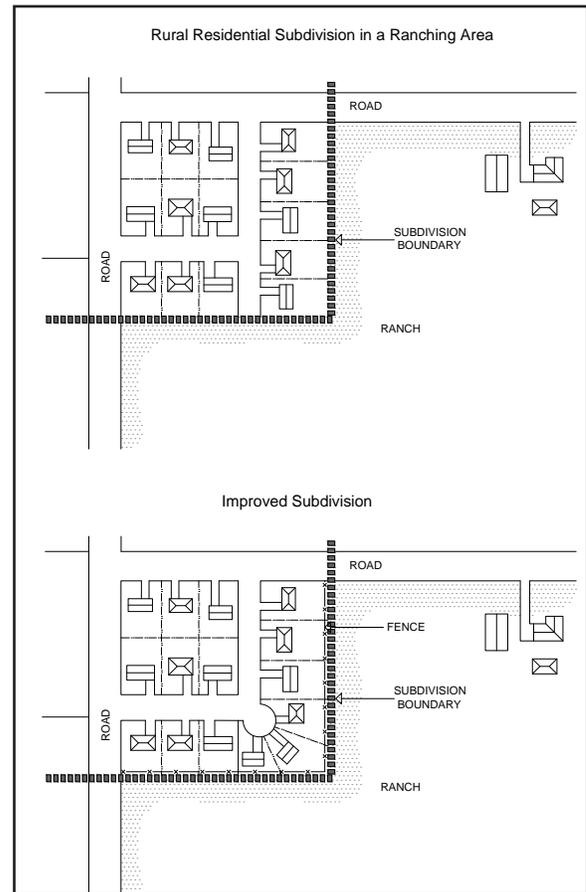
IMPROVEMENTS

- Road ending eliminated.
- Fencing added to ensure that livestock at large are kept out of the subdivision.

ADDITIONAL SUGGESTIONS

- Require greater setback distances for principal buildings from the edge of agricultural land.
- Cattle guards should be required where appropriate.
- Reduce number of lots along ranch boundary.

Figure 10: Unimproved and improved residential subdivision in a ranching area



Example 3: Subdivision involving a park dedication

POTENTIAL PROBLEMS

- Park location provides separation between the development and agriculture but may lead to conflicts such as trespass and vandalism as well as dust and spray drift.
- Half road width dedication implies future subdivision of farm land to provide additional road requirement.

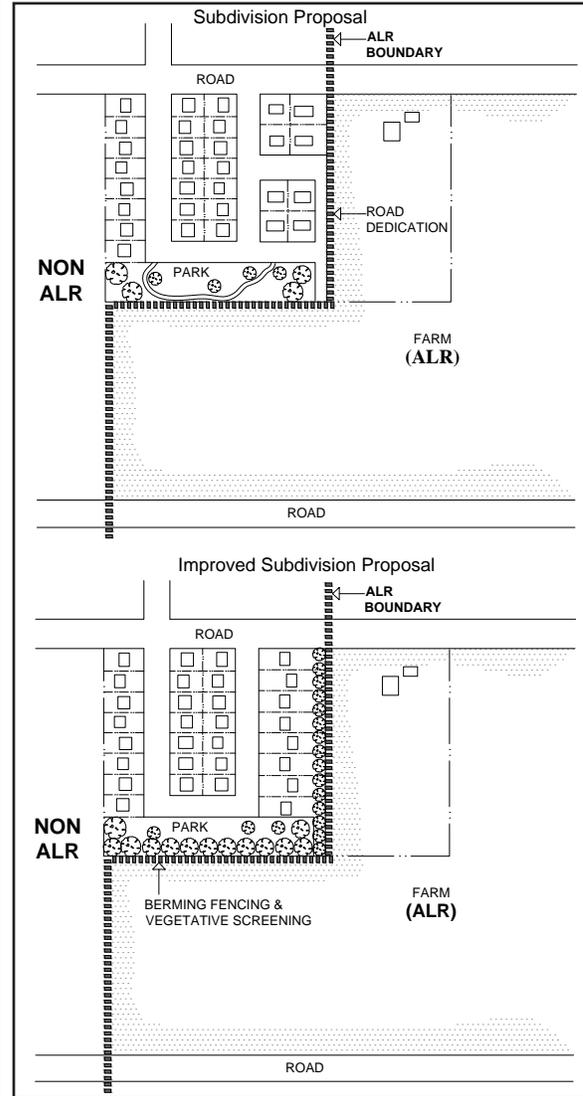
IMPROVEMENTS

- Addition of fencing, berming & landscaping between the park and the agriculture.
- Elimination of half road width dedication.

ADDITIONAL SUGGESTIONS

- Locate walkways, bikeways, etc. farthest from the agricultural edge.
- Use passive linear parks and green spaces as a buffer strategy.
- Parking areas associated with the park should have a minimum landscaped buffer and should address the potential for storm water run-off onto the farm.

Figure 11: Unimproved and improved subdivision with a park dedication



Example 4: Residential subdivision next to an orchard and market garden

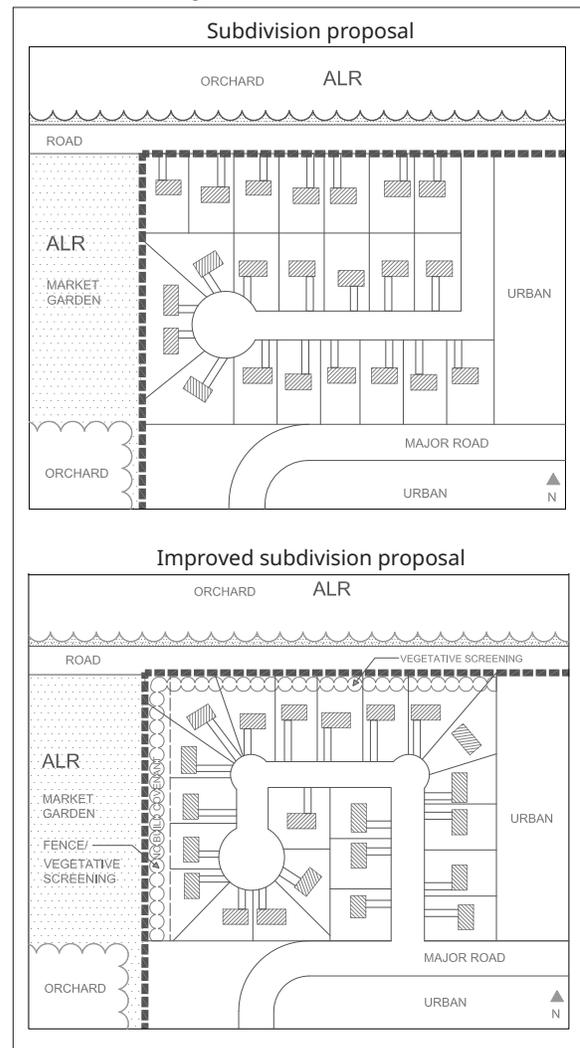
POTENTIAL PROBLEMS

- Dust.
- Unintended spray drift from chemicals.
- Irrigation overspray.
- Noise.
- Routing of subdivision traffic into farming areas.
- Subdivision run off.
- Theft of crops and vandalism.

IMPROVEMENTS

- Redesigning the road access to direct traffic away from farming areas.
- Increase lot sizes along the interface with farming to provide for greater separation.
- Provide vegetative screening and fencing buffers to protect residents from possible impacts from agriculture.

Figure 12: Unimproved and improved subdivision by an orchard



### 5.3 Covenants

When evaluating a subdivision in any location, AOs often require covenants to protect water courses or create no-build areas where natural hazards may be a problem. Covenants could also serve a similar role to protect farming.

To ensure that there is adequate buffering or separation of subdivision development from agriculture, a covenant could be imposed to require:

- No-build areas.
- Vegetative buffering.
- Fencing.
- Ditching and water detention.
- Berming.
- Retention of existing vegetation.
- Use restrictions.
- Access for maintenance.

When a covenant is being considered, it is important to discuss the covenant with the adjacent farmer(s) and perhaps MAF staff to ensure that the restrictions do not create an unworkable situation for the farmer. For instance, if requiring vegetative buffers, ensuring that the design and species selection for vegetative buffers won't overgrow to then shade crops/fields is key. The ongoing and long-term maintenance and upkeep of a covenant area is crucial to the success of mitigating potential conflicts with agriculture. Please refer to section 3.7 of the Guide to Edge Planning for specific information on designing and maintaining a buffer as well as governing them through covenants.

### 5.4 Prospectus or Disclosure Statement

Another method of helping to reduce urban/agricultural conflicts, is to ensure that potential purchasers of the subdivided land understand that they are buying land adjacent to or in a farming area and may experience normal farm practices. The prospectus or disclosure statement required by section 15(1) of the [Real Estate Development Marketing Act](#) could serve this purpose.

Another AOs may wish to suggest that a developer add a "farm notice" clause in the prospectus or disclosure statement. Alternatively, if a covenant is being required, it may be possible to add a "farm notice" clause to the covenant.

Suggested wording for such a clause could be as follows:

*Purchasers should be aware that this subdivision is located in or near an agricultural area. There are many activities associated with the business of farming and ranching that may generate noise, dust, odours or other disturbances. The Farm Practices Protection (Right To Farm) Act protects farmers right to farm provided they use normal farm practices.*

Additional wording for subdivisions located in open range areas:

*Purchasers should be aware that this subdivision is located in a Livestock District where cattle roam free of fence confinement. Land owners who do not want livestock on their land must fence them out.*

It should be noted that the prospectus/disclosure requirements only apply to subdivisions where five or more lots are being created. They would not apply to subsequent individual sales.

## 5.5 Refusal of a Subdivision Proposal

Section 86(1)(c) of the Land Title Act provides that an AO may refuse to approve a plan of subdivision for a variety of reasons. An AO has power to refuse a subdivision application if adequate buffering or separation of a proposed development from farming cannot be achieved or the location of roads would unreasonably increase access to the ALR.

## 5.6 Local Government Statutory Plans and Bylaws

Local government policies and bylaws play a key role in ensuring compatibility of land uses near agriculture. Although a large portion of ALR in rural and remote BC does not have guiding local policies that apply to the lands surrounding, a large portion of subdivision applications come from areas in or near to towns and cities. In areas where there are no local or regional guiding policies, AOs play a critical role in assessing subdivision applications near agriculture. This Guide is intended to provide support when reviewing subdivision applications near agriculture.

AOs rely on local government statutory plans and bylaws as the main framework for planning compatibility between agriculture and non-agriculture areas. Policies and bylaws at the local level can require and set guidelines around buffering, fencing, and generally considering agriculture in subdivisions near agriculture. Specifically, the following local policies and bylaws can help to support AOs evaluation of subdivision proposals:

- **Regional Growth Strategies:** RGSs provide a regional vision, policies, and actions. Municipalities within a Regional District are required to provide a Regional Context Statement in the OCP to demonstrate alignment with the RGS.
- **Official Community Plans:** OCPs provide a long-range vision for land use, among other topics, for a community. The land use plan, commonly Schedule As in OCPs, will outline the future vision for land use. This will commonly include agriculture. Food systems and agriculture are also often linked to economic development, culture, and climate change. These policies provide a back-stop for considering agriculture in subdivision applications near agriculture.
- **Development Permit Areas:** DPAs are often contained within an OCP and designate areas with unique uses or requirements that vary from the OCP related to uses such as hazardous conditions, environmental protections, and protection of farming. The City of Kelowna provides a good [example of a DP for development on lands adjacent to the ALR](#).
- **Zoning Bylaws:** Zoning Bylaws provide a map and definition of permitted uses within the zones of a community. They can permit agriculture activities in zones outside of the ALR as well as regulate, but not prohibit, those uses within the ALR.

## Appendix A: Resource List

### Regulation, Legislation and Policy

#### **Agricultural Land Commission Act**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02036\\_01](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02036_01)

#### **ALR General Regulation**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/57\\_2020](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/57_2020)

#### **ALR Use Regulation**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/30\\_2019](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/30_2019)

#### **Farm Practices Protection Act**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96131\\_01](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96131_01)

#### **Land Title Act**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96250\\_00](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96250_00)

#### **Local Government Act**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001\\_00](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_00)

#### **Real Estate Marketing Act, Section 15 Providing Disclosure Statements**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/04041\\_01#section15](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/04041_01#section15)

#### **Subdivision Servicing Bylaws**

<https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/land-use-regulation/subdivision-servicing-bylaws>

#### **Subdivisions and Plans that Cause Subdivision**

[https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/information-bulletins/ib\\_09\\_subdivision\\_and\\_plans\\_that\\_cause\\_subdivision.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/information-bulletins/ib_09_subdivision_and_plans_that_cause_subdivision.pdf)

### Guides and Tools

#### **ALC Agricultural Land Reserve Property and Map Finder**

<https://governmentofbc.maps.arcgis.com/apps/webappviewer/index.html?id=87dee902dc5e443fbff8ca7b4311b407>

#### **ALC Policies and Bulletins**

<https://www.alc.gov.bc.ca/resources/alc-policies-and-bulletins>

#### **Develop with Care: Environmental Guidelines for Urban and Rural Land Development**

<https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/best-management-practices/develop-with-care>

#### **Guide for Bylaw Development**

[https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/local-government-bylaw-standards/840000-1\\_guide\\_for\\_bylaw\\_development\\_in\\_farming\\_areas.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/local-government-bylaw-standards/840000-1_guide_for_bylaw_development_in_farming_areas.pdf)

### **Guide to Edge Planning**

[https://www.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/823100-3\\_edge\\_guide\\_2015.pdf](https://www.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/823100-3_edge_guide_2015.pdf)

### **Guide to Rural Subdivision Approvals**

[https://www2.gov.bc.ca/assets/gov/driving-and-transportation/funding-engagement-permits/subdividing-land/rural\\_subdivision\\_guide.pdf](https://www2.gov.bc.ca/assets/gov/driving-and-transportation/funding-engagement-permits/subdividing-land/rural_subdivision_guide.pdf)

### **Livestock at Large Factsheet**

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/farm-practices-protection/resolving-farm-concerns-and-complaints/livestock-at-large>

### **Vegetative Buffers for Intensive Agricultural Operations Guide**

<https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/environmental-farm-planning/vegetativebuffers.pdf>

## **Organizations and Programs**

### **The Agricultural Land Commission**

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

### **The Ministry of Agriculture and Food**

<https://www2.gov.bc.ca/gov/content/governments/organizational-structure/ministries-organizations/ministries/agriculture>

### **Find a municipality**

<https://www.civicinfo.bc.ca/municipalities>

### **Find a regional district**

<https://www.civicinfo.bc.ca/regionaldistricts>

### **Find a Ministry of Transportation and Infrastructure district office**

<https://www2.gov.bc.ca/gov/content/transportation/transportation-reports-and-reference/regional-district-contacts>

### **Strengthening Farming Program**

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming>

### **Strengthening Farming Program, Subdivision Approval Near Farming Areas**

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming/subdivision-approval-near-farming-areas>