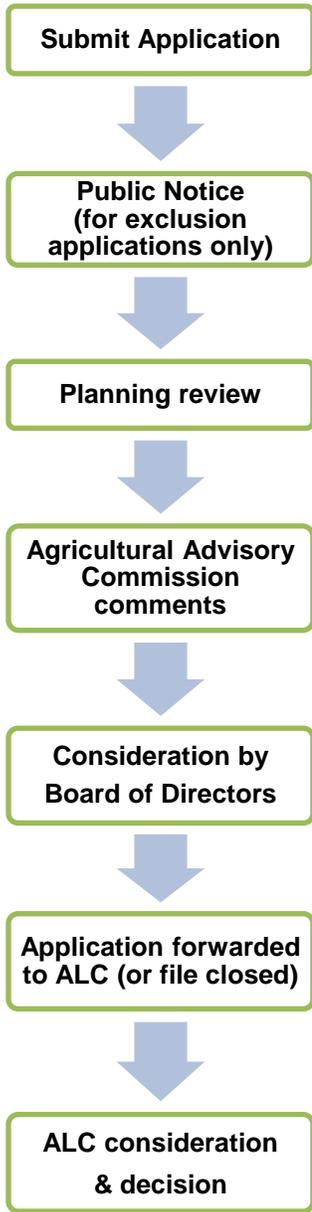




The Region of BC's Best

Agricultural Land Reserve FAQ Sheet



Please contact Planning Services before you submit an application. We are available to discuss your proposal, the process, options, and to answer your questions.

An application is a process of evaluation: approval is not ensured. Your application will be processed pursuant to the TNRD Development Procedures Bylaw.

What is the Agricultural Land Reserve or ALR?

The ALR is a provincial “zone” in which agriculture/horticulture is the prioritized and protected land use; whereby, farming is encouraged and non-agricultural uses and development (e.g. subdivision) are limited and/or prohibited.

What land uses are permitted in the ALR?

Permitted uses are set out in Parts 2 & 3 of *Agricultural Land Reserve Use Regulation*. The regulation is very specific as to what constitutes a permitted farm use vs. accessory agri-industrial activities, agri-tourism, home based business, agro retail sales, residential uses/suites etc.

Follow the link to the ALC website: <http://www.alc.gov.bc.ca>

How do the ALR regulations relate to the TNRD Zoning Bylaw?

The ALR takes precedence over but does not replace any TNRD bylaws that apply to the land. Property owners must use their land in accordance with both ALR Use Regulation and TNRD Zoning Bylaw 2400. Local government bylaws can regulate agriculture and set conditions of use but, generally, they cannot prohibit these uses.

How do I apply to exclude, include, subdivide, use ALR land for non-farm purposes, or use ALR land for non-adhering residential use?

ALR exclusion, inclusion, subdivision, non-farm use or non-adhering residential use applications each differ. Please ensure you read the detailed directions provided on the ALC website. All applications must be completed and submitted electronically through the ALC Application Portal on the ALC website. There is extensive information including guides, policy, background documents, and statistics publicly available on the ALC website or at their office.

Who can apply?

A property owner or an agent having written authorization from the owner.

What happens to my application?

Completed applications are submitted electronically through the ALC Application Portal. The more information provided with your application, such as property history, agrologist reports, surrounding land uses, land irrigation/drainage info, survey certificate, etc. the easier and faster we can process your application. The general process is shown on the adjacent flowchart, qualifying that many applications involve more detailed procedures, referrals, and/or requirements.

How much will an application cost?

After submitting a complete electronic ALR application, a \$1500 fee must be paid to the TNRD (in the form of cash, debit, or a cheque payable to the TNRD). This fee is prescribed by the Province and \$1200 of it is forwarded to the Commission - *if your application proceeds favourably*. Additional submittals such as professional reports may be required or requested with an application. All costs related to the application are the responsibility of the applicant.

Is Public Notice required?

It depends - public notice is considered for applications to exclude land from the ALR. In some cases a public meeting or full hearing is required. Information on the public notice requirements can be found in Regulation 171/2002 at the ALC website.