



Agricultural Land Commission Bylaw Review Guide

A Resource for Local and First Nation Governments



2024

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1 PURPOSE OF THIS GUIDE

1.1 Background

The challenge of preserving farmland in BC grows with each passing year. Less than 5% of the province is in the Agricultural Land Reserve (“ALR”) and these lands face increasing pressure from urban development and competing resource uses. There are approximately 150+ local governments and First Nation governments in BC whose boundaries include ALR land, and these governments have an important, collaborative role to play with the Agricultural Land Commission (the “ALC” or “Commission”) to preserve agricultural land in the face of these pressures. In addition, local governments and first nation governments as defined in the ALCA (“L/FNGs”) have a legislated responsibility under the *Agricultural Land Commission Act* (“ALCA”) to ensure their land use bylaws are consistent with provincial legislation relating to ALR lands.

This guide is intended as a resource to support the bylaw development process for L/FNGs with ALR land in their jurisdiction.¹ It outlines responsibilities regarding the regulation of land uses in the ALR, provides general guidance for drafting land use bylaws that are consistent with the ALCA and explains the ALC’s bylaw review process.

The ALC recommends using this guide in conjunction with those developed by the BC Ministry of Agriculture and Food (MAF) including the [Guide for Bylaw Development in Farming Areas](#), [Subdivision Near Agriculture Guide](#), and the [Guide to Edge Planning](#).

Did you know?

While the ALCA has primacy over L/FNG bylaws, a L/FNG is often the first point of contact for landowners regarding property development enquiries.

For this reason, any land use permitted by a L/FNG bylaw may be perceived by the public as being permitted within the ALR.

This issue can be exacerbated in areas without zoning or building permits.

¹Consistent with the approach in section 46(1) of the ALCA, this guide uses the more general term “bylaw” to refer to both local government bylaws and First Nation government laws. For the purposes of this guide, the roles and requirements of local governments and First Nation governments are the same.



2 ALC AND MAF'S ROLES IN REVIEWING BYLAWS

2.1 Agricultural Land Commission

The ALC is an administrative tribunal, independent of the Provincial Government, dedicated to preserving the province's agricultural land base and encouraging farming in BC. It is the agency responsible for administering the ALCA, ALR General Regulation, and ALR Use Regulation.

Agricultural Land Commission Act (ALCA)

The ALCA sets out the legislative framework for the establishment and administration of the ALR. [Section 6 of the ALCA](#) outlines the purposes of the Commission, which are:

- to preserve the ALR
- to encourage farming of land within the ALR in collaboration with other communities of interest
- to encourage local governments to enable and accommodate farm uses on ALR land and uses compatible with agriculture in their plans, bylaws, and policies.

With respect to L/FNGs bylaws concerning land use, including bylaws that adopt a regional growth strategy, official community plan, or zoning bylaw, the ALCA sets out:

- Section 18: L/FNGs may only permit uses or structures on ALR land if it is permitted under the ALCA.
- Section 46(2): L/FNG bylaws must be consistent with the ALCA, the regulations, and orders of the Commission.
- Section 46(4): A L/FNG bylaw that is inconsistent with the ALCA, the regulations, or an order of the Commission has, to the extent of the inconsistency, no force or effect.
- Section 46(5): Without limiting subsection (4), a L/FNG bylaw is inconsistent with the ALCA if it:
 - a) allows a use of land in the ALR that is not permitted under the ALCA, or

Did you know?

The ALCA, ALR General Regulation, and ALR Use Regulation are not subject to any other enactment, except the *Interpretation Act*, the *Environment and Land Use Act*, and the *Environmental Management Act*.

b) contemplates a use of land that would impair or impede the intent of the ALCA, the regulations or an order of the Commission, whether or not that use requires the adoption of any further bylaw or law, the giving of any consent or approval, or the making of any order.

ALR General Regulation and ALR Use Regulation

The ALR Use Regulation specifies land uses that are permitted in the ALR (and some that are prohibited), while the ALR General Regulation establishes the procedures for submitting applications and notices of intent to the ALC.

ALC Policies and Information Bulletins

[ALC Policies and Information Bulletins](#) provide interpretation and clarification of the ALCA and its regulations; outline guidelines, strategies, rules or ALC positions on various issues; and provide courses of action consistently taken by the Commissioners.

ALC Commissioners and Staff

ALC Commissioners are appointed from each of the 6 administrative regions as defined in the ALCA (North, Interior, Okanagan, Kootenay, South Coast, and Island), and are appointed based on knowledge in matters relating to agriculture, land use planning, or local government or First Nation government. They are the statutory decision makers.

ALC planning staff review L/FNG bylaws and respond to enquiries. Staff can provide comments to help ensure that a bylaw is consistent with the ALCA, but staff cannot endorse any inconsistencies. Only the statutory decision makers of the Commission (the ALC Commissioners) can endorse the use of ALR for non-agricultural purposes by a resolution.

For assistance with bylaw-related enquiries, contact the ALC Regional Planner for your area. Up to date contact information is available on the ALC website.

2.2 Ministry of Agriculture and Food

Ministry of Agriculture and Food (MAF) staff review bylaws independently of the ALC bylaw review process. The ALC reviews L/FNG bylaws for consistency with the ALCA and its regulations, while MAF reviews bylaws through the lens of the *Farm Practices Protection Act* and the Minister's Bylaw Standards (section 551 of the *Local Government Act*), which are published in the [Guide for Bylaw Development in Farming Areas](#). ALC and MAF staff may consult each other on referrals prior to responding.

The ALC may refer to the following resources in referral responses:

- **MAF Guide for Bylaw Development in Farming Areas**
This guide offers standards for developing and amending bylaws affecting farming areas (including ALR land) and provides general information for handling other planning issues involving agriculture.
- **MAF Guide to Edge Planning**
This guide sets out guidelines for addressing urban/agricultural compatibility issues on both sides of the urban/agricultural edge.
- **MAF/ALC Subdivision Approval Near Farming Areas**
This guide describes best practices for approving officers when considering subdivision proposals in close proximity to farmland.

A photograph of three cows in a green field with yellow wildflowers. The cow on the left is black and white, while the other two are dark brown. They are wearing ear tags with numbers 61 and 69.

3 LOCAL GOVERNMENT AND FIRST NATION GOVERNMENT ROLES

To avoid inconsistencies between L/FNG bylaws and the ALCA, and ensure clear, consistent messaging to landowners and bylaw readers, the ALC works with L/FNGs to undertake a coordinated and cooperative bylaw review process.

3.1 *Local Government Act*

The ALCA is paramount to the *Local Government Act* (LGA). Part 14 of the LGA contains specific references to agricultural land, the ALR, and the ALC:

- Section 473(1)(b) requires local governments to include statements and map designations for the approximate location, amount, and type of present and proposed agricultural land uses in an OCP.
- Section 474(1)(c) enables local governments to include “policies... respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use” in an OCP.
- Section 475(4) requires local governments to consult with the Commission “[i]f the development of an official community plan, or the repeal or amendment of an official community plan, might affect agricultural land.”
- Section 477(3)(b) requires local governments to refer a proposed OCP that affects ALR land to the Commission for comment after first reading.
- Section 488(1)(c) enables local governments to designate development permit areas for the protection of farming, which may include requirements for screening, landscaping, fencing and siting of buildings or other structures, in order to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land.
- Section 555(2) specifies that intensive agriculture is a permitted use on ALR land, regardless of zoning bylaw regulations that may prohibit certain farm practices.

3.2 *Provincial Housing Legislation*

In 2023, the Province of BC introduced several new statutes relating to housing. The ALCA is paramount to the *Housing Supply Act*, *Short-Term Rental Accommodations Act*,

Housing Statutes (Residential Development) Amendment Act, Housing Statutes (Transit-Oriented Areas) Amendment Act, etc. There are no changes to the ALCA or its regulations as a result of these new statutes. The ALCA provides that any local government bylaws which are inconsistent with the ALCA are of no force or effect to the extent of the inconsistency. This means that L/FNGs should continue to align bylaws or laws on ALR land only with uses that are permitted by the ALCA, its regulations, or orders of the Commission. For example, an L/FNG bylaw or law should not allow up to six dwelling units (per the *Housing Statutes (Residential Development) Amendment Act*) on an ALR parcel because the ALCA does not permit it.

3.3 Local and First Nation Government's Role

Under section 46(2) of the ALCA, a L/FNGs must ensure consistency between its bylaws and the ALCA, its regulations, or any resolutions of the Commission. Should any inconsistencies exist, the bylaws are of no force or effect, to the extent of the inconsistency (section 46(4) ALCA).

Given this legislative requirement, it is the responsibility of L/FNGs to consult with the ALC early in the bylaw development or planning process by referring draft bylaws to the ALC for review. The review process will help ensure that any inconsistencies are identified and resolved to the satisfaction of both the L/FNG and the ALC prior to bylaw adoption.

The ALC recommends that L/FNGs consult with the ALC prior to first reading of the bylaw to ensure adequate time to address any potential inconsistencies. **Additionally, section 477 of the LGA requires that OCP bylaws affecting ALR land be referred to the ALC after first reading.**

3.4 What to Refer to the ALC for Review

New or amended bylaws that should be referred to the ALC for review include, but are not limited to:

- Regional Growth Strategies
- Official Community Plans
- Neighbourhood Plans
- Zoning Bylaws
- Any other bylaws or laws respecting land use

Did you know?

A L/FNG bylaw that is inconsistent with the ALCA is of no force and effect. In addition, a L/FNG could be open to legal challenge from a landowner if the landowner relies on that incorrect information.

ALC staff can assist with revisions or clarifying language to avoid this issue.

In addition to the above bylaws, other plans, documents, or proposals that may affect the ALR can be referred to the ALC for review, such as:

- Agricultural Area Plans
- Transportation Plans
- Parks, Trails, and Open Space Plans
- Policies relating to ALR lands or ALC procedures
- Development applications within or adjacent to the ALR

3.5 What to Provide with Referrals

For property-specific referrals, please include in the referral package:

- The development application or proposed bylaw and staff report.

For area-wide planning referrals, please include in the referral package:

- A cover letter outlining the purpose of the referral and rationale for any proposed non-agricultural OCP or zoning designations.
- The draft bylaw, including any maps.
- A change map, showing proposed changes between this bylaw and the previous version (if available).
- GIS shape files for the land use designation map (if available).

Referrals should be sent to ALC.Referrals@gov.bc.ca.



4 ALC BYLAW REVIEW PROCESS

L/FNG bylaw reviews are processed by ALC Regional Planners who are responsible for different geographic areas of the province.

4.1 Bylaw Review by ALC Staff

Approximate timeline: 30 - 60 days

When a L/FNG refers a draft bylaw to the ALC for review, it is first reviewed by ALC staff. ALC staff aim to identify inconsistencies between draft bylaws and the ALCA (such as non-agricultural designations of ALR land).

ALC staff will provide an email or letter (copied to MAF) with comments on the proposed bylaw, which may include suggestions for improving the draft bylaw's consistency with the ALCA, regulations, policies, or orders of the Commission. The ALC staff bylaw review process is summarized in Figure 1, below.

ALC staff lack the statutory authority to provide approval for any inconsistencies with the ALCA. Land use designations that are inconsistent with the ALCA must be reviewed and approved by ALC Commissioners by resolution through the formal application or endorsement process. Comments from ALC staff are not a resolution or endorsement of the Commission.

Should a L/FNG wish to seek Commission approval of proposed bylaw inconsistencies, the referral may be elevated to the Commission review process, outlined in Section 4.2.

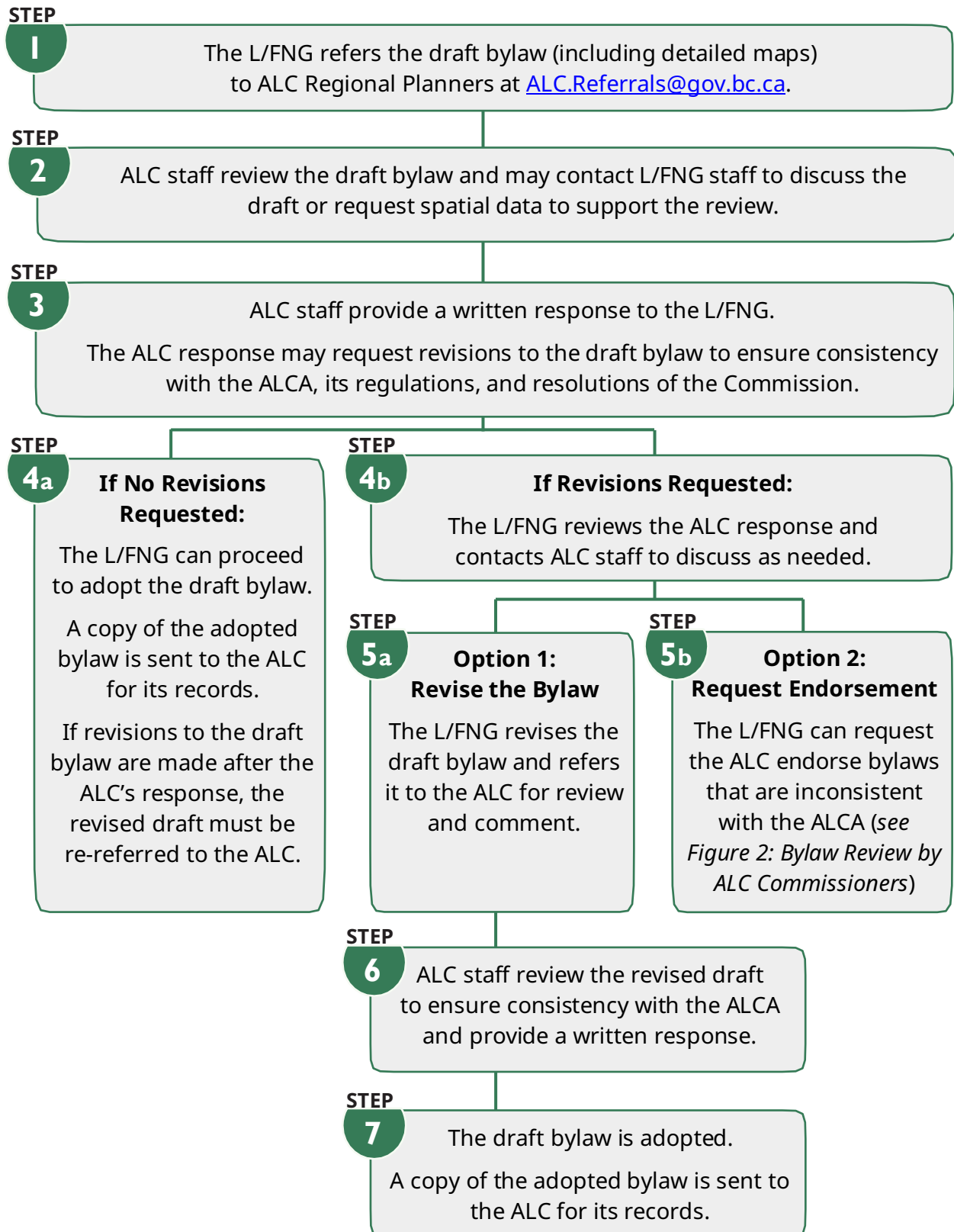
Please Note:

Lack of an ALC response to a bylaw referral does not imply ALC support.

Please follow up with ALC staff if you have not received a response to your referral by the requested response date.

Figure 1: Bylaw Review by ALC Staff

This process is applicable to draft bylaws that do not propose to re-designate ALR land for non-agricultural uses.



4.2 Requesting ALC Endorsement for Bylaws that are Inconsistent with the ALCA

Approximate timeline: a minimum of 90 days.

This step typically follows the initial review by ALC staff, who identify the need for Executive Committee review.

If a draft bylaw proposes to designate ALR land for non-agricultural uses (Residential, Industrial, Commercial, etc.) or to support the exclusion or non-farm use of ALR land, then the bylaw review must be elevated to the Commission's Executive Committee. Support for these bylaws can only be achieved via a resolution of the Executive Committee.

This process is more complex, can involve multiple meetings between the Executive Committee and L/FNG staff or elected officials, and may also include site visits to affected properties.

The Executive Committee must review and consider bylaw referrals in the context of their mandate set out in s. 6 of the ALCA. A resolution of the Commission may endorse or refuse to endorse specific bylaw provisions if they are determined to be inconsistent with the ALCA. Resolutions of the Executive Committee are communicated via a letter outlining the Commission's reasons for the decision.

An endorsement indicates the Commission's support in principle but does not necessarily fetter or bind the Commission in its future decisions. Endorsement of a bylaw can streamline decision-making on future ALC applications that are consistent with the endorsement, but does not grant immediate approval to carry out any non-agricultural development in the endorsed area. A future ALC application is still required for the Commission to consider the details of a proposal on a specific property(ies) and determine whether it is consistent with the Commission's endorsement.

Figure 2: Bylaw Review by ALC Commissioners

This process is applicable to draft L/FNG bylaws that propose the redesignation of ALR land for non-agricultural uses or that propose supporting future exclusion or non-farm use applications.

STEPS

1-5

Steps 1-5b are the same as in Figure 1:

- The L/FNG refers the draft bylaw to the ALC.
- ALC staff provide comments identifying that portions of the bylaw are inconsistent with the ALCA and request changes.
- The L/FNG requests ALC endorsement for the bylaw instead of making the requested changes.

STEP

6

ALC staff prepare a staff report

The ALC staff report may include a summary of historical ALC decisions on applications and historical draft bylaws, analysis, and maps.

STEP

7

Preliminary Executive Committee Review

The Executive Committee conducts a preliminary review of the draft bylaw, any supporting documentation, and the ALC staff report. Additional information may be requested from the L/FNG.

STEP

8

The Executive Committee may request a site visit and/or meeting with the L/FNG.

Meetings with L/FNGs can be conducted in person or virtually.

STEP

9

Subsequent Executive Committee Review

The Executive Committee concludes its review, makes a decision, and passes a resolution. The reasons for decision are released, in writing, to the L/FNG thereafter.

5 GUIDELINES FOR BYLAWS IN THE ALR

This section provides guidance for developing bylaws that affect ALR land and discusses what ALC staff look for when reviewing a bylaw. MAF has additional resources on developing bylaws that affect agricultural areas, which should be used in conjunction with this guide (see [Section 7: References](#)).

To ensure consistency with the ALCA and the LGA, bylaws affecting the ALR should include goals, objectives, and policies for agriculture that are supportive of farming and compatible uses.

Bylaws affecting land **within the ALR** should, at a minimum, include:

- A general statement which recognizes the jurisdiction of the ALCA and ALR regulations for ALR lands within the bylaw area.
- A map showing the ALR boundaries (current as of the date of bylaw adoption).
- A single “Agriculture” designation or zone for all ALR lands that permits a broad range of agricultural uses with an agriculturally appropriate minimum lot size. For jurisdictions with large amounts of ALR lands or where lands within the ALR vary in character and agricultural activity, a limited range of agricultural designations may be appropriate, provided that they permit a broad range of agricultural uses and appropriate parcel sizes.
- Policies for limiting the size and siting of residences on farm parcels (for example, maximum setbacks or farm home plates).
- For examples, see [Appendix A: Sample Bylaw Language](#).

Bylaws affecting land **adjacent to the ALR** should, at a minimum, include:

- Policies that ensure new urban development adjacent to ALR land provides for appropriate setbacks and buffering on the urban side as per MAF’s [Guide to Edge Planning](#) and [Subdivision Near Agriculture](#) guide.
- Bylaws affecting land adjacent to the ALR should, at a minimum, include:
 - Policies supportive of adjacent or nearby agricultural activities in the ALR.
 - Policies that protect farming activities along the ALR boundary.
- For more information and sample wording on bylaws affecting land adjacent to

the ALR, please refer to the MAF [Guide to Edge Planning](#).

Land Use Designations affecting ALR Land

ALR lands should be denoted on land use maps and be given a designation that signals that agriculture is the priority use (typically an 'Agriculture' designation or zone). Occasionally, where the ALCA, its regulations, or a resolution of the Commission permits a non-agricultural use, a different designation may be appropriate for the specific property(ies).

Urban containment boundaries

Urban containment boundaries (UCB) or similar concepts delineating areas for urban growth or servicing within a bylaw should not encompass or encroach on ALR lands unless approved by resolution of the Commission. ALR lands within an unendorsed UCB may incorrectly signal to a landowner or prospective purchasers that ALR land is available for urban uses.

Regulating Farm Uses in the ALR

L/FNG bylaws must permit the widest possible range of farm uses, including those identified in [Part 2 of the ALR Use Regulation](#) as uses that may not be prohibited. L/FNGs may regulate farm uses (e.g. by establishing building setbacks or maximum building sizes); however, a L/FNG may not outright prohibit farm uses or regulate farm uses to the point of prohibition (unless by way of a Minister's Bylaw).

Regulating Permitted Non-Farm Uses in the ALR

[Part 3 of the ALR Use Regulation](#) outlines permitted non-farm uses in the ALR, including thresholds and criteria that must be met in order to carry them out.

Division 1 sets out permitted non-farm uses that may not be prohibited by L/FNGs. However, a L/FNG may regulate these uses.

Division 2 sets out permitted non-farm uses that may be prohibited by L/FNGs.

Regulating Residential Uses in the ALR

[Part 4 of the ALR Use Regulation](#) outlines permitted residential uses in the ALR, including residences, agri-tourism accommodations, and tourist accommodations (non agri-tourism).

Regulating Approved Non-Farm Uses in the ALR

When bylaw amendments are required to facilitate an approved ALC application or a use that is 'grandfathered' under section 23(2) of the ALCA, the ALC's preference is that a site-specific text amendment be used to reflect only the specific location and use approved by the Commission.

A Comprehensive Development (CD) zone may also be used to facilitate an approved non-farm use, though proposed CD zones should be based on an existing Agricultural zone, with limited additional provisions to accommodate the approved use. CD zones must be referred to the ALC for review and comment prior to adoption to ensure they are consistent with the ALC decision.

The use of an existing generic bylaw designation such as 'Commercial' to accommodate a specific ALC approval is not typically supported by the ALC if that designation includes other non-farm uses that were not approved for the property. This could give the false impression that all Commercial uses are permitted on the property and could lead to future non-compliance.

For time limited ALC approvals (e.g. a temporary non-farm use), the ALC's preference is for the L/FNG to permit the use through the issuance of a temporary use permit (TUP), rather than a bylaw amendment, to ensure the use remains temporary.

Planning for Transportation, Utility, and Recreational Trail Uses in the ALR

Proposed transportation corridors, utility corridors, or recreational trails within or directly adjacent to ALR lands may have negative impacts on agriculture if not planned thoughtfully. Roads and highways may act as a catalyst for development, raising expectations for land use change. Recreational trails can introduce a number of negative impacts to agriculture, such as trespass, livestock harassment (especially from dogs), noise/dust/smell complaints, and impeded access for farmers. Every effort should be made to avoid agricultural areas when planning new transportation, utility, or recreational trail corridors.

Bylaws that propose transportation corridors, utility corridors, or recreational trails through the ALR require endorsement of the Commission. Should the conceptual location of a proposed corridor be supported by the Commission through the bylaw review process, development of the corridor will require a subsequent ALC application to allow for detailed review of the corridor design and impacts. It can be helpful to discuss transportation plans and trails master plans with ALC staff early in the planning stages before proposed corridors are incorporated into bylaws.

Minimum Parcel Size in the ALR

In general, the ALC prefers large minimum parcel sizes, as this ensures that the widest range of options are available for agricultural uses and discourages the use of ALR land for rural residential purposes.

A plan designation or zone that affects the ALR should have a minimum parcel size that is large enough to discourage subdivision and preserves the economies of scale necessary to support the widest range of agricultural activity appropriate for a given area. The bylaw should caution readers that subdivision of ALR lands requires Commission approval, and that the Commission is not obliged to approve subdivisions that meet the minimum parcel size specified in a bylaw. The Commission will consider the individual characteristics of a parcel (among other things) when determining whether to subdivide an ALR parcel, and to what size.

Development Permit Areas

Section 488(1) of the LGA provides L/FNGs with the authority to designate a Development Permit Area (DPA) for the “protection of farming” within an OCP. The ALC encourages L/FNGs to designate DPAs in areas where farm and non-farm conflicts are occurring or are likely to occur with development.

This tool is an appropriate means to protect agricultural uses and activities, particularly along the ALR boundary, where conflicts with urban uses are likely to occur. For example, in a DPA for the protection of farming, a L/FNG can require a developer or landowner to install a buffer (setbacks, fencing, vegetative screening etc.) to mitigate conflicts between farm and non-farm uses. For sample wording, please refer to the [MAF Guide to Edge Planning](#).

Other kinds of DPAs (for example, for the protection of the natural environment) may have unintended negative impacts on agriculture. Provisions in other DPAs that apply to ALR lands should recognize that agriculture is the priority use in the ALR, and that agricultural uses should not be effectively prohibited to protect other values.

If conservation covenants are used as a tool to implement a DPA, they must not contemplate prohibitions or restrictions on agricultural uses in the ALR unless approved by the Commission per section 22 of the ALCA.



6 RESOURCES

Ministry of Agriculture and Food documents:


- [Strengthening Farming Initiative](#)
- [Guide for Bylaw Development in Farming Areas](#)
- [Guide to Edge Planning](#)
- [Subdivision Near Agriculture Guide](#)

ALC Act and ALR regulations:

- [Agricultural Land Commission Act](#)
- [Agricultural Land Reserve Use Regulation](#)
- [Agricultural Land Reserve General Regulation](#)

ALC website:

- [ALC Policies and Information Bulletins](#)
- [ALC contact information](#)



APPENDIX A: BYLAW LANGUAGE EXAMPLES

This section provides some examples to help L/FNGs develop bylaws that support the preservation and agricultural use of the ALR land within their communities. Included are some examples from L/FNGs around the province as well as some recommended language that L/FNGs may consider adapting and including in their bylaws. This Appendix will be updated as best practices evolve.

For additional assistance with bylaw wording, please contact the ALC or consult the [MAF Guide for Bylaw Development in Farming Areas](#). The ALC also recommends that L/FNGs consult their Agricultural Advisory Committees for input on bylaw development affecting agricultural lands.

A1. Official Community Plans

The ALC recommends that an Official Community Plan (OCP) includes:

- A statement that recognizes the local history and significance of agriculture in the community. In addition to food security, in many areas agriculture plays a significant role in the history, culture, and economic strength of the community. Acknowledging this helps to anchor efforts to preserve agricultural land and support producers.
- A summary of the amount of ALR land within the L/FNG boundaries and important agricultural activities (e.g., ranching, tree fruits, berries).
- A map of the ALR boundaries and a statement that recognizes the authority and jurisdiction of the ALCA.
- Agricultural objectives and policies that seek to support agriculture, preserve the ALR, and minimize impacts of adjacent urban development on agricultural land through robust edge planning and buffering.
- Policies that contain or direct urban growth, servicing, and non-agricultural infrastructure to areas outside of the ALR.

Example of a statement recognizing the ALR:

- Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act* (ALCA), its regulations, and any resolutions of the Agricultural Land Commission (ALC). The ALCA and its regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted by the ALC.

Examples of OCP Agricultural Objectives:

- Preserve lands within the ALR for agricultural uses.
- Minimize conflicts between farm and non-farm uses through land use planning and buffering.
- Support and promote the economic viability of the agriculture sector.
- Support local food security.

Examples of OCP Agricultural Policies:

- Permit a full range of agricultural and complementary uses in the ALR and encourage value-added activities which are ancillary to primary farming activities and do not impact the agricultural capability of farmland.
- Permit a full range of agricultural and complementary uses in the ALR and encourage value-added activities which are ancillary to primary farming activities and do not impact the agricultural capability of farmland.
- Ensure that agricultural activities remain the primary use on lands within the ALR and encourage active farming use of those lands.
- Preserve agricultural land by directing development into appropriately designated land within the urban containment boundary. Agricultural land should not be included within the urban containment boundary.
- Discourage the proliferation of non-farm residential development or uses within the ALR.
- New institutional uses such as schools, hospitals, waste management facilities, and fire or police services should not be located within the ALR whenever possible.
- Preserve contiguous areas of agricultural land and avoid severance by transportation and utility corridors.
- Maintain large minimum lot sizes and discourage subdivision of agricultural lands in order to maximize the range of viable agricultural options and preserve economies of scale.
- Consider ALR exclusion proposals only in conjunction with a comprehensive planning process (such as an OCP update).

Examples of Edge Planning and Buffering policies:

- Recognize and protect the needs and activities of farm operations when considering adjacent and nearby land uses.
- Where a property is adjacent to agricultural lands, encourage land uses that are compatible with adjacent agricultural uses.
- Design development adjacent to agricultural lands to provide a defined boundary to the urban area to discourage future encroachment on agricultural land.
- Where a property is adjacent to ALR land, ensure that development limits the negative impacts on adjacent agricultural operations by including appropriate buffers, fencing, and setbacks consistent with the Ministry of Agriculture and Food's [Guide to Edge Planning](#).

Agricultural Development Permit Area (DPA)

Please see Appendix A (“Development Permit Areas and Guidelines to Protect Farming”) of the MAF [Guide to Edge Planning](#).

A2. Zoning Bylaws

The ALC recommends that a zoning bylaws include:

- One “Agriculture” zone that encompasses all ALR land. Permitted uses in this zone should align with the ALR Use Regulation:
 - It must not prohibit any uses identified in the ALR Use Regulation as uses that may not be prohibited by a L/FNG.
 - It may permit, restrict, or prohibit uses identified in the ALR Use Regulation as uses that may be prohibited by a L/FNG.
 - It must not permit any uses that aren’t permitted in the ALCA or its regulations.
- Minimum parcel sizes for agricultural land that are large enough to discourage subdivision and preserve the economies of scale necessary to support the widest range of agricultural activity appropriate for a given area.
- Siting regulations, including maximum setbacks from lot lines, for residential structures to reduce the impact of residences on agricultural land. A farm home plate can be a useful tool.
- Buffering and setback requirements for development adjacent to agricultural land.

For recommended standards regarding minimum parcel sizes, setbacks, lot coverage, and buffering, please see section 2.4 of the Ministry of Agriculture and Food's [Guide for Bylaw Development in Farming Areas](#).

Farm Home Plates:

While the ALCA doesn't address farm home plates, L/FNGs may wish to consider implementing a farm home plate. They can be an effective tool for L/FNGs to minimize the impact of residential development on agricultural land. See section 2.4.6 of the Ministry of Agriculture and Food's [Guide for Bylaw Development in Farming Areas](#) for more detail.

Uses that may not be prohibited by a L/FNG:

All the farm uses listed in [Part 2, Division 2 of the ALR Use Regulation](#) and permitted non-farm uses listed in [Part 3, Division 1 of the ALR Use Regulation](#) must be permitted on all ALR land. This includes, but is not limited to:

- Agriculture, including intensive agriculture. The ALCA refers to this as "Farm Use" and [defines it in section 1 of the ALCA](#) as:
 - "Farm Use" means an occupation or use of agricultural land for:
 - farming land, plants, mushrooms, truffles, or animals,
 - a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*, or
 - a purpose designated as a farm use by regulation, and
 - does not include a residential use or a soil or fill use.
- Structures that are necessary for a farm use.
- Processing of farm products produced on the property (per [s.11\(2\) of the ALR Use Regulation](#)).
- Retail sales of farm products produced on the property (per [s.11\(2\) of the ALR Use Regulation](#)).
- Alcohol production (per [s.13 of the ALR Use Regulation](#)).
- Agri-tourism (per [s.12 of the ALR Use Regulation](#)).

Uses that may be prohibited by a L/FNG:

All the permitted non-farm uses listed in [Part 3, Division 2 of the ALR Use Regulation](#) and residential uses listed in [Part 4 of the ALR Use Regulation](#) are permitted in the ALR, but can be prohibited by a L/FNG or permitted in a more restrictive form. This includes, but is not limited to:

- One principal residence, with a maximum total floor area of up to 500 m².
- One secondary suite within the principal residence.
- One additional residence, with a maximum total floor area of 90 m² for parcels up to 40 ha, or 186 m² for parcels larger than 40 ha.
- Home occupation, contained within a residence or structure.
- Agri-tourism accommodations (per [s.33 of the ALR Use Regulation](#))
- Tourism accommodations within the principal residence (per [s.34 of the ALR Use Regulation](#))

Uses that are not permitted in the ALR:

The following are examples of uses not permitted in the ALR without approval of the Commission and should not be included in zoning that applies to ALR land. This list is not exhaustive.

- Commercial or Industrial uses
- Civic or Institutional uses
- Multi-family residences or Duplexes
- Veterinary Clinic
- Recreational Trails
- Campgrounds
- Playgrounds and playing fields