
TO: CITY MANAGER **DATE:** 2005 June 07
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PL 70100 - 01
SUBJECT: AGRICULTURAL LAND RESERVE
PURPOSE: To respond to a Council request for information on trends, recent applications, and Agricultural Land Commission decisions for exclusion of lands from the Agricultural Land Reserve.

RECOMMENDATIONS:

1. **THAT** the Provincial Agricultural Land Commission be requested to prepare and make available a complete and accurate set of statistics on changes in the size of the ALR compiled by calendar year for the province and for each panel area, regional district and municipality.
2. **THAT** a copy of this report be sent to the Chair and Members of the Provincial Agricultural Land Commission at #133-4940 Canada Way, Burnaby, BC V5G 4K6.
3. **THAT** a copy of this report be sent to the Environment Committee for information purposes.

REPORT**1.0 INTRODUCTION**

At its 2004 July 19 and 2005 January 10 meetings, Council requested information on trends in exclusion applications being considered and approved by the Agricultural Land Commission (ALC).

Council's concern with regard to trends in exclusion applications for lands within the Agricultural Land Reserve (ALR) follows the recent introduction of the new Provincial Agricultural Land Commission Act and related legislation brought into effect on 2002 November 1. Changes to the previous regulations and Agricultural Land Commission structure were made consistent with the Core Review objectives of the Provincial Government. Key changes included the creation of Regional Panels to carry out the duties of the Commission in different areas of the Province and changes to streamline regulations and application processes.

In response to Council's request for information on recent decisions related to the exclusion of lands from the ALR, City staff have reviewed the data available on the web site for the ALC and have met with ALC staff to discuss current applications in the South Coastal Panel area.

ALC staff have provided an outline of current applications awaiting a decision from the ALC. In addition, ALC staff advised that the best and most complete statistical information available is posted on the ALC Web Site. However, ALC staff also advised that the available statistical information does not necessarily represent a fully accurate accounting of cumulative changes in the size of the ALR given differing methodologies used for determining land area, past practices in recording decisions, and changes to the geographical boundaries of regional districts since the ALR was established between 1974 and 1976. As a result, there are obvious discrepancies in the data set that appear in Tables 2 and 3 of this report for the South Coast Panel Area and for the Fraser Valley and Greater Vancouver Regional Districts with regard to net changes, as well, there are likely other data variations embodied within the available information.

With these cautions and caveats with regard to the available data, this report summarizes the statistical information currently available on changes to the size of the ALR since 1974 at a Provincial, Panel Area, and Regional District level. The report also outlines significant applications for exclusion currently under consideration by the Commission. Information on net changes in the size of the ALR by municipality was not available from the ALC.

2.0 AGRICULTURAL LAND RESERVE AREA – STATISTICAL SUMMARY

Agricultural land in B.C. is a scarce resource. Of the land in B.C., less than 3% is capable of supporting a range of agricultural uses, with just over 1% considered prime agricultural land. The greatest pressures on B.C.'s limited food lands are urbanization and development. In 1972, an estimated 6,000 ha (14,825 acres) of farmland were being lost every year to other uses.

To address this important public issue, the *Land Commission Act* of 1973 established a Provincial mandate for the preservation of agricultural land in B.C. and resulted in the creation of the Agricultural Land Commission (ALC). The ALR was established between 1974 and 1976, with the ALC being responsible for preserving and protecting B.C.'s farmland to ensure that the limited supply of agricultural land will continue to be available for food production. Initially, the ALR comprised 4.7 million ha (11.6 million acres) covering 5% of the Province's land base. Since that time, adjustments have been made to the boundaries of the ALR with the overall area of the reserve, on a Province wide basis, remaining approximately the same size. Under the terms of the Provincial legislation, the ALC considers whether to include or exclude lands from the reserve in relation to the agricultural values of the land, community land use planning directions, and local, regional and provincial interests.

The following information summarizes previous changes in the size of the ALR at a provincial, area panel, and regional level based on summary information currently available from the ALC.

2.1 Net Change in Provincial Agricultural Land Reserve (ALR) Area

The following **Table 1** shows the total changes in the area of the Provincial ALR from designation in 1974 to 2003 in relation to total inclusions, total exclusions, and size of the ALR at year end.

TABLE 1: Net Change in ALR by Year

ALR	Total Inclusions (Hectares)	Total Exclusions (Hectares)	Net Change (Hectares)	ALR at Year End (Hectares)
Year	(ha)	(ha)	(ha)	(ha)
1974	0	619.40	-619.40	4,720,675.90
1975	2,560.60	3,186.00	-625.40	4,720,050.50
1976	516.90	2,358.30	-1,841.40	4,718,209.10
1977	4,300.00	18,961.30	-14,661.30	4,703,547.80
1978	19,140.90	10,532.50	+8,608.40	4,712,156.20
1979	3,251.50	9,761.70	-6,510.20	4,705,646.00
1980	242.30	6,131.50	-5,889.20	4,699,756.80
1981	1,274.90	16,466.60	-15,191.70	4,684,565.10
1982	3,633.90	6,211.70	-2,577.80	4,681,987.30
1983	6,232.60	4,245.20	+1,987.40	4,683,974.70
1984	7,545.00	5,079.00	+2,466.00	4,686,440.70
1985	19,440.20	9,227.40	+10,212.80	4,696,653.50
1986	1,806.90	4,664.90	-2,858.00	4,693,795.50
1987	5,151.60	2,868.20	+2,283.40	4,696,078.90
1988	6,713.60	1,240.50	+5,473.10	4,701,552.00
1989	946.80	1,179.50	-232.70	4,701,319.30
1990	10,802.00	2,194.90	+8,607.10	4,709,926.40
1991	768.40	2,066.70	-1,298.30	4,708,628.10
1992	3.20	1,083.20	-1,080.00	4,707,548.10
1993	5,843.00	827.50	+5,015.50	4,712,563.60
1994	2,877.20	1,642.40	+1,234.80	4,713,798.40
1995	1,095.30	1,171.80	-75.40	4,713,723.00
1996	1,867.80	1,573.60	+294.20	4,714,017.20
1997	869.40	5,251.90	-4,382.50	4,709,634.70
1998	727.30	2,992.50	-2,265.20	4,707,369.50
1999	1,961.30	1,864.40	+96.90	4,707,466.40
2000	23,272.50	5,795.90	+17,476.60	4,724,943.00
2001	1,115.10	769.40	+345.70	4,725,288.70
2002	41,797.60	1,998.60	+39,799.00	4,765,087.70
2003	426.00	879.90	-453.90	4,764,633.80
Total	176,183.80	132,845.30	+43,338.50	4,764,633.80
Note 1	All figures are cumulative and in hectares (ha).			
Note 2	There are no entries from 1974-77 for Appeals to the Minister as legislation was introduced in 1978.			
Note 3	Entries for APPEALS from 1994 to date are no longer applicable as appeals were rescinded in 1993.			
Source	www.alc.gov.bc.ca/alr/stats/A1_incl-excl_allyears_d.htm			

In terms of general trends, Table 1 shows considerable fluctuations in net changes in the size of the ALR which include:

- the largest net decrease in the size in ALR in 1981 of 15,191.7 ha (37,538.18 acres).
- the largest net increase in the size of the ALR in 2002 of 39,799 ha (98,342 acres).
- a total net increase in the size of the ALR between 1974 and 2003 of 43,338.5 ha (107,087.9 acres).

The available information on net changes to the size of the ALR since 1974 does not provide an indication of the relative quality or agricultural capability of the lands either included or excluded from the ALR. As such, the information relates to changes in net area, but does not indicate the net benefit to agriculture of ALC decisions in terms of the net change in the relative agricultural value of lands in the ALR, or the results of improvements to agricultural productivity arising from conditions attached to specific ALC decisions.

2.2 Net Change in ALR by Commission Panel Area

With the introduction of the new Provincial Agricultural Land Commission Act in 2002 November, the Agricultural Land Commission (ALC) was re-structured to form the following 6 Commission Panel areas. Each Commission Panel area is composed of a number of Regional Districts as listed below. For each Panel area, the Commission is composed of three members with the full decision making powers of the full Commission for the respective Panel Area.

Commission Panel Areas

- *Interior Panel:* composed of the Cariboo, Central Coast, and Thompson-Nicola Regional Districts.
- *Island Panel:* composed of the Alberni-Clayoquot, Capital, Comox-Strathcona, Cowichan Valley, Mount Waddington, and Nanaimo Regional Districts.
- *Kootenay Panel:* composed of the Central Kootenay, East Kootenay, and Kootenay-Boundary Regional Districts.
- *North Panel:* composed of Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Northern Rockies, Peace River, and Skeena-Queen Charlotte Regional Districts.
- *Okanagan Panel:* composed of the Central Okanagan, Columbia Shuswap, North Okanagan, and Okanagan-Similkameen Regional Districts.
- *South Coast Panel:* composed of the Central Fraser Valley, (former Central Fraser Valley, Dewdney-Alouette, Fraser-Cheam areas), Fraser Valley, Greater Vancouver, Powell River, Squamish-Lillooet, and Sunshine Coast Regional Districts.

Again, taking into consideration the noted caveats regarding the relative accuracy of available data and changes to regional district boundaries, the following **Table 2** shows the area of the Provincial ALR at designation in 1974 and in 2003 by Regional Panel Area. The base information for Table 2, and the following **Table 3**, was compiled from the ALC figures shown in **Appendix 1, attached**.

TABLE 2: Net Change in ALR by Panel Area 1974 - 2003

Provincial ALR Lands by Commission Panel Area			
Net Change 1974 - 2003			
Commission Panel Area	ALR Lands 1974 Hectares (Acres)	ALR Lands 2003 Hectares (Acres)	Net Change 1974 - 2003
Interior Panel	1,498,664 ha (3,703,148 acres)	1,495,475.1 ha (3,695,268.3 acres)	- 3,188.9 ha (-0.21%) (-7,879.7.1 acres)
Island Panel	115,987.3 ha (286,711.9 acres)	103,235 ha (255,090.2 acres)	- 12,797.3 ha (-11.03%) (-31,621.7 acres)
Kootenay Panel	399,109.3 ha (986,185 acres)	384,758.6 ha (950,725.5 acres)	- 14,350.7 ha (-3.59%) (-35,460.1 acres)
North Panel	2,254,291.4 ha (5,570,277.7 acres)	2,377,595.5 ha (5,874,957.9 acres)	+123,304.1 ha (5.47%) (+304,680.3 acres)
Okanagan Panel	257,246.9 ha (635,648.4 acres)	226,986.3 ha (560,875.5 acres)	- 30,260.6 ha (-11.76%) (-74,772.9 acres)
South Coast Panel	268,346.2 ha (663,074.4 acres)	260,275.8 ha (643,132.7 acres)	- 19,370.1 ha (-7.22%) (-47,862.6 acres)
Total ALR Lands	4,721,295.3 ha (11,666,160 acres)	4,764,633.8 ha (11,773,248 acres)	43,338.5 ha (0.92%) (107,087.9 acres)
Note: In using the available data from the ALC shown in Appendix 1, it was not possible to rectify the totals in Table 2 and Table 3. Variations in totals and net change arose from the available data set. ALC notes included on Appendix 1 seem to indicate that this may be due to both changes in area boundaries between regional districts and changes in the methodology used for the Fraser Valley Regional District and the Great Vancouver Regional District to establish the geographical area of the ALR which have yet to be rectified.			

Overall, taking into account inclusions and exclusions between 1974 and 2003, while taking into consideration the noted concerns with the available data set, **Table 2** shows that:

- there has been a total net increase in the size of the ALR between 1974 and 2003 of 43,338.5 ha (107,087.9 acres) or 0.09% since 1974.
- there has been a net decrease in the size of the ALR for all Commission Panel areas, with the exception of the North Panel area.
- exclusive of the North Panel area, the size of the ALR for the sum of the Interior, Island, Kootenay, Okanagan, and South Coast Panel areas has decreased by a net area of about 79,967.5 ha (197,597 acres) between 1974 and 2003, or about 3.2% since 1974.

- exclusive of the North Panel area, the averaged annual loss of ALR for the Interior, Island, Kootenay, Okanagan, and South Coast Panel areas has been 2,757.5 ha (6,813.7 acres) per year between 1974 and 2003, or about 0.11% per year since 1974.

2.3 Net Change in ALR by Regional District for the South Coast Panel Area

Based on the available data, the following Table 3 shows the net change in the size of the ALR by Regional District for the South Coast Panel Area between 1974 and 2003.

TABLE 3: Net Change in ALR by Regional District for the South Coast Panel Area

Provincial ALR Lands for the South Coast Panel by Regional District			
Regional District	ALR Lands 1974	ALR Lands 2003	Net Change 1974 - 2003
Central Fraser Valley	29,111.8 ha (71,934.3 acres)	28,461.8 ha (70,328.1 acres)	-650 ha (-2.2%) (-1,606.1 acres)
Dewdney-Alouette	23,765.2 ha (58,723.0 acres)	23,190.7 ha (57,303.4 acres)	-574.5 ha (-2.4%) (-1,419.6 acres)
Fraser-Cheam	36,761.1 ha (90,835.4 acres)	36,167.1 ha (89,367.7 acres)	-594.0 ha (-1.61%) (-1,467.7 acres)
Fraser Valley	72,394.8 ha (178,885.1 acres)	72,055 ha (178,045 acres)	-3,607.5 ha (-4.98%) (-8,909.6 acres)
Greater Vancouver(1)	58,782.9 ha (145,250.5 acres)	61,670.47 ha (152,385.5 acres)	-5,146.2 ha (-8.75%) (-12,716.1 acres)
Powell River	14,129.6 ha (34,913.8 acres)	9,544.9 ha (23,585.1 acres)	-4,584.7 ha (-32.4%) (-11,328.6 acres)
Squamish-Lillooet	27,125.5 ha (67,026.2 acres)	25,131.6 ha (62,099.3 acres)	-1,993.9 ha (-7.3%) (-4,926.9 acres)
Sunshine Coast	6,275.3 ha (15,506.0 acres)	4,054.3 ha (10,018.0 acres)	-2,221 ha (-35.4%) (-5,488.0 acres)
Total South Coast	268,346.2 ha (663,074.4 acres)	260,275.8 ha (643,132.7 acres)	-19,370 ha (-7.2%) (-47,862.6 acres)

Note: In using the available data from the ALC shown in Appendix 1, it was not possible to rectify the totals in this table. Variations in totals and net change arose from the available data set. ALC notes included on Appendix 1 seem to indicate that this may be due to both changes in area boundaries between regional districts and changes in the methodology used for the Fraser Valley Regional District and the Great Vancouver Regional District to establish the geographical area of the ALR which have yet to be rectified.

Since designation in 1974, for the South Coast Panel Area *Table 3* shows that:

- all Regional Districts in the South Coast Panel Area have had a total net decrease in the area of the ALR since designation in 1974.
- within the South Coast Panel Area, there has been a total net loss of ALR land of about 19,370 ha (47,862.6) acres between 1974 and 2003, or about 7.2% since 1974.
- there has been an averaged annual loss of about 667.9 ha (1,650.4 acres) per year in the size of the ALR for the South Coast Panel Area since 1974.
- for the Greater Vancouver Regional District there has been a total net loss of ALR area of about 5,146.2 ha (12,716.1 acres) between 1974 and 2003, or about 8.75% since 1974.

2.4 Recent Provisional Data -- Net Change in ALR by Commission Panel Area

The ALC has released provisional information for more recent years for net change in the size of the Reserve using a fiscal year accounting from April 1 to March 31 from 2002 to 2005. The changes to the size of the Reserve during this period would largely reflect decisions made by the Commission Panel Areas established with the new legislation as of 2002 November. The base information from the ALC for South Coast Panel area and associated notes and caveats for the data used in *Table 4*, and the following *Table 5*, is shown in *Appendix 2, attached*.

TABLE 4: Net Change in ALR by Commission Panel Area -- 2002 - 2005

Provincial ALR Lands by Commission Panel Area			
<i>Net Change in ALR for Fiscal Years -- 2002 - 2005</i>			
Commission Panel Area	2002 -- 2003	2003 -- 2004	2004 -- 2005
Interior Panel	+393.1 ha (+971.3 acres)	+67.1 ha (+165.8 acres)	+181.4 ha (448.2 acres)
Island Panel	-340.6 ha (-841.6 acres)	-5.5 ha (-13.5 acres)	-332.6 ha (-821.8 acres)
Kootenay Panel	-163.4 ha (-403.8 acres)	-141.7 ha (-350.1 acres)	-824.0 ha (-2,036.1 acres)
North Panel	+41,080.2 ha (+101,507.8 acres)	+486.2 ha (+1201.4 acres)	+539.1 ha (+1,332.1 acres)
Okanagan Panel	-1,048.1 ha (-2,589.8 acres)	-208.0 ha (-514.0 acres)	-53.2 ha (-131.5 acres)
South Coast Panel	-24.6 ha (-60.8 acres)	-196.3 ha (-485.0 acres)	-76.7 ha (-189.5 acres)
Total ALR Lands	+39,896.6 ha (+98,583.1 acres)	+1.8 ha (+4.4 acres)	-556 ha (-1,398.6 acres)

Overall, taking into account inclusions and exclusions for the fiscal years between 2002 and 2005, *Table 4* shows that:

- between 2002 and 2005 that there has been a net increase in the size of the ALR of 39,342.4 ha (97,188.9 acres) for the total of all panel areas.
- there has been a net decrease in the size of the ALR for all Commission Panel areas, with the exception of the North Panel area and the Interior Panel areas.
- exclusive of the North Panel area, the size of the ALR for the sum of the Interior, Island, Kootenay, Okanagan, and South Coast Panel areas has decreased by a net area of about 1,184.2 ha (2,926.1 acres) for 2002 – 2003, 484.4 ha (1,196.9 acres) for 2003 – 2004, and 1,095.1 ha (2,705.9 acres) for 2004 - 2005.
- exclusive of the North Panel area, the 3 year annual averaged loss of ALR for the Interior, Island, Kootenay, Okanagan, and South Coast Panel areas was 921.2 ha (2,276.3 acres) per year. Historically, the annual averaged loss of ALR for this area was 2,757.5 ha (6,813.7 acres) per year between 1974 and 2003.

2.5 Recent Provisional Data -- Net Change for the South Coast Commission Panel Area by Regional District

The ALC has also released provisional information for more recent years for net change in the size of the Reserve using a fiscal year accounting from April 1 to March 31 from 2002 to 2005 for Regional Districts. The changes to the size of the Reserve for the South Coast Panel Area by Regional District during this period would largely reflect decisions made by the South Coast Commission Panel Area established with the new legislation as of 2002 November.

TABLE 5: Net Change in ALR by Regional District for the South Coast Commission Panel Area -- 2002 – 2005

South Coast Commission Panel Area by Regional District Net Change in ALR for Fiscal Years – 2002 – 2005			
Regional District	2002 – 2003	2003 – 2004	2004 – 2005
Fraser Valley	-2.8 ha (-6.9 acres)	-87.4ha (-215.9 acres)	-63.2 ha (-156.2 acres)
Greater Vancouver	+14.2 ha (+35.1 acres)	-96.7 ha (-238.9 acres)	-13.5 ha (-33.4 acres)
Powell River	0 ha (0 acres)	0 ha (0 acres)	0 ha (0 acres)
Squamish-Lillooet	0 ha (0 acres)	0 ha (0 acres)	0 ha (0 acres)
Sunshine Coast	-36 ha (-88.9 acres)	-12.2 ha (-30.1 acres)	-0 ha (0 acres)
Total South Coast Panel	-24.6 ha (-60.8 acres)	-196.3 ha (-484.9 acres)	-76.7 ha (-189.6 acres)

Overall, taking into account inclusions and exclusions for the fiscal years between 2002 and 2005 for Regional Districts in the South Coast Panel Area, based on the available data, *Table 5* shows that:

- there has been a net decrease in the size of the ALR for the South Coast Panel Area of about 24.6 ha (60.8 acres) for 2002 – 2003, 196.3 ha (484.9 acres) for 2003 – 2004, and 76.7 ha (189.6 acres) for 2004 - 2005.
- the 3 year annual averaged loss of ALR for the South Coast Panel areas was 99.2 ha (245.1 acres) per year. Historically, the annual averaged loss of ALR for the South Coast Panel Area was 667.9 ha (1,650.4 acres) per year between 1974 and 2003.
- for the Greater Vancouver Regional District the averaged annual loss between 2002 and 2005 was 32 ha (79.1 acres). Historically, between 1974 and 2003, the averaged annual loss of ALR area in the GVRD was 177.5 ha (438.5 acres) per year.

3.0 STATUS OF RECENT EXCLUSION APPLICATIONS

Within the South Coast Panel Area, the Commission is in the process of considering the following two significant exclusion applications for Barnston Island and for Abbotsford - Clearbrook.

3.1 *Barnston Island Application*

For Barnston Island, the Commission has received an application from the Barnston Island Majority Landowners and Residents Committee, on behalf of approximately 23 landowners for approximately 37 legal lots, to remove approximately 1,100 acres of land from the Reserve for industrial development purposes.

In reviewing the application, the Commission accepted the argument that the existing ferry service to the Island is an impediment to the agricultural use and development of the ALR lands. In relation to this, the Commission is in the process of working with appropriate agencies to improve access to the Island in order to increase the agricultural utility of the subject lands. In response to the application, on 2004 July 29, the Commission tabled further consideration of the Barnston Island application for a period of 12 months in order to allow for the development of a plan to improve ferry access to the Island.

3.2 *Clearbrook-Abbotsford Application*

The City of Abbotsford has applied to the Commission to exclude approximately 372 ha (920 acres) of land located within the ALR to facilitate new job creation and economic growth. The application involves 117 land registry parcels located in three main blocks. The largest area under application is generally described as being located north of the Abbotsford Airport between Mount Lehman, Marshall and Clearbrook Roads. A second block is located west of Mount Lehman Road between the Auto Mall and Vanderpol

Eggs and the third block is located east of the University College of the Fraser Valley on the east side of Mackenzie Road.

The overall intent of the application is to allow the City to plan for a portion of the industrial expansion identified in accordance with its submissions to the Regional Growth Strategy of the Fraser Valley Regional District. The application acknowledges that much of the land under application is of the highest agricultural productivity. The application proposes that the land would be developed for industry in conjunction with development of a defensible agricultural-urban boundary, a strategy to enhance agricultural productivity and initiatives to increase agricultural productivity. The application states that rehabilitation of gravel pits within the ALR represents a significant opportunity to reintroduce viable agricultural production. At this time, a decision on this application by the Commission is pending.

3.3 Other Recent Applications

Appendix 3, attached, of this report list applications for which the Commission has issued a decision between 2005 January 24 to April 22. Information on other applications received or in-process at the Commission is not available in a summary form. With regard to issues in the Maple Ridge area, Commission staff did indicate that the Commission had received an increase in the number of applications from this municipality, but that Commission decisions in favour of exclusion have been limited to a small area based on the quality of the land in question.

4.0 SUMMARY

The ALR was established to protect agricultural land in B.C. Prior to the establishment of the ALR, in 1974, an estimated 6,000 ha (14,825 acres) of farmland were being lost every year to other uses. In 2003, the net loss of ALR area in B.C. was 453.9 ha (1,121.6 acres). Taking into account significant new areas added to the ALR in the North Panel area, there has been a net increase in ALR at a province wide level of 43,338.5 ha (107,087.9 acres) since 1974.

There has, however, been a net decrease in the size of the ALR for all Panel Areas, excluding the North Panel Area, of 79,967.5 ha (197,597 acres) between 1974 and 2003. This represents an average annual net decrease in the size of the ALR area for these Panel areas of 2,758 ha (6,814 acres) per year between 1974 and 2003. In comparison, prior to the establishment of the ALR, the annual average loss of farm land in B.C. was estimated at about 6,000 ha (14,825 acres) per year. Within this same period of time, the Provincial population has increased from about 2,442,000 to 4,152,000, an increase of about 70%.

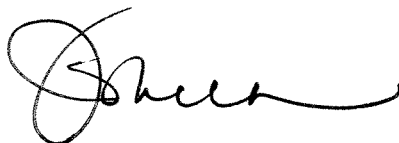
In summary, available information on net changes in the area of the Provincial ALR since designation in 1974 shows:

- *Provincial ALR:* a net increase in ALR at the Province wide level of 43,338.5 ha (107,087.9 acres).
- *Commission Panel Areas:* a total net loss in ALR area for all Commission Panel Areas, excluding the North Panel Area, of 79,967.5 ha (197,596.9 acres) between 1974 and 2003.
- *South Coast Panel Area:* all Regional Districts in the South Coast Panel Area have had a total net decrease in the area of the ALR since designation in 1974 with a net loss of 19,370 ha (47,862.6 acres), a net decrease of 7.2% between 1974 and 2003 in this Panel Area.
- *GVRD ALR:* since designation in 1974, there has been a net loss of ALR area for the GVRD of 5,146.2 ha (12,716.1 acres) to 2003.
- *Overall Trend:* since the establishment of the ALR, the average annual loss of agricultural land has been reduced by about 50% from a yearly average of about 6,000 ha (14,825 acres) per year prior to 1974 to about 2,758 ha (6,814 acres) per year since 1974.
- *Recent Provincial Trend:* exclusive of the North Panel area, historically, the annual averaged loss of ALR for the balance of the Province was 2,757.5 ha (6,813.7 acres) per year between 1974 and 2003. Based on the provisional available data, the most recent 3 year trend since the establishment of the Commission Panel Areas indicates that this average annual loss of ALR for the Interior, Island, Kootenay, Okanagan, and South Coast Panel areas has been reduced to about one-third of the historical average loss to about 921.2 ha (2,276.3 acres) per year.
- *Recent South Coast Panel Trend:* historically, the annual average loss of ALR for the South Coast Panel Area was about 667.9 ha (1,650.4 acres) per year between 1974 and 2003. Based on the available provisional data, in recent years, between 2002 and 2005, the average loss has been reduced to about one-sixth of the historical average loss to about 99.2 ha (245.1 acres) per year.
- *Recent GVRD Trend:* historically, the average annual loss of ALR area in the GVRD was 177.5 ha (438.5 acres) per year between 1974 and 2003. Based on the available provisional data in recent years, between 2002 and 2005, the average loss for the GVRD has been reduced to about one-fifth of the historical average loss to 32 ha (79.1 acres) per year.

Advanced working copies of this report have been provided to staff at the ALC for review and comment. City staff have requested that ALC staff confirm the accuracy of the information presented in this report and to advise City staff of any other additional caveats or notes that should be referenced with the data presented. Staff also requested more detailed information on decisions or events that lead to significantly larger than average changes in the net size of the ALR for the years 1977, 1981, 2000 and 2002. At the time of preparation of this report, staff had not received a response back from the ALC.

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From: Director of Planning and Building
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Given the current lack of a complete, accurate and rectified data set to fully represent net changes in the size of the ALR at a provincial, panel area, regional district and municipal level, this report makes a recommendation to request improved reporting from the ALC. Specifically, this report recommends that the Provincial Agricultural Land Commission be requested to prepare and make available a complete and accurate set of statistics on changes in the size of the ALR compiled by calendar year for the Province and for each panel area, regional district and municipality.



J.S. Belhouse, Director
PLANNING AND BUILDING

LP/sla/jc/sa
Attachments (3)

cc: Director Engineering
Director Finance
City Clerk

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Appendix 1

Area Included/Excluded from the ALR by Regional District 1974 to December 31, 2003

Regional District	Area at Designation	Total Inclusions	Exclusions		Total Exclusions			Net Change	ALR at Year End
			By Application		By Appeal				
			Gov't	Private	Comm.	Minister			
Alberni-Clayoquot	7,935.2	804.7	957.6	70.8	0.0	0.0	1,024.4	-223.7	7,711.5
Bulkley-Nechako	297,611.3	69,275.3	1,705.7	346.7	58.7	54.7	2,165.8	67,109.5	364,720.8
Capital	19,595.1	206.9	662.4	1,535.6	0.0	25.5	2,223.5	-2,016.6	17,578.5
Cariboo	925,506.1	17,533.7	14,325.5	3,344.8	0.0	504.7	18,175.0	-641.3	924,864.8
Central Coast	4,453.4	53.1	0.0	64.7	0.0	0.0	64.7	-11.6	4,441.8
Central Kootenay	71,538.5	799.0	6,650.1	972.6	2.8	0.0	7,625.5	-6,826.5	64,712.0
Central Okanagan	33,076.9	199.5	4,512.9	2,480.5	52.7	90.1	7,136.2	-6,936.7	26,140.2
Columbia Shuswap	67,408.9	1,355.5	15,316.1	2,173.2	171.7	7.0	17,668.0	-16,312.5	51,096.4
Comox-Strathcona	43,724.7	4,421.4	6,543.8	1,370.0	0.0	60.7	7,974.5	-3,553.1	40,171.6
Cowichan Valley	21,938.8	277.7	3,628.4	918.8	0.0	59.2	4,606.4	-4,328.7	17,655.1
East Kootenay	272,510.1	296.7	803.0	4,615.5	709.7	171.0	6,299.2	-6,002.5	266,507.6
Fraser-Fort George	349,635.6	40,930.4	10,125.1	1,371.3	0.0	53.5	11,549.9	29,380.5	379,016.1
<i>Central Fraser Valley</i>	29,111.8	<i>areas incorporated into FVRD & GVRD</i>		650.0	n/a	n/a	650.0	-650.0	28,461.8
<i>Dewdney-Alouette</i>	23,765.2			574.5	n/a	n/a	574.5	-574.5	23,190.7
<i>Fraser-Cheam</i>	36,761.1			594.0	n/a	n/a	594.0	-594.0	36,167.1
Fraser Valley	72,394.8	412.5	3,607.1	304.1	55.4	49.7	4,016.3	-3,605.7	72,055.0
Greater Vancouver	58,782.9	276.6	3,742.3	1,158.3	116.3	405.9	5,422.8	-5,146.2	61,670.4
Kitimat-Stikine	64,170.0	3,145.9	456.3	381.4	0.0	0.0	837.7	2,308.2	66,478.2
Kootenay-Boundary	55,060.7	287.1	1,121.4	527.9	159.5	0.0	1,808.8	-1,521.7	53,539.0
Mount Waddington	1,740.9	16.6	0.0	120.0	0.0	0.0	120.0	-103.4	1,637.5

Nanaimo	21,052.6	1,878.0	3,119.1	1,170.4	55.0	105.3	4,449.8	-2,571.8	18,480.8
North Okanagan	70,283.4	1,486.6	4,653.3	1,126.2	4.1	38.6	5,822.2	-4,335.6	65,947.8
Northern Rockies	45,554.0	466.3	389.0	107.5	0.0	0.0	496.5	-30.2	45,523.8
Okanagan-Similkameen	86,477.7	2,128.0	1,920.7	2,878.6	4.5	0.0	4,803.8	-2,675.8	83,801.9
Peace River	1,453,433.9	26,645.2	200.0	1,747.6	0.0	74.4	2,022.0	24,623.2	1,478,057.1
Powell River	14,129.6	501.1	4,925.1	160.7	0.0	0.0	5,085.8	-4,584.7	9,544.9
Skeena-Queen Charlotte	43,886.6	79.6	0.0	166.7	0.0	0.0	166.7	-87.1	43,799.5
Squamish-Lillooet	27,125.5	938.0	2,651.5	273.5	6.9	0.0	2,931.9	-1,993.9	25,131.6
Sunshine Coast	6,275.3	17.0	1,824.4	409.5	4.1	0.0	2,238.0	-2,221.0	4,054.3
Thompson-Nicola	568,704.5	1,751.4	1,395.9	2,369.3	48.0	474.2	4,287.4	-2,536.0	566,168.5
Totals	4,721,295.3	176,183.8	95,236.7	33,984.7	1,449.4	2,174.5	132,845.3	43,338.5	4,764,633.8

Notes:

1. Private exclusions for *Central Fraser Valley*, *Dewdney-Alouette* and *Fraser-Cheam Regional Districts* have not been rectified to their current jurisdictions within the Fraser Valley and Greater Vancouver Regional Districts.
2. Area total in bold for FVRD and GVRD are calculated from provisional data using geographic information systems.

Source: Agricultural Land Commission Web Site: www.alc.gov.bc.ca/alr/stats/A5_incl-excl_RDallyears.htm

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**2001—2005 Statistics Summary Table
SOUTH COAST PANEL**

Provisional Summary — Decisions¹

		2001-02	2002-03	2003-04	2004-05
Exclusions	Area Approved (ha)	186.2	57.9	198.3	77.3
	Area Refused (ha)	26.5	3.9	132.0	254.4
Inclusions	Area Approved (ha)	0.0	33.3	2.0	0.6
	Area Refused (ha)	0.0	0.0	2.9	0.0
Subdivision	# Lots Approved	44	47	54	85
Non-Farm Use	Area of Non-Farm Use Approved (ha)	67.8	46.6	75.3	16.1

Footnotes

- ¹ The Decision Summary Table indicates decisions of the Commission during each fiscal year. Decisions may be for applications received in that year or previous years (including the case of a reconsideration) that are actually decided by the Commission in that fiscal year.
- ² These statistics should be considered provisional.
The statistical summary is based on ALC fiscal year April 1 to March 31.
Applications received during the fiscal year may not be the same as applications decided. Application decision details shown for inclusion, exclusion, subdivision and non-farm uses may not add up to the number of applications received as these are decisions of the Commission in a fiscal year.
Some approvals are deemed "pending" where the Commission has made a decision and imposed conditions of specific performance that remain outstanding.

Source: www.alc.gov.bc.ca/alr/stats/2001-05Summary_SC.htm

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Listing of Commission Decisions
January 24 — April 22, 2005

South Coast Region				
Fraser Valley	35625-0	Honorina Dutra	To retain the original farmhouse on the property as a second dwelling.	Allow
Fraser Valley	35659-0	Robert W. & Carole R. Steger	To subdivide the 34.8 ha parcel into six (6) lots. More specifically, two (2) 4.0 ha lots, two (2) 4.1 ha lots, one (1) 6.2 ha lot and one (1) 11.2 ha lot. Road dedication(s) will also be necessary.	Allow, with conditions
Fraser Valley	35663-0	Lorenzetti Acres Ltd.	To consolidate a 0.4 ha lot with a 51.6 ha lot in exchange for the subdivision of one (1) 0.7 ha lot from an 11.5 ha property.	Allow
Fraser Valley	35709-0	Steven & Geurtje Van den Brink	To subdivide a 0.4 ha parcel from the 4 ha property and construct a retirement home on it.	Refuse, allow alternate proposal
Fraser Valley	35752-0	Robert Gillanders	To subdivide one (1) 0.8 ha lot from the 10.0 ha property.	Refuse
Fraser Valley	35804-0	Wilhelmus & Hendrika Klop	To subdivide one (1) 4.01 ha lot from 14.2 ha parcel. In exchange for this subdivision, the applicants propose to consolidate two nearby parcels that they also own into one (1) 15.1 ha lot - currently 1.9 ha and 13.2 ha in size.	Refuse, allow alternate proposal
Fraser Valley	35884-0	City of Chilliwack	The City of Chilliwack needs to provide an increased capacity for sewage disposal, and to that end, requires the installation of a 600 mm force main pipe through a portion of the ALR. The pipe would be installed along a temporary 10 m wide working easement.	Allow, with conditions

Greater Vancouver	35340-0	Harbhajan Shoker	To place approximately 3,600 sq m of soil to a depth of 0.3 m over a 1.2 ha portion of the subject property.	Allow, with conditions
Greater Vancouver	35411-0	Lutheran Church	To exclude the 1.2 ha subject property or future urban use.	Allow
Greater Vancouver	35412-0	Ronald Antalek	To exclude the four properties totalling approximately 14.1 ha.	Refuse
Greater Vancouver	35413-0	James & Beverly Legreeley	To exclude a 1.0 ha property subdivision into 6 residential sized lots.	Refuse
Greater Vancouver	35442-0	Nat & Flora Bosa	To exclude three properties totalling 15 ha from the ALR. The applicants would like to develop the property for residential purposes.	Refuse
Greater Vancouver	35446-0	Jerzy & Elzbieta Lesiczka	The application requests exclusion of seven properties totalling 8.0 ha in area from the ALR.	Refuse
Greater Vancouver	35542-0	597642 B.C. Ltd.	Donada Industries is representing 597642 B.C. Ltd. (Lot 35) and Joseph Lepore (Lot C) in a request to the Commission for the exclusion of these two properties, totalling 6.3 ha, from the ALR.	Refuse
Greater Vancouver	35543-0	Larry & Sharon Malloy	Remove ALR designation. No potential impact on surrounding area as current use will remain. Land to be developed in future subject to municipal zoning.	Allow
Greater Vancouver	35559-0	Walter & Natalka Holonko	To exclude a 4.7 ha property from the ALR. There is no development proposal for the land at this time.	Refuse
Greater Vancouver	35560-0	Troga Contracting Ltd.	51606 B.C. Ltd (Lot 6) and Troga Contracting (Lot 7) have applied to the Commission for exclusion of their 0.6 and 0.5 ha properties.	Refuse

Greater Vancouver	35627-0	Wolrige Mahon Ltd.	To adjust the boundary between a 35.8 ha lot and a 0.2 ha lot in order to create one 14.2 ha lot and a 22.8 ha lot.	Allow
Greater Vancouver	35646-0	Gert and Natasha Gohe	To deposit excavation material over a .2 ha portion of the 1.75 ha subject property to facilitate horse barns and pasture.	Allow, with conditions
Greater Vancouver	35649-0	Gurinder Bhullar	To deposit 30 cm to 1.8 m of top soil over a 0.1 ha portion of the 8.0 ha subject property.	Allow, with conditions
Greater Vancouver	35672-0	Trinity Western University	To construct a 2,180 sq m footprint (3 storey) building on the 10.9 ha subject property to house sports and recreational activities for TWU.	Allow
Greater Vancouver	35725-0	Tadeusz & Anna Trichta	To subdivide one (1) 1.1 ha lot from the 3.2 ha property.	Allow
Greater Vancouver	35734-0	Frederick Kvaas	To subdivide one (1) 0.9 ha lot from the 5.3 ha property pursuant to the Commission's Homesite Severance Policy.	Allow
Greater Vancouver	35735-0	Ken Froese	To exclude the 2.1 ha property from the ALR. No specific development proposal at this time.	Refuse
Greater Vancouver	35737-0	Richard & Laura Seward	To exclude the 7.4 ha property from the ALR. No specific development proposal at this time.	Refuse
Greater Vancouver	35738-0	Ferenc & Dorothy Gregus	To exclude the 0.6 ha property from the ALR. No specific development proposal at this time.	Refuse
	35738-1			Allow
Greater Vancouver	35764-0	Michael Rogerson	To deposit 3,500 cubic meters of fill to a depth of 1.5 m over a 1 ha portion of the 2.9 ha subject property. Applicant wishes to correct drainage problems and make a horse riding area.	Allow, with conditions