



REGIONAL DISTRICT OF BULKLEY-NECHAKO

AGRICULTURE COMMITTEE AGENDA

THURSDAY, MARCH 7, 2019

<u>PAGE NO.</u>		<u>ACTION</u>
	<u>AGENDA – January 3, 2019</u>	Approve
	<u>Supplementary Agenda</u>	Receive
	<u>MINUTES</u>	
3-5	Agriculture Committee Meeting Minutes - January 3, 2019	Receive
	<u>REPORTS</u>	
6-8	Debbie Evans, Agriculture Coordinator - BC Ministry of Agriculture Agricultural Advisory Committee Workshop 2019	Recommendation (Page 6)
9-15	Debbie Evans, Agriculture Coordinator - RDBN Emergency & Livestock Preparedness Workshops Update	Receive
16-19	Debbie Evans, Agriculture Coordinator - RDBN Agriculture Plan 2019 Update	Receive
20-36	Maria Sandberg, Planner – Bill 52 and ALC Regulation Changes	Receive
	<u>CORRESPONDENCE</u>	
37-38	Province of B.C. – Legislation to Protect Farmland Now in Force	Receive
39-40	Province of B.C. – New Agricultural Rules Will Better Protect Human Health, Environment	Receive
41	Beef in BC – An Update - BC Beef Packing Plant	Receive
42	Country Life in BC – Province Boosts Risk Management Funding	Receive

<u>PAGE</u>	<u>INVITATION</u>	<u>ACTION</u>
43	Smithers Farmers' Institute – Carrots to Cattle 2019: Growing from the Ground Up	Ratify

VERBAL REPORTS

Chair Parker – Nechako Regional Cattlemen's Update

Chair Parker/Director Fisher/Debbie Evans
- Carrots to Cattle Update

SUPPLEMENTARY AGENDA

NEW BUSINESS

ADJOURN

REGIONAL DISTRICT OF BULKLEY-NECHAKO

AGRICULTURE COMMITTEE MEETING
(Committee Of The Whole)

Thursday, January 3, 2019

PRESENT: Chair Mark Parker

Directors Taylor Bachrach
Shane Brien
Mark Fisher
Dolores Funk
Tom Greenaway
Clint Lambert
Brad Layton
Rob Newell
Bev Playfair
Jerry Petersen
Michael Riis-Christianson
Kim Watt-Senner

Directors Absent Linda McGuire, Village of Granisle
Gerry Thiessen, District of Vanderhoof

Alternate Directors Cyndi Lauze, District of Vanderhoof
Thomas Liversidge, Village of Granisle

Staff Melany de Weerd, Chief Administrative Officer
Cheryl Anderson, Manager of Administrative Services
John Illes, Chief Financial Officer
Wendy Wainwright, Executive Assistant

Others Dwayne Lindstrom, Fraser Lake

CALL TO ORDER Chair Parker called the meeting to order at 11:38 a.m.

AGENDA Moved by Director Brien
Seconded by Director Lambert

AG.2019-1-1 "That the Agriculture Committee Agenda of January 3, 2019 be adopted."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

MINUTES

Agriculture Committee Meeting Minutes -September 6, 2018 Moved by Director Liversidge
Seconded by Director Petersen

AG.2019-1-2 "That the Minutes of the Agriculture Committee Meeting of September 6, 2018 be received."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

REPORTS

**Recent Agricultural Land
Commission Decisions**

Moved by Director Liversidge
Seconded by Director Fisher

AG.2019-1-3

"That the Agriculture Committee receive the Planner 1's
December 4, 2018 memo titled "Recent Agricultural Land
Commission Decisions."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

SheepFest 2019

Moved by Director Petersen
Seconded by Director Lambert

AG.2019-1-4

"That the Agriculture Committee receive the Agriculture
Coordinator's January 3, 2019 memo titled "SheepFest 2019;"
and further, that the Agriculture Committee recommend that the
Regional District of Bulkley-Nechako Board of Directors approve
the expenditure from the RDBN Agriculture Workshop funds of
\$4,000.00 for SheepFest 2019."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

**RDBN Agriculture Department
-Year Highlights from Jan 1 to
October 31, 2019**

Moved by Director Newell
Seconded by Director Liversidge

AG.2019-1-5

"That the Agriculture Committee receive the Agriculture
Coordinator's report titled "Regional District of Bulkley-Nechako
Department Agriculture Year Highlights from Jan 1 – Oct 31,
2019."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

CORRESPONDENCE

Correspondence

Moved by Director Bachrach
Seconded by Director Liversidge

AG.2019-1-6

"That the Agriculture Committee receive the following
correspondence:

-Nechako Valley Regional Cattlemen's Association re:
Temporary Work Camp
-BC Cattlemen's Association re: Solutions for Shavings
-BC Cattlemen's Association re: BC Beef Plant Strategic Vision
Workshop Minutes."

(All/Directors/Majority) **CARRIED UNANIMOUSLY**

Chair Parker will work with staff to write a letter of receipt to the
Nechako Valley Regional Cattlemen's Association re:
Temporary Work Camp.

ADJOURNMENT

Moved by Director Brien
Seconded by Director Layton

AG.2019-1-7

"That the meeting be adjourned at 11:48 a.m."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Mark Parker, Chair

Wendy Wainwright, Executive Assistant

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REGIONAL DISTRICT OF BULKLEY-NECHAKO
Direction

TO: Chair Parker and Agriculture Committee
FROM: Debbie Evans, Agriculture Coordinator
DATE: February 26, 2019
SUBJECT: BC Ministry of Agriculture Agricultural Advisory Committee Workshop 2019

Purpose

The purpose of this memorandum is to provide information to the Agriculture Committee regarding the BC Ministry of Agriculture Agricultural Advisory Committee Workshop 2019.

Background Information:

On February 19, 2019, the attached letter from the BC Ministry of Agriculture, Strengthening Farming Program was received as an invite to attend the Agriculture Advisory Committee (AAC) Workshop on March 13th, 2019 in Langley BC. The theme of the workshop is "Agriculture in a Time of Change".

The agenda will include a primer on ALC Act and Regulation changes – Bill 52, Farm taxation, Agriculture and the natural environment, an overview of Ministry programs and funding opportunities and an update on cannabis production in the ALR. The objective of the workshop is to provide each attendee with valuable information and techniques they can use to strengthening farming in their community through their AAC.

The Chair, Mark Parker and I have been discussing who should attend. There is a conflict on the date as March 13th is also the last workshop of the Climate Change Agriculture Adaptation, in Vanderhoof, where projects will be selected. Chair Parker will be at the Climate Change workshop. In Ag Coordinator place have asked Jennifer MacIntyre to represent RDBN staff at the Climate Change workshop, allow myself to travel to Langley for the AAC workshop.

The estimated total cost for Agriculture Coordinator to attend is \$1,000 for travel, hotel and meals.

I would be pleased to answer any questions.

RECOMMENDATION:

(All/Directors/Majority)

"That the Agriculture Committee recommend that the Regional District of Bulkley-Nechako Board of Directors authorize registering for the BC Ministry of Agriculture Agricultural Advisory Committee Workshop, 'Agriculture in a Time of Change', and staff proceed with registration and booking travel for the RDBN Agriculture Coordinator."

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February 19, 2019

Dear Agricultural Advisory Committee Chair,

The Ministry of Agriculture (AGRI) would like to invite your Agricultural Advisory Committee (AAC) members to the ninth biennial AAC Workshop. For spring 2019, we are offering one event in Langley BC that will focus on provincially relevant topics. Registration is required; however there is no fee and lunch will be provided.

The workshop will bring AAC members together to meet and discuss agricultural issues of importance. As of May 2018, there were 43 AACs operating in B.C.; 27 on the South Coast/Island and 16 in the Interior. Information about AACs and previous AAC workshops can be found on AGRI's Strengthening Farming website at <https://www2.gov.bc.ca/gov/content/industry/agriculture-safood/agricultural-land-and-environment/strengthening-farming/agricultural-advisory-committees>.

We've chosen 'Agriculture in a time of change' as the theme for 2019. The agenda will include presentations, panel discussions, and facilitated conversations that explore a host of provincial wide topics that are relevant to AACs. Attendees will learn more about recent changes to the *Agriculture Land Commission* Act, farm taxation, how agriculture interplays with wildlife/fisheries/species at risk, cannabis production in the Agricultural Land Reserve, and the various AGRI programs and funding opportunities. The objective is to provide each attendee with valuable information and techniques they can use to strengthen farming in their community through their AAC.

To assist with workshop arrangements, please have a representative from your AAC complete the enclosed form and return it to Reed Bailey, AGRI Land Use Planner by email at Reed.Bailey@gov.bc.ca or fax at (250) 356-0358 by **Tuesday, March 5th, 2019**. Please note that supporting elected officials and staff are also welcome to attend.

Previous workshops have invigorated AAC members, generated new ideas, and helped AACs continue to offer effective advice and support to their councils and boards. I look forward to seeing your representatives at the workshop.

Sincerely,

Willow Minaker
Director, Strengthening Farming

Ministry of Agriculture

Innovation and Adaption Services Branch
1767 Angus Campbell Rd
Abbotsford, BC V3G 2M3
604 556-3110

Web Address: <http://www.gov.bc.ca/agri/>



2019 Agricultural Advisory Committee (AAC) Workshop

Wednesday March 13, 2019 – from 9:30 AM to 4:30 PM

Newlands Golf and Country Club, Langley BC

Participant Agenda - DRAFT

THIS YEAR'S THEME: Agriculture in a Time of Change

- 9:00am Registration and morning refreshments
- 9:30am Welcome and opening remarks – Ministry of Agriculture
- 9:35am Topic 1: Primer on Agricultural Land Commission (ALC) Act and Regulation changes – Bill 52
ALC staff presentation and Q & A session
- 10:30am Coffee break
- 10:45am Topic 2: Farm taxation
BC Assessment staff presentation and Q & A session
- 11:30am Discussion Session: Agricultural topics of AAC importance
This will be a facilitated discussion to explore agricultural topics of AAC significance
- Topics may include: soil and fill, large-scale farming operations, non-farm uses in the ALR, and/or residential size and siting in the ALR
- 12:30pm Lunch
- 1:30 pm Panel Session: Agriculture and the natural environment
Staff representation from the Ministry of Environment, Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Ministry of Agriculture and ALC to explore the interplay between the legislation/regulation associated with wildlife/fisheries/species at risk and agriculture
- 2:30pm Topic 3: Overview of Ministry programs and funding opportunities
Ministry of Agriculture staff presentation
- 3:00pm Coffee break
- 3:15pm Topic 4: Update on cannabis production in the ALR
Dual presentations from ALC staff and Ministry of Agriculture staff
- 4:15pm Wrap-Up and Closing Remarks – Ministry of Agriculture
- 4:30 pm Adjourn



REGIONAL DISTRICT OF BULKLEY-NECHAKO
Memorandum

TO: Chair Parker and Agriculture Committee
FROM: Debbie Evans, Agriculture Coordinator
DATE: February 26, 2019
SUBJECT: RDBN Emergency & Livestock Preparedness Workshops Update

Purpose

The purpose of this memorandum is to provide an update of RDBN Emergency & Livestock Preparedness Workshops.

There will be 11 Emergency and Livestock Preparedness throughout the Region. Area A will be completed by the time of the meeting. The remaining evening workshop poster are attached and workshops will be held:

- Granisle (special hobby farm & pet and home preparedness workshop) March 12
- Southside March 19
- Burns Lake/Decker Lake March 20
- Vanderhoof April 9
- Fraser Lake April 10
- Vanderhoof April 16
- Fort St. James April 17.

Have been working with BC Wildfire Service to partner on the workshops. Have a workshop package which includes a workshop evaluation. So far, have received very positive comments. I will be preparing a total summary after the last workshop on April 18th.

In addition to the 11 workshops and additional 3 workshops focused on volunteers for fairgrounds and helping with hobby farm relocation will be held. Locations will be Vanderhoof, Burns Lake and Smithers. These will be held in early April. The District 4-H communities have also been approached if they would like a special evening presentation for leaders/members/parents and this would be the same presentation as the main workshops.

Some of the locations have been free and others have costs. With Rural Directors permission I will be working with Cheryl Anderson to get Rural Grant in-Aid for:

Smithers, Glenwood Hall	\$200
Southside, Grassy Plains Hall	\$250
Houston, Seniors Activity Centre	\$75
Vanderhoof, Vanderhoof Event Centre	\$500 Splitting cost so will be \$250
Fraser Lake, Small Events Center	\$50
Fort St James	\$166.67

I would be pleased to answer any questions.

RECOMMENDATION:

(All/Directors/Majority)

“That the Agriculture Committee receive the RDBN Emergency & Livestock Preparedness Workshops Update.”

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RDBN EMERGENCY & LIVESTOCK PREPAREDNESS WORKSHOPS



FREE WORKSHOP

**GRANISLE SPECIAL PRESENTATION
PERSONAL & PET EMERGENCY PREPAREDNESS**

**March 12, 2019
1:30 p.m. – 3:30 p.m.
Seniors Centre
#9 Chapman Street**



**Prepare for your home, pets and if you
have a hobby farm, any livestock!**

The more prepared we are, the better!!!!



Grassy Plains Community Hall
37267 Keefes Landing Road

Evening Workshop 6:00p.m. – 8:00 p.m.
Door open at 5:30 p.m.

Workshop is for farms BIG & SMALL and
includes HOBBY FARMS



EMERGENCY & LIVESTOCK PREPAREDNESS WORKSHOP

Southside

Tuesday, March 19th!

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For more information, please contact Debbie Evans, RDBN Agriculture Coordinator, 250-692-3195 or debbie.evans@rdbn.bc.ca



Decker Lake Community Hall
4057 Decker Lake Hall Road

Evening Workshop 6:00p.m. – 8:00 p.m.
Door open at 5:30 p.m.

Workshop is for farms **BIG & SMALL** and
includes **HOBBY FARMS**



EMERGENCY & LIVESTOCK PREPAREDNESS WORKSHOP

Burns Lake/Decker Lake
Wednesday, March 20th!



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For more information, please contact Debbie Evans, RDBN Agriculture Coordinator, 250-692-3195 or debbie.evans@rdbn.bc.ca



Seniors Activity Center
3250 14th Street, Houston BC

Evening Workshop 6:00p.m. – 8:00 p.m.
Door open at 5:30 p.m.

Workshop is for farms BIG & SMALL and
includes HOBBY FARMS



EMERGENCY & LIVESTOCK PREPAREDNESS WORKSHOP

Houston
Wednesday, March 27th!



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For more information, please contact Debbie Evans, RDBN Agriculture Coordinator, 250-692-3195 or debbie.evans@rdbn.bc.ca



Evening Workshops 6:00p.m. – 8:00 p.m. on the following dates and locations:

Tuesday, April 9th Vanderhoof Events Centre,
474 East Victoria Street, **Vanderhoof BC**

Wednesday, April 10th Small Events Center,
86 Nadina Drive, **Fraser Lake BC**

Tuesday, April 16th Vanderhoof Events Centre,
474 East Victoria Street, **Vanderhoof BC**

Wednesday, April 17th Fort St. James Community
Centre, 477 Stuart Drive W, **Fort St. James BC**

Workshop is for farms **BIG & SMALL** and
includes **HOBBY FARMS**

EMERGENCY & LIVESTOCK PREPAREDNESS WORKSHOPS

Vanderhoof, Fraser Lake & Fort St. James



For more information, please contact Debbie Evans, RDBN Agriculture Coordinator, 250-692-3195 or debbie.evans@rdbn.bc.ca



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REGIONAL DISTRICT OF BULKLEY-NECHAKO
Memorandum

TO: Chair Parker and Agriculture Committee
FROM: Debbie Evans, Agriculture Coordinator
DATE: February 26, 2019
SUBJECT: RDBN Agriculture Plan 2019 Update

Purpose

The purpose of this memorandum is to provide an overview of the work to be completed from March – October 2019 on the RDBN Agriculture Plan 2019 Update.

The attached document includes background, work plan, budget and outcome. Currently waiting for Investment Agriculture Foundation (IAF), Agriculture Plan Revision funding approval. Funding application was submitted February 1st for the February 8th deadline. Should hear back from IAF by March 21st.

I would be pleased to answer any questions.

RECOMMENDATION:

(All/Directors/Majority)

"That the Agriculture Committee receive the RDBN Agriculture Plan 2019 Update."

RDBN Agriculture Plan 2019 Update

The RDBN Agriculture Plan 2019 Update will be accomplished March – Oct 2019.

Background:

The 2012 Agriculture Plan has supported agriculture in the region as:

- The creation of an annual marketing brochure, Connecting Consumers and Producers. Professionally print 5000 copies and distribute throughout the region. A copy is also on our website (website is currently moving to a different server and not completely up as yet)
- Have an annual budget for Connecting Consumers and Producers public events throughout the Region.
- 2014 Agriculture Land Use Inventory was completed for Smithers, Telkwa, Electoral Area A
- 2014 Agriculture Land Use Inventory was completed for Vanderhoof & Electoral Area F
- Fall of 2016 an RDBN Agriculture Committee was formed, a sub-committee of the RDBN Board of Directors
- Early in 2017 the RDBN Agriculture Committee and the RDBN Board of Directors approached Northern Development Initiative Trust and co-funded a two-year contract for a RDBN Agriculture Coordinator based in the Regional District office in Burns Lake. Board of Directors currently discussing possible extension of the contract. I was hired and started in November 2017 and my role is to support and enhance agriculture in the RDBN.
- RDBN Agriculture Committee and the RDBN Board of Directors support the ALC and the ALR and was able to re-establish agriculture land from a Carbon Credit tree plantation by a U.K. company.
- RDBN Agriculture Plan 2012 was referred to in Municipal and Rural Official Community Plans
- RDBN has an agriculture section on the website (website is currently being redeveloped and hope to have up-dated site working by end on March 2019)

There are more areas where the RDBN Agriculture Plan has been useful, but the 2012 edition is outdated and definitely needs revision and a re-worked action plan that is more useful to realize the completion of actionable items.

The update will address:

- The reduction of the role of Beyond the Market
- The current status of OBAC Agriculture Sector
- 2016 Agriculture Stats update (Agriculture Committee needs to address the BC Agriculture Statistics Branch as in 2016, RDBN and RDKS were combined, which is not fair to either regional district)
- Update the British Columbia Agriculture Plan
- ALC updates (should hear in March-April 2019 governmental changes)
- Updates on funding programs
- New BC Ministry of Agriculture resources that pertain to the Region
- Update of BC Min of Ag Regional Agrologists in Smithers and Prince George
- Addition of the ALUI completed for Vanderhoof and Smithers
- RDBN's Connecting Consumers & Producers
- Climate Change Agriculture Adaption projects (will know more March 13, 2019)
- Consultation with the public; producers/non-farmers/first nations
- And much more

Work Plan:

Action	Date	Complete Date
Contact Urban Food Strategies – Janine de la Salle	Jan 15	Jan 15
Investment Agriculture Foundation (IAF) Application for Ag Plan Revision	Feb 1	Mar 18 – Mar 31
Letters of update to stakeholders, agencies & organizations	Mar 22	Mar 22
Establish a Working Group (hope to include First Nations)	Mar 25	Mar 25 – Apr 5
EOC funding for EAF #89 work with contract for advance of \$ 19,000	Mar 18	Mar 22 or deadline
Working Group Conference Call	Apr 11 – 17	Apr 11 - 17
3 Day long workshops with Facilitator 9:00 a.m. – 3:30 p.m. Burns Lake Apr 28 Smithers Apr 29 Vanderhoof May 1	Apr 28 – May 1	Apr 28 – May 1
Surveys – 3; producer/non-farmer/First Nations online & paper copies	Apr 25	July 15
Mailout of surveys with links for promotion of public open houses	May 3	May 3
Meeting public to get surveys completed & promote Public Open Houses		
<i>Ag Display, surveys and Connecting Consumer & Producers 2019 Brochure</i>		
Vanderhoof Co-op 3:00 p.m. – 6:00 p.m.	May 24	
Vanderhoof Co-op 12:00 p.m. – 5:00 p.m.	May 25	
Burns Lake Wholesale 3:00 p.m. – 6:00 p.m.	May 30	
Fort St. James Farmers' Market 11:30 a.m. – 4:00 p.m.	May 31	
Fort St. James Overwaitea 4:30 p.m. – 8:00 p.m.	May 31	
Smithers Farmers' Market 8:30 a.m. – 12:30 p.m.	Jun 1	
Granisle General Store 3:00 p.m. – 6:00 p.m.	Jun 1	
Burns Lake Save-On 2:00 p.m. – 6:00 p.m.	Jun 5	
Houston Super Valu 1:00 p.m. – 5:00 p.m.	Jun 6	
Smithers Grocery Market 2:30 p.m. – 6:00 p.m.	Jun 7	
Smithers Farmers' Market 8:30 a.m. – 12:30 p.m.	Jun 8	
Smithers Safeway 1:30 p.m. – 6:00 p.m.	Jun 8	
Houston Food Market 1:00 p.m. – 4:00 p.m.	Jun 11	
Vanderhoof Farmers' Market 10:00 a.m. – 2:00 p.m.	Jun 13	
Fraser Lake Farmers' Market 11:30 a.m. – 4:00 p.m.	Jun 14	
Fraser Lake Supermarket 4:30 p.m. – 6:00 p.m.	Jun 14	
Fort St. James Overwaitea 12:00 – 6:00 p.m.	Jun 15	
Houston Farmers' Market 10:00 a.m. – 3:00 p.m.	Jun 21	
Fraser Lake Farmers' Market 11:30 a.m. – 4:00 p.m.	Jun 28	
Vanderhoof Farmers' Market 10:00 a.m. – 2:00 p.m.	Jul 4	
Burns Lake Farmers' Market 10:00 a.m. – 1:00 p.m.	Jul 5	
Smithers Farmers' Market 8:30 a.m. – 12:30 p.m.	Jul 6	
Burns Lake Farmers' Market 10:00 a.m. – 1:00 p.m.	Jul 12	
<i>Draws will be done on Jul 16 and local food baskets will be bought at nearest Farmers' Market for all draws listed in the Budget</i>	Jul 16	Jul 18 – Jul 24
Ag Plan Public Open Houses 4:30 p.m. – 8:00 p.m.		
Smithers	Jun 10	
Houston	Jun 11	
Burns Lake	Jun 13	
Vanderhoof	Jun 17	
Fort St. James	Jun 18	
Fraser Lake	Jun 19	
Compile Survey Results	Ongoing	July 18
Ag Plan Draft	Ongoing	Aug 9
Circulate Draft to Working Group	Aug 12	
Conference Call Working Group (Aug 20 – 22)	Aug?	Aug 22
Draft Plan deadline for RDBN Ag Committee Meeting	Aug 27	
Presentation of Draft to Ag Committee by Facilitator (in-person or conference)	Sept 5	
Finalize Ag Plan	Sept 9 - 27	Sept 27
Finalized Ag Plan deadline for RDBN Ag Committee Meeting	Oct 1	

Finalized Ag Plan RDBN Ag Committee Meeting (do they want presentation on 24 th ?)	Oct 10	
Approval of the RDBN Agriculture Plan 2019 Update RDBN Board of Directors	Oct 24	
Ag Plan on Website	Oct 25	
Ag Plan printed copies/ distribution	Oct 25	

Budget:**Expenses**

Urban Food Strategies (facilitation workshops, travel costs/consultation fees)		
\$35,000.00		
3 Workshops (Burns Lake, Smithers, Vanderhoof)	\$ 6,000.00	
6 Open House Public Meetings	\$ 3,000.00	
Survey Mail out with survey links & promote Open Houses	\$ 3,250.00	
Workshops & Public Open House Advertising	\$ 1,500.00	
Workshop & Open House Supplies	\$ 700.00	
Farmers' Market draw – 1 \$25 local produce draw per market	\$ 300.00	
Workshops & Public Open House – all names in one final draw	\$ 50.00	
Surveys local produce draws – 1 per survey \$50 each	\$ 150.00	
Grocery Store in-person survey – collect for 1 final draw \$50	\$ 50.00	

TOTAL**\$50,000.00****Revenue**

RDBN Ag Budget Special Project – Ag Plan	\$20,000.00
RDBN Ag Budget Workshops	\$ 5,000.00
IAF Matching Funding	\$25,000.00

TOTAL**\$50,000.00****In-Kind**

Photocopy & Mail-out paper Ag Budget
RDBN Agriculture Coordinator travel/staff time Ag Budget

Outcome:

The completed 2019 RDBN Agriculture Plan will have an updated background information and current info to 2019 for Provincial and Federal programs, regulations funds, etc. The goal is to have a 5-year priority plan for agriculture in the region. Will have completed prioritization through workshops and open houses with strategizes listed to complete the priority. Each priority will include Potential Key Plays, Priority ranking, time frame and resources requirements & potential sources.



MEMORANDUM

To: Chair Parker and Agriculture Committee
From: Maria Sandberg, Planner
Date: February 26, 2019
Re: Bill 52 and ALC Regulation Changes

INTRODUCTION:

In 2018 the Province completed its process to review the Agricultural Land Reserve (ALR). This review was called "Revitalization of the ALR and the ALC." Following this review the Province introduced "Bill 52 – Changes to the ALC Act". This bill received Royal Assent on November 27, 2018. The bill contained changes to the residential use, soil and fill use and eliminated Zone 2, but did not have force and effect until the new ALR regulations were adopted.

On February 22, 2019 the *Agricultural Land Reserve General Regulation and Agricultural Land Reserve Use Regulation* were released. Below is an overview of the main changes to the regulation.

It is noted that ALC staff on Monday February 25, 2019 stated that more changes to the regulation can be expected in 2019. The nature of these future changes is unknown.

RECENT REGULATION CHANGES:

No Zones

The division of the ALR into Zone 1 and Zone 2, which occurred with Bill 24 in 2014, has been eliminated. There is now one set of regulations for ALR land in the Province. The ALC can no longer formally consider economic, cultural, and social values, and community and regional planning objectives in addition to the protection and preservation of agricultural lands in its decision-making process.

Dwellings in the ALR

The building of a second dwelling on a parcel in the ALR is not allowed. The previous provisions allowing a manufactured home for family members, allowing accommodation above an existing farm building, and allowing a second dwelling on properties over 50 ha in size (for zone 2), have all been removed.

The size of a new principal dwelling is now restricted to a total floor area of 500 m² or less. If a property owner wishes to have additional dwellings, or build a residence larger than 500 m², they must apply to the ALC for permission under section 25 of the ALCA for a non-adhering residential use. This new type of application appears to be processed in the same way as non-farm use and subdivision applications. Secondary suites are still permitted, one suite per parcel which must be located in the principal residence.

There are some grandfathering provisions in place for construction processes that may have been initiated. Planning Department staff will have to assess all ongoing building permit and land use applications in the ALC to determine how the new regulations will affect them. The ALC has noted that all new dwellings seeking to meet the grandfathering provisions must have a letter of confirmation from the ALC.

More information can be found in the attached "ALC Information Bulletin 05 Residences in the ALR".

Increased application fee

The application fee for to allow a non-adhering residential use, a non-farm use, a subdivision, or an ALR exclusion has been increased from \$900 to \$1,500.

Soil and fill use

The new legislation also introduces further restrictions on the removal of soil, increased penalties for the dumping of construction debris and other harmful fill on lands in the ALR, as well as new tools for enforcement.

Specifically, there is a new requirement for landowners to submit a Notice of Intent to the ALC prior to proceeding with the introduction of any fill to the ALR. The fee for a Notice of Intent is \$150 and it is submitted directly to the ALC with a read-only copy to the local government.

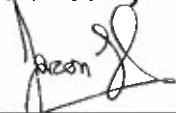
The ALC states that additional information specific to soil and fill uses in the ALR will be available shortly.

Recommendation

Receipt.

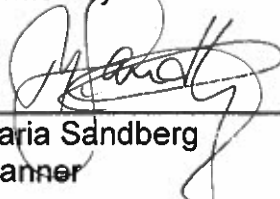
Majority / All Directors

Reviewed by:



 Jason Llewellyn
 Director of Planning

Written by:



 Maria Sandberg
 Planner



INFORMATION BULLETIN 05

RESIDENCES IN THE ALR

Revised February 26, 2019
February 25, 2019

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1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**), in relation to residences in the agricultural land reserve (**ALR**). The ALCA and ALR Use Regulation will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and the ALR Use Regulation. All other applicable laws, regulations and bylaws related to residential uses must also be complied with.

2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA has been amended and the ALR Use Regulation has been created. Though many concepts contained in the ALCA and its regulations are unchanged from the past, there have been changes to the use of ALR land for residences. All references in this information bulletin to the ALCA and the ALR Use Regulation are as of February 22, 2019, unless otherwise stated.

The following is a summary of key residential changes to the ALCA and the ALR Use Regulation:

- Generally land in the ALR may have **no more than one residence** per parcel: ALCA, s. 20.1(1)(a), subject to certain grandfathering exceptions (see "Grandfathering Provisions" section). In addition, the Commission may approve an application for an additional residence if necessary for farm use, but the Commission is prohibited from approving an additional residence otherwise: ALCA, s. 25(1.1).
- New size, siting and use requirements apply to residential structures: ALCA, s. 20.1(1)(c).
- The **total floor area of a principal residence must be 500 m² or less** in order to comply with the ALCA, though a local government may impose a lower size cap under their bylaws: ALCA, ss. 20.1(1)(b), 46. The Commission has resolved on a definition of "total floor area" for the purpose of the ALCA and ALR Use Regulation, as set out in the "Glossary" section at the end of this bulletin.
- The ALCA and regulations had previously contained provisions facilitating the construction of additional dwellings for farm help, manufactured homes for immediate family members, accommodation above an existing farm building, or (in parts of the province) a second single family dwelling. These provisions are no longer found in the ALCA and the ALR Use Regulation, though the ALCA provides some grandfathering protection for pre-existing structures of these kinds and the Commission may approve an application for an additional residence if necessary for farm use.

- If a landowner wishes in the absence of certain grandfathering exceptions to have a principal residence having a total floor area that is more than 500 m², to have an additional residence, or to use a residential structure in a manner that contravenes the regulations, the landowner may submit an application to the Commission, through the local government, seeking Commission approval: ALCA, ss. 20.1(2), 25. The ALCA calls this type of application an “**application for a non-adhering residential use**”. More information about this type of application is provided later in this bulletin under the heading “Applications for Non-Adhering Residential Use”.

3. ROLE OF LOCAL GOVERNMENTS

A. Role as Approving Body

I. Principal Residence

In order to comply with the ALCA, an approving body such as a local government may not approve or permit construction or alteration of a principal residence on ALR land unless the principal residence has a total floor area of 500 m² or less and is sized, sited and used in accordance with the ALR Use Regulation, or is permitted by the Commission on application: ALCA, s. 18. See the Section 11 “Glossary”, found at the end of this bulletin, for the definition of “**total floor area**”.

II. Additional Residence

An approving body may not approve or permit construction or alteration of an additional residence on ALR land unless the residence is approved by the Commission on application or is permitted under the ALR Use Regulation: ALCA, s. 18.

B. Applications

An application to the Commission asking it to approve a non-adhering residential use, such as new construction of a principal residence with a total floor area of more than 500m² or an additional residence, may be submitted through the landowner’s local government. For more information on the process for making applications to the Commission, please see the Commission’s website, at www.alc.gov.bc.ca/alc/content/applications-and-decisions as well as Section 10 of this information bulletin entitled “Applications For Non-Adhering Residential Use”.

C. Consistency with Zoning and Other Bylaws

Any portion of a local government bylaw that purports to allow a use of land in the ALR that is not permitted under the ALCA or the ALR Use Regulation, or contemplates a use of land that would impair or impede the intent of the ALCA or the ALR Use Regulation, is inconsistent with the ALCA or the ALR Use Regulation and has no force or effect: ALCA, ss. 46(4), (5).

For example, if a zoning bylaw provides for more residences on ALR land than do the ALCA and the ALR Use Regulation, its provision for extra residences is of no force or effect and cannot be relied on.

Construction, alteration or use of any residences in contravention of the ALCA or the ALR Use Regulation may be subject to compliance and enforcement action even if the construction, alteration or use seems to be in compliance with a local government bylaw.

D. Local Government May Restrict

Local government bylaws can be more restrictive of residential use of the ALR than the ALCA: ALCA, s. 46(6). The ALR Use Regulation identifies certain designated farm uses and permitted non-farm uses that local governments must not prohibit, but places no limitation on local government powers to prohibit or otherwise restrict residential uses of ALR land. **As such, a local government may impose restrictions on sizing, siting and use of principal residences on ALR land additional to those found in the ALCA.** For example, a local government could enact a bylaw imposing a size limit smaller than 500 m² total floor area on principal residences on ALR land.

E. Areas Without Zoning Bylaws

Note that some areas of the province do not have zoning bylaws. The absence of local zoning bylaws does not relieve a landowner from complying with the restrictions in the ALCA and ALR Use Regulation.

4. NEW CONSTRUCTION OF A RESIDENCE ON ALR LAND THAT HAS NO EXISTING RESIDENCE

No application is required to the Commission in order to construct a residence with a total floor area of 500 m² or less on a parcel of ALR land which has **no existing residence** (a "vacant parcel").

The Commission will consider the residence when built on a vacant parcel to be the "principal residence".

If the proposed principal residence is more than 500m² or there is already another residence located on the ALR land, in order to construct the residence the landowner must apply to the Commission through the local government and obtain permission from the Commission: ALCA, s. 20.1(1).

"Construct" includes "to build a new structure" or "to place on land a new structure that is fully or partially pre-fabricated": ALCA, s. 1(1).

5. GRANDFATHERING PROVISIONS

A. Completing a Residential Construction Initiated by February 22, 2019

If by February 22, 2019 a landowner had already initiated construction of a residence in the ALR, in certain circumstances the owner may be able to complete that work without application to the Commission. In other circumstances, the work will not be able to proceed unless the Commission first approves an **application for a non-adhering residential use** made by the owner: ALCA, ss. 20.1(2), 25. See Section 10 "Applications for Non-Adhering Residential Use" later in this bulletin.

I. Unfinished Principal Residence

Total Floor Area of 500 m² or less

If the landowner is completing construction of an unfinished principal residence which will on completion have a total floor area of **500 m² or less** and is otherwise also compliant with the ALCA and regulations, the owner may complete that construction without applying to the Commission for permission to do so.

Total Floor Area of more than 500 m²

If the landowner is completing construction of an unfinished principal residence which will, if completed as designed, have a total floor area of **more than 500 m²**, the landowner may continue if:

- a) Where building permit authorization **is required** by local government bylaw
 - all required authorizations to construct the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins on or before November 5, 2019, AND
 - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw
 - if no authorizations to construct the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
 - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

II. Unfinished Additional Residence

If the landowner is completing construction of a residence that, **if completed as designed**, will be an additional residence, the landowner may do so if:

- a) Where building permit authorization **is required** by local government bylaw
 - all required authorizations to construct the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins before February 22, 2019, AND
 - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw
 - if no authorizations to construct the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
 - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

B. Completing Residential Alterations Initiated by February 22, 2019

If an owner wants to complete alterations to a residence on ALR land that had been initiated prior to February 22, 2019, the owner may do so without application to the Commission only in limited circumstances.

To “alter” means “(a) to alter the exterior of a structure so as to increase its size; (b) to move or alter the exterior walls or edges of a structure so as to change its siting”: ALCA, s. 1(1).

I. Completing Alterations to a Principal Residence

Total Floor Area of 500 m² or less

If the landowner is completing alterations to a principal residence that will not cause its total floor area to exceed **500 m²** and that will otherwise also be compliant with the ALCA and regulations, the landowner may complete those alterations without applying to the Commission for permission to do so.

Total Floor Area of more than 500 m²

Alterations that had already been commenced as of February 22, 2019 to a principal residence that, **if completed as designed**, will have a total floor area of more than 500 m², may be completed if:

- a) Where building permit authorization **is required** by local government bylaw
 - all required authorizations to alter the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins on or before November 5, 2019, AND
 - from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw
 - if no authorizations to alter the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
 - from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

II. Completing Alterations to an Additional Residence

Alterations that had already been commenced as of February 22, 2019 to a residence in the ALR that, **if completed as designed**, will be an additional residence, may be completed if:

- a) Where building permit authorization **is required** by local government bylaw
 - all required authorizations to alter the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins before February 22, 2019, AND
 - from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw

- if no authorizations to alter the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
- from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

C. New Alterations Initiated After February 22, 2019

Alterations that were not initiated by February 22, 2019 may also be undertaken in some circumstances on ALR land even without application to the Commission.

An owner who wishes to alter a residential structure that exists on ALR land on February 22, 2019 but that (a) is an additional structure; or (b) is a principal residence with a total floor area of more than 500 m²; or (c) is of a size or is sited in contravention of a regulation, may do so in some circumstances. The owner may alter the structure without applying to the Commission **only** if the alteration will lead to no further contravention of the ALCA or regulations: ALCA, s. 20.2.

The Commission expects that the alterations undertaken in the context of the above paragraph would eliminate, or at least reduce or not worsen, any pre-existing contravention of the ALCA or the regulations. It does not expect that alterations would increase the size of the residential structure or initiate a non-adhering residential use; any such alterations should be the subject of an application to the Commission.

An owner who wishes to alter a principal residence that will remain no larger than 500 m² and that will otherwise also remain in compliance with the ALCA and regulations may also do so without application to the Commission.

D. Manufactured Home on ALR Land

If on February 22, 2019, there was one manufactured home which was an additional residence, was constructed in accordance with all applicable enactments, and was used as a residence by a member of the immediate family of the owner of the land in the ALR, it may continue to be used as a residence in the ALR if on February 22, 2019 there was one manufactured home, up to 9 m in width, constructed in accordance with all applicable enactments and used as a residence by a member of the immediate family of the owner of the land in the ALR, it may continue to be used as a residence in the ALR if:

- there is no other residence on the land other than the principal residence; AND
- the size and siting of the residence is not altered after February 22, 2019 unless
 - permitted on application, OR

- the size of the manufactured home or the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

ALR Use Regulation, s. 32

There is no right to replace a residential structure which is permitted due to a grandfathering exception. An application to the Commission for its approval is required to replace such a structure. See the "Replacing a Residence" section for more information.

E. Single-Level Accommodation Constructed Above an Existing Building on the Farm

If on February 22, 2019 there was accommodation that had been constructed in accordance with all applicable enactments above an existing building on the farm and that had only a single level, it may continue to be used as a residence in the ALR if:

- there is no other residence on the land other than the principal residence; AND
- the size and siting of the residence is not altered after February 22, 2019 unless
 - permitted on application, OR
 - the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

ALR Use Regulation, s. 32

There is no right to replace a residential structure which is permitted due to a grandfathering exception. An application to the Commission for its approval is required to replace such a structure. See the "Replacing a Residence" section for more information.

F. Second Single Family Dwelling in Former Zone 2 ("Zone 2 Second SFD")

Until February 22, 2019, land in the ALR was considered to be either in Zone 1 (the panel regions of the South Coast, Island and Okanagan panels) or Zone 2 (the panel regions of the Interior, North and Kootenay panels).

Prior to February 22, 2019, certain activities were permitted in Zone 2 that were not permitted in Zone 1. The term "**Zone 2 Second SFD**" is used in this bulletin to refer to a second single family dwelling in the area of the province that until February 22, 2019 was Zone 2, if the parcel was at least 50 ha in size and if the total area occupied by all residences and other residential structures, roads and service lines, and all land between them, was 4 000 m² or less.

If on February 22, 2019 there was a “**Zone 2 Second SFD**” on Zone 2 land in the ALR, constructed in accordance with all applicable enactments, the Zone 2 Second SFD may continue to be used as a residence in the ALR if:

- there is no other residence on the land other than the principal residence; AND
- the size and siting of the Zone 2 Extra Home is not altered after February 22, 2019 unless
 - permitted on application, OR
 - the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

ALR Use Regulation, s. 32

There is no right to replace a residential structure which is permitted due to a grandfathering exception. An application to the Commission for its approval is required to replace such a structure. See the “Replacing a Residence” section for more information.

6. REPLACING A RESIDENCE

The term “construct” includes “to replace a structure, 75% or more of which has been substantially damaged or destroyed”: ALCA, s. 1(1). In order to replace a structure, an owner must abide by the requirements in section 20.1 and, if applicable, section 20.2 of the ALCA.

A. Parcels on which there is only one residence

If an owner is replacing the only residence on a parcel in the ALR, the total floor area of the new residence must not be more than 500 m².

B. Parcels on which there is more than one residence

An application to the Commission, and Commission approval of that application, are required to replace residences which pre-date the ALR (that is, are older than December 21, 1972), residences approved by local government under the former section 18 of the ALCA and its predecessors, residences permitted without application to the Commission under previous versions of the ALCA and regulations, and residences constructed in contravention of local zoning bylaws or the ALCA or regulations.

Whether an application is required to replace a residence that the Commission itself had previously approved on application may depend on the terms of that approval.

7. USE OF RESIDENCE IN ALR

Use of a residence located in the ALR is limited. Generally it may be used only as a residence, subject to limited exceptions:

A. Secondary Suites

The use of land in the ALR for a secondary suite is permitted if there is one suite only, located in the principal residence: ALR Use Regulation, s. 31.

B. Limited Accommodation for Tourists

See the Commission's information bulletin called "Accommodation for Tourists" for more information. Strict conditions must be met for such use.

8. SOIL OR FILL FOR RESIDENTIAL CONSTRUCTION

Removing soil from or placing fill on ALR land is permitted for the construction or maintenance of a principal residence if the total area from which soil is removed or on which fill is placed is 1,000 m² or less. If the affected area is in a floodplain, an additional condition applies: the resulting elevation level must be consistent with applicable local government or first nation government requirements for flood protection: ALR Use Regulation, s. 35.

Removing soil from or placing fill on ALR land in connection with other residential uses (such as for the construction of an additional residence, alteration of a residence or where the area affected by a principal residence is greater than 1,000 m²) is not permitted. An owner of ALR land seeking to remove soil or place fill may submit a notice of intent along with payment of the required fee to the ALC's chief executive officer requesting approval: ALCA, s. 20.3. The landowner may also apply to the Commission for a soil or fill use under s. 25 of the ALCA.

The following types of fill are prohibited on ALR land (ALR Use Regulation, s. 36):

- construction or demolition waste (including masonry rubble, concrete, cement, rebar, drywall and wood waste);
- asphalt;
- glass;
- synthetic polymers;
- treated wood;
- unchipped lumber.

9. INFRASTRUCTURE NECESSARY FOR RESIDENTIAL USE

Subject to any limits and conditions set out in Part 4 of the ALR Use Regulation, the use of agricultural land to construct, maintain or operate the following is permitted:

- (a) a structure, other than a residential structure, that is necessary for a residential use permitted under Part 4. Examples include detached garages;
- (b) a driveway or utility necessary for a residential use permitted under this part: ALR Use Regulation, s. 30.

10. APPLICATIONS FOR NON-ADHERING RESIDENTIAL USE

An owner may apply to the Commission for permission under section 25 of the ALCA for a non-adhering residential use: ALCA, s. 20.1(2). A “**non-adhering residential use**” means “any of the following: (a) an additional residence; (b) a principal residence having a total floor area that is more than 500 m²; (c) a use of a residential structure that contravenes the regulations”: ALCA, s. 1(1).

For more information on making applications to the Commission, please see the Commission’s website, at www.alc.gov.bc.ca/alc/content/applications-and-decisions.

Section 25(1) of the ALCA provides that on receiving a use application the Commission normally may:

- refuse permission for the use applied for,
- grant permission, with or without limits or conditions, for the use applied for, or
- grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

With respect to an application for a non-adhering residential use, the Commission (a) must consider the prescribed criteria, if any, (b) must not grant permission for an additional residence unless the additional residence is necessary for a farm use; and (c) must reject the application if required by the regulations to do so: ALCA, s. 25(1.1).

Examples of considerations that the Commission may take into account in determining a use application are found here: www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers

11. GLOSSARY

The following key definitions are relevant to this information bulletin:

“additional residence” means “a residence on a parcel of agricultural land, other than the principal residence”: ALCA, s. 1(1)

“alter” means “the following: (a) to alter the exterior of a structure so as to increase its size; (b) to move or alter the exterior walls or edges of a structure so as to change its siting”: ALCA, s. 1(1)

“as designed” means as stated or shown in (a) a design, proposal or other plan approved under or accepted in support of an authorization, or (b) a design or plan finalized, before the date this section comes into force, by an architect or engineer or, if none, the designer of the residence, if no authorizations are needed to construct or alter the residence: ALCA, s. 20.2

“authorization” means a permit or other authorization, issued under an enactment, to construct or alter a residence: ALCA, s. 20.2

“construct” means “the following: (a) to build a new structure; (b) to place on land a new structure that is fully or partially pre-fabricated; (c) to replace a structure, 75% or more of which has been substantially damaged or destroyed”: ALCA, s. 1(1)

“farm use” means “an occupation or use of agricultural land for (i) farming land, plants, mushrooms, truffles or animals, (ii) a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*, or (iii) a purpose designated as a farm use by regulation”, but “farm use” does “not include a residential use or a soil or fill use”: ALCA, s. 1(1)

“fill” means “any material brought onto agricultural land other than materials exempted by regulation”: ALCA, s. 1(1)

“non-adhering residential use” means “any of the following: (a) an additional residence; (b) a principal residence having a total floor area that is more than 500 m²; (c) a use of a residential structure that contravenes the regulations”: ALCA, s. 1(1)

“non-farm use” means “a use of agricultural land other than a farm use, a residential use or a soil or fill use”: ALCA, s. 1(1)

“pre-existing residential structure” means “a residential structure that exists on agricultural land on the date this section comes into force [February 22, 2019], and (a) is an additional residence, (b) is a principal residence having a total floor area of more than 500 m², or (c) is of a size or is sited in contravention of a regulation”: ALCA, s. 20.2

“prescribed residential structure” is either a “structure” that, or a “vehicle” that, is “used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in [Part 4 of the ALR Use Regulation]”: ALR Use Regulation, s. 29

“principal residence” means “the residence permitted under section 20.1(1)(a)”: ALCA, s. 1(1)

“residential structure” means “a structure used, during all or part of the year and whether fully or partially, as (a) a residence, (b) if prescribed, accommodation, or (c) if prescribed, in relation to a residence or accommodation”: ALCA, s. 1(1)

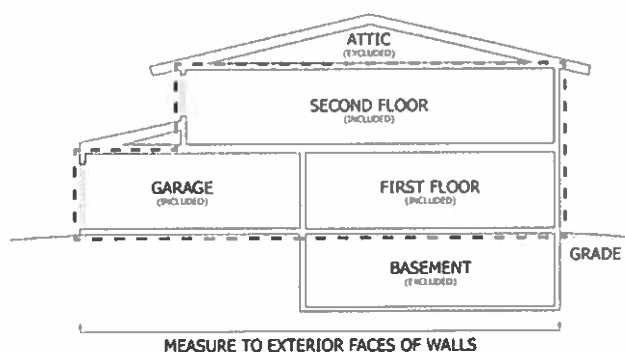
“residential use” means “a use of agricultural land for a residential structure” but “does not include a farm use or a soil or fill use”: ALCA, s. 1(1)

“soil or fill use” means “the removal of soil from, or the placement of fill on, agricultural land” but “does not include a farm use or a residential use”: ALCA, s. 1(1)

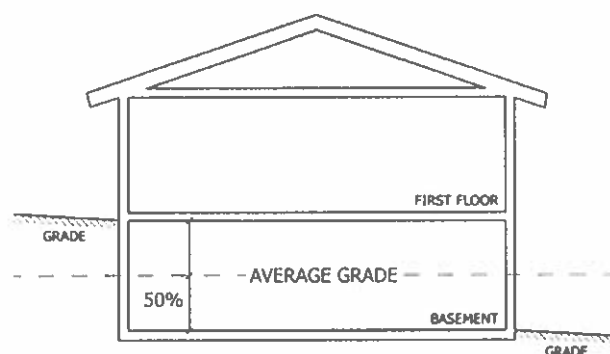
“total floor area” means, for purposes of the ALCA and ALR Use Regulation and pursuant to Commission Resolution No. 054N-2019, the total area of all floors measured to the outer surface of the exterior walls, including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, enclosed porches or verandas, attached garages and excluding:

- (a) unenclosed carports;
- (b) basements, with basement meaning that portion of any floor area having more than one-half its vertical height below the average finished grade at the perimeter of a building;
- (c) attics, with attic meaning the unfinished space between the roof and the ceiling of the top storey of a building or between a partial wall and a sloping roof.

Total Floor Area Illustration



Basement Illustration



“unfinished pre-existing residence” see the definition at s. 20.2 of the ALCA and in the body of the information bulletin above

“use or subdivision application” means “an application for permission made under any of the following: (a) section 20 (2) for a non-farm use; (b) section 20.1 (2) (a) for a non-adhering residential use; (c) section 20.3 (5) for a soil or fill use; (d) section 21 (2) for subdivision”: ALCA, s. 1(1)

“Zone 2 Second SFD” means a second single family dwelling in the area of the province that until February 22, 2019 was Zone 2, but only if the parcel was at least 50 ha in size and if the total area occupied by all residences and other residential structures, roads and service lines, and all land between them, was 4 000 m² or less

British Columbia News

Legislation to protect farmland now in force

<https://news.gov.bc.ca/19029>

Saturday, February 23, 2019 9:00 AM

Victoria - Regulations that strengthen B.C.'s Agricultural Land Reserve (ALR) came into force under Bill 52 on Feb. 22, 2019, enhancing food security and encouraging farming in the ALR.

"I'm very happy to see this law come into full force and effect," said Lana Popham, Minister of Agriculture. "This new law will encourage farming and better protect farmland by banning mega-mansions, stopping the illegal dumping of waste on farmland and reinstating the one-zone system. It's a great step in our effort to revitalize the Agricultural Land Reserve so that British Columbians can count on a safe, secure supply of locally grown food on their tables for years to come."

The Agricultural Land Commission Amendment Act, 2018 provides three key changes, including:

- Restricting the removal of soil and increased penalties for the dumping of construction debris and other harmful fill in the ALR.
- Directly addressing mega-mansions and speculation in the ALR by limiting primary residence size on ALR lands and empowering the Agricultural Land Commission (ALC) to approve additional residences if they are for farm use.
- Reunifying the ALR as a single zone, ensuring consistent rules with strong protections for all provincial ALR land.

"At the same time, we're supporting larger farming families by ensuring that those who need extra living space to support their farming operations have a path forward at the ALC to build a larger home," said Popham. "Multigenerational farming families are the backbone of agriculture throughout B.C."

Bill 52 was introduced on Nov. 5, 2018, and received royal assent three weeks later. It required a regulation to bring the law into force. The legislative changes make it clear that British Columbia's ALR is for farming and ranching, not for building mega-mansions and dumping construction waste.

Established in 1973, the ALR is administered by the ALC, an independent tribunal mandated to preserve agricultural land and encourage farming on agricultural land. The ALR includes over 4.7 million hectares of B.C. that are preserved for agricultural use — less than 5% of B.C.'s total land base.

Quick Facts:

- Farming families who need the extra space to farm have a path forward at the ALC to build a larger home to support their farming operations.
- To ensure fairness, people who have all their permits and authorizations in place on Feb. 22, 2019, when the regulations became law, will be grandfathered under the old system provided they begin substantial construction by Nov. 5, 2019.
- Under Bill 52, dumping construction waste and other damaging substances on farmland is prohibited, with strong penalties and new tools for enforcement.

- New offences for illegal fill and soil removal have been created under the new act, with maximum penalties of \$1 million or six months imprisonment for a first offence.

Learn More:

For more information, visit the Agricultural Land Commission's website:

<https://www.alc.gov.bc.ca/alc/content/contact-us>

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British Columbia News

New agricultural rules will better protect human health, environment

<https://news.gov.bc.ca/18832>

Wednesday, January 23, 2019 3:00 PM

Victoria - New rules for agricultural waste management will better protect B.C.'s water and provide more clarity for the agricultural sector.

Effective Feb. 28, 2019, a new regulation for Agricultural Environmental Management will replace the outdated Agricultural Waste Control Regulation. It will enhance environmental protection measures, allow better compliance and enforcement activities, and make it easier for farmers to establish environmentally sound practices.

“We want to ensure agricultural practices are consistent with the protection of clean, safe drinking water,” said George Heyman, Minister of Environment and Climate Change Strategy. “These amendments are long overdue. We listened to the concerns and are outlining a clear and concise way forward for agricultural operators in B.C.”

These new rules will help protect British Columbia's natural supply of drinking water, vital for healthy communities, and are in line with the government's CleanBC commitments to cut pollution, meet the Province's climate goals and improve life for people.

The new provisions will:

- ensure watercourses and groundwater are protected through proper storage and use of manure, other nutrient sources and other materials;
- prevent water quality impacts from contaminated runoff;
- prohibit direct discharges;
- in some cases, require nutrient-management planning;
- allow for increased monitoring in high-risk areas;
- provide clear compliance expectations for agricultural operators for setbacks, storage and nutrient applications; and
- require record keeping.

While the new regulation comes into effect next month, more complicated elements will be gradually phased in over the next 10 years.

Several of the new provisions were informed by the independent Hullcar report, released in November 2017, which called for improvements to agricultural waste management in the province. Significant engagement with Indigenous groups, the agricultural industry and the Hullcar interagency working group, along with public feedback on multiple government intentions papers, helped shape the new requirements.

Learn More:

View the code of practice for agricultural environmental management:

<https://www2.gov.bc.ca/gov/content/environment/waste-management/industrial-waste/agriculture>

The Hullcar report, From Crisis to Solutions: Towards Better Source Water Protection and Nutrient Management in the Hullcar Valley, is available online:

<https://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-permitting-and-compliance/hullcar/review-docs/polis-hullcar.pdf>

Media Contacts

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BC BEEF PLANT PRODUCER ENGAGEMENT

An Update BC BEEF PACKING PLANT

Story by Susan Evans

The interim steering committee for the BC Beef Plant continues their work exploring the opportunity to build a federally inspected beef packing plant in BC.

At their meeting in January they had a chance to review a number of possible scenarios for how plant ownership could be structured. They also heard from a panel of representatives from the retail, processing and foodservice industries who shared past challenges in sourcing a regional beef program for their customers and consumers. The panel also expressed their interest in developing mutually beneficial relationships in order to have access to beef branded and labelled as BC Beef.

The committee agreed to proceed to allow for further review and analysis of the plant, including reviewing options to minimize potential risk before revising the initial business plan.

One of the topics discussed at the committee meeting, as well as submitted in online questions to the website is, how can cow/calf and other operators of varying size participate in plant ownership? In the last issue we talked about supply partnerships, but what does that mean?

"The ownership of the plant is going to be determined by the cattle industry and their partners," says Kevin Boon, General Manager, BCCA. "This is an industry-driven initiative and producers have the opportunity to have their say as to how it will be structured. Similarly, supply partnership programs will be developed by and for the producers that are involved."

One of the big questions ranchers ask is "How can cow/calf and other operators of varying size participate in plant ownership?"

The objective of a supply partnership is to:

- Establish an added-value partnership between cow/calf producers, backgrounders and feedlot operators to allow for the supply of BC cattle to the proposed new facility
- Ensure a long term, consistent program-based cattle supply
- Ensure a value-added relationship for all partners
- Ensure fair pricing models between cow/calf, feedlot and the plant
- Create an efficient design for growth

Two examples of supply program concepts include:

- **Feedlot Ownership program:** A feedlot may collaborate with cow/calf and backgrounder operators to develop a supply agreement for a number of committed cattle (or cows) to the feedlot. The feedlot would then be responsible to the plant for delivering these animals based on the supply agreement they have made for cattle commitments through hook ownership.
- **Cow/Calf-Feedlot Partnership program:** A combination of feedlot, cow/calf and backgrounder operator(s) could develop a supply agreement of their own and this group, or corporation, would then all be responsible for fulfilling their supply agreement to the plant through hook ownership equally or as agreed upon.

For those that have identified interest in receiving further information regarding the progress of the project, upcoming opportunities for discussion will be offered and posted in industry relevant communications and at www.bcbeefpackingplant.ca

For more information about this project, please contact: becattle@cattlemen.bc.ca
Watch for regular updates on this project in *Beef in BC*.



FEBRUARY 19, 2019

From Country Life in BC

Province boosts risk management funding

by PETER MITHAM

There wasn't much new in the February 19 provincial budget so far as the BC Agriculture Council is concerned, but nothing was lost, either.

The budget promises to boost the BC Ministry of Agriculture's budget by \$5 million, funds designed to support risk management efforts at the farm, community and regional level.

Business development funding, which includes market development programs such as Buy BC as well as regional emergency management programs, received a 7% boost to \$51.7 million. This works out to an extra \$3.3 million.

The funding complements plans to boost spending on wildfire prevention and recovery by \$171 million. Base spending on wildfire management will increase to \$101 million a year from \$64 million.

The Agricultural Land Commission will see its budget increase 6% to \$4.9 million, or an additional \$289,000 this year. Part of the funding will cover enforcement of regulations governing cannabis production.

All told, the province plans to spend \$98.2 million worth on agriculture in the 2019/2020 fiscal year. This amounts to the largest budget ever for the ministry.

Nevertheless, BC's spending on agriculture as a proportion of GDP still lags every other province.

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Ratify Attendance of
Director Parker

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Carrots to Cattle 2019: Growing from the Ground Up

Agenda

8:45am	Welcome	
9:00am	Ben Hartman, Clay Bottom Farms "What's Wrong with Working 35 Hours (or Less) Per Week? Using Lean Ideas to Cut Out Waste, Increase Value, and Find Balance on Your Farm."	
10:30am	Coffee Break	
10:50am	Ministry of Agriculture Update – John Stevenson	
	Increasing Productivity	
11:00am	Pollinators & Increasing Pollination Efficiency - Lynn Westcott, Westcott Environmental Services	Animal Welfare Best Management Practices - Dr. Marina von Keyserlingk, UBC
12:00pm	Lunch	
1:00pm	Smithers Farmers' Institute Update – Megan D'Arcy	
1:05pm	Soil Fertility – Geoff Hughes-Games, P.Ag.	
2:30pm	Coffee Break	
3:00pm	RDBN Update – Mark Parker, Mark Fisher (n/c)	
	Increasing Resiliency	
3:15pm	Growing Beyond Expectations: Shoulder Season Growing in the Northwest – Terri Smith	Permaculture Solutions for Water Conservation – Gordon Hiebert, Wood & Water Developments
4:15pm	Closing Remarks, Thank You	