

Lunch and Learn:

# Agricultural Lands

## Welcome Realtors!

Squamish Public Library

November 21, 2022

11:30-1:30 PM



 Nicole Gurney Photography

## Agricultural Lands Overview

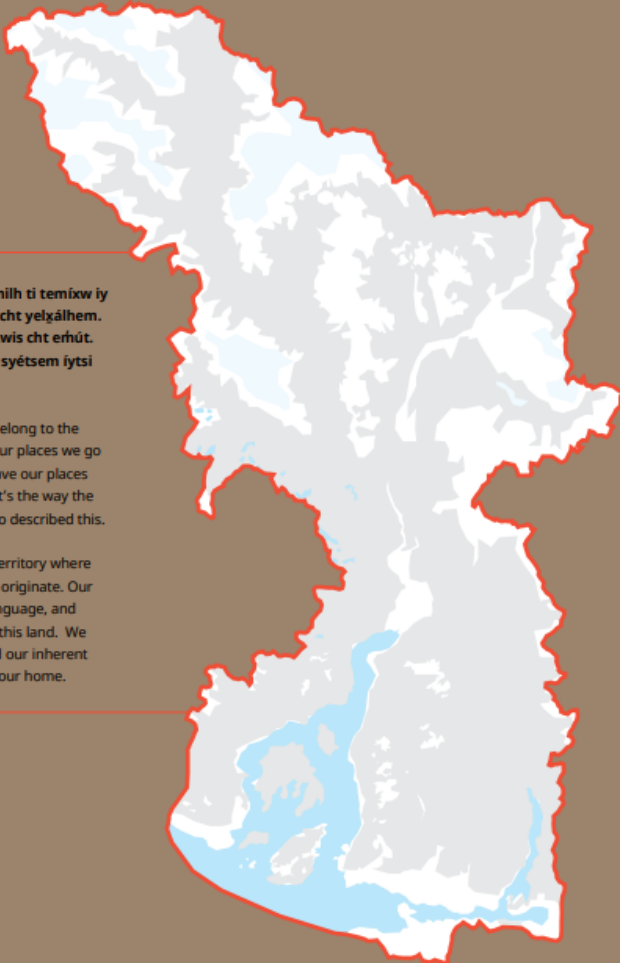
- Welcome, Territorial Acknowledgement
- Introductions
- FoodLands and Agriculture in the SLRD
- Food Policies and Plans – Key goals and objectives
- Agricultural Land Use Inventory – important findings
- Agricultural Regulations – Provincial and Municipal Roles and Responsibilities
- Ag Regulations – Overview of Key Regs and Topics/FAQs
- More Questions & Answers
- Lunch and Mingling!

# Appendix A – Territorial Map

S7ulh Sk̓wx̓wú7mesh nih ti temixw iy ta staƙw wa nánaŋ cht yelxálhem. S7ulh iyá wa lh7na kwis cht ehút. Nih wes tirháswit ti syétsem iytsi kwekwiŋ selsi7lcht.

This land and water belong to the Squamish. We have our places we go to gather food. We have our places where we reside. That's the way the old people of long ago described this.

This map shows the territory where the Squamish People originate. Our ancestors, culture, language, and history are all part of this land. We have always practiced our inherent rights and respected our home.



Learn more:  
**Sk̓wx̓ wú7mesh Úxwumixw**  
**Strategic Plan 2026**  
[www.squamish.net](http://www.squamish.net)

# Sk̓wx̓wú7mesh Úxwumixw

# Introductions



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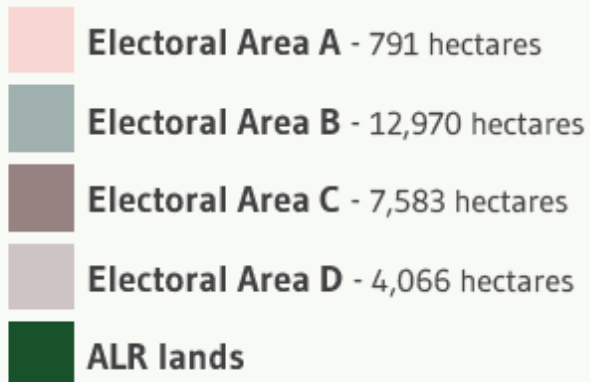
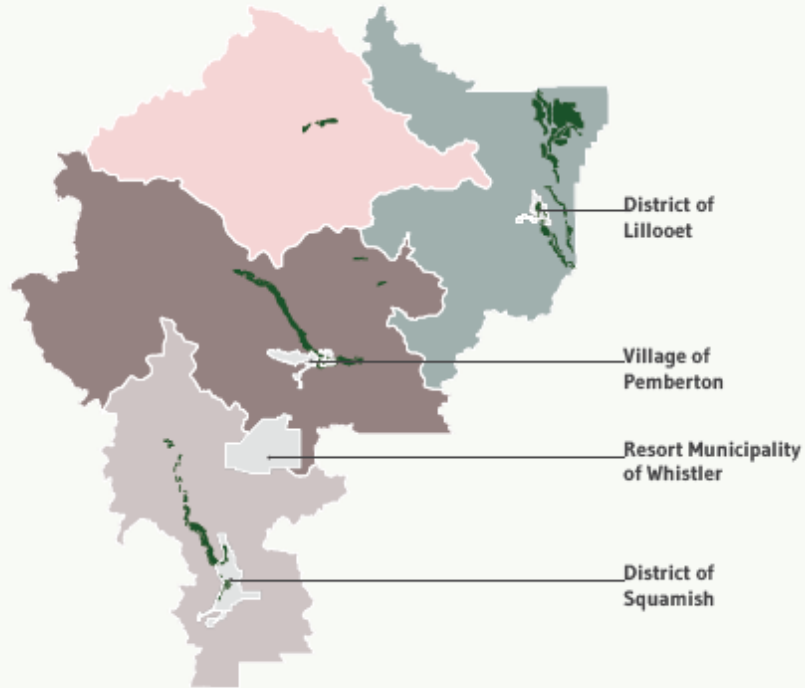


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**Mike Bandy, Regional Planner**  
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# ALR Lands in the SLRD

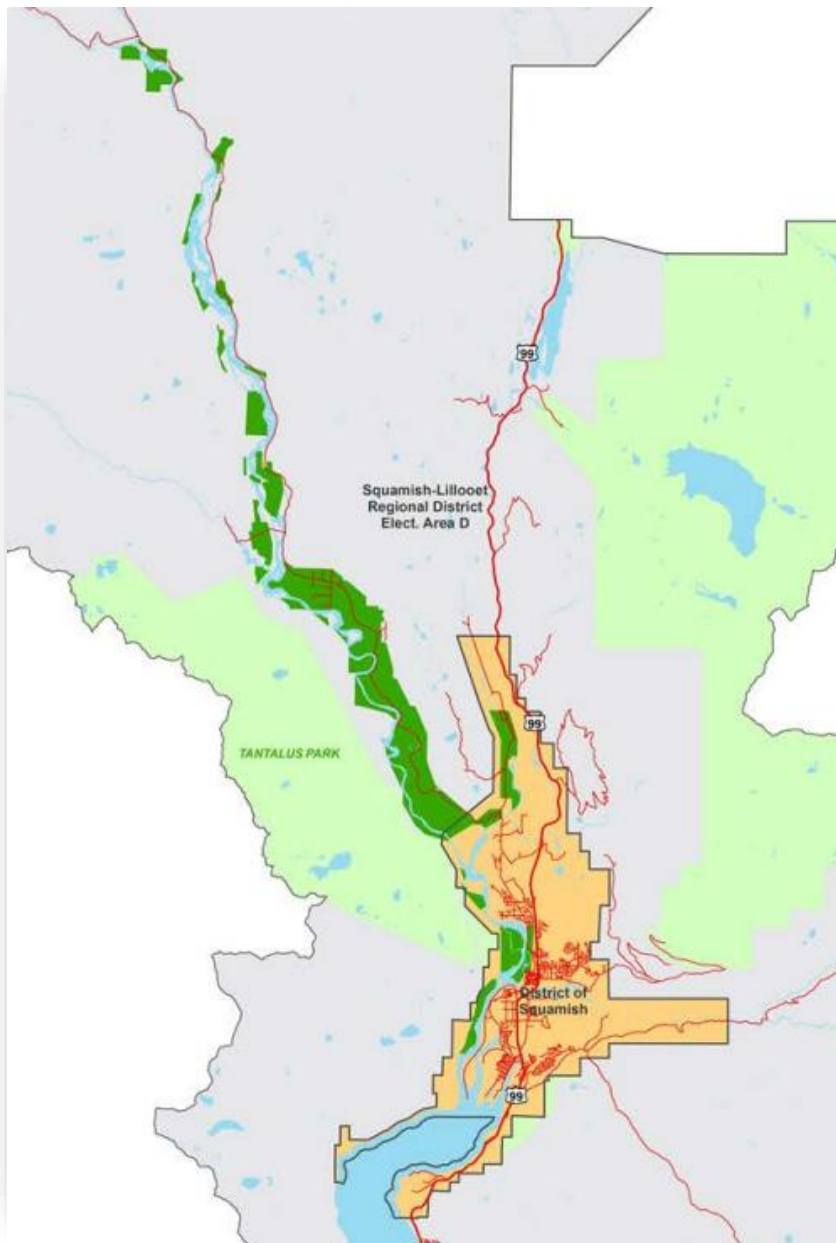


## Foodlands and Agriculture in the SLRD

- SLRD includes 25,480 ha of ALR land – largely focused in the Upper Squamish Valley, Pemberton Valley, Area B/Lillooet area
- Area D includes 4,066 ha ALR land
- LG bylaws must be consistent with the ALC Act and Regulation AND they provide important tools to protect and enhance farmland for farming
- Regional Growth Strategy Goal 10: Protect and Enhance Food Systems:
  - Strategic Directions – implement Ag Plans, preserve agricultural land base, promote agricultural viability, strengthen regional connections and systems
  - Monitoring – total ha workable farms, ALR land in the SLRD, plots of urban agriculture

# Foodlands and Agriculture in the SLRD

- SLRD Area D Zoning Bylaw:
  - ALR land is zoned agriculture
  - minimum parcel size is 40 ha
  - farm residential footprint
  - generally 1 farm residence per parcel
  - max GFA 350 m<sup>2</sup> for farm residence
- SLRD Area D OCP Bylaw:
  - Policies to guide decision making criteria for lands designated Agriculture
  - Farming Protection DPA applies to all land within 300 m of the ALR



# Food Policies + Plans

**SQUAMISH  
FOOD CHARTER  
ENDORSED**

**SQUAMISH2040  
FOOD DEEP DIVES**

**SQUAMISH FOOD  
SYSTEM + ASSET  
MAPPING**

**SQUAMISH2040  
OCP ADOPTION  
FOOD POLICY**

**COVID-19  
LET'S GROW FOOD  
RESPONSE**

**SVAP ENDORSEMENT  
+ IMPLEMENTATION  
AGREEMENT**

**COMMUNITY FARM  
SIGNED AGREEMENT**

**FARM HUB SURVEY  
CONDUCTED**

**LAND  
LINKING  
WORKSHOPS**

**NEIGHBOURHOOD  
PLANNING SUPPORT  
CONT**

**SQUAMISH FOOD  
POLICY FORMATION**

**VCH  
COLLABORATION  
AGREEMENT\_  
FOOD SYSTEMS  
PRIORITY AREA**

**AGRICULTURE  
LAND USE  
INVENTORY**

**SVAP  
INITIATION**

**GOOD FOOD  
PLEDGE ADOPTION**

**SQUAMISH FOOD  
AND FARM GUIDE**

**NEW FOOD ASSET  
BAILEY STREET  
GARDEN**

**PROMOTE YA  
LAND LINKING  
LOGGERS LANE  
NEIGHBOURHOOD  
PLAN REVIEW**

**POLLINATION GUIDE**

**HOWE SOUND  
SCHOOL FARM**

**INCREASE GROWING  
FOOD ASSETS**

**Squamish  
CAN  
ESTABLISHED**

2009

2015

2016

2017

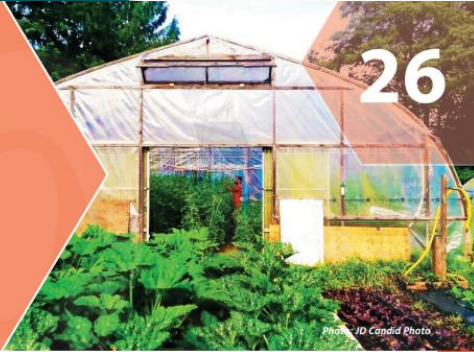
2018

2019

2020

2021

Food  
Systems



Food systems are linked to the sustainability of communities, regions and the planet. Supporting the local food system helps grow resilience and improve health, increase employment in the food sector, and advance citizens' self-reliance, inclusion and social connectedness. Local food systems include all aspects of food—its production, processing, distribution, and consumption, as well as food waste, food access, education, and celebration. Food policy is directly and indirectly interconnected with many OCP policy areas, such as climate change, land use and growth patterns, transportation, water, waste management systems and natural areas.

Squamish has a favourable coastal climate, good floodplain soils that can support a range of crops and excellent water resources to support agricultural production, while the prime limiting factors are land affordability and adequate drainage infrastructure. Proximity to large population centres with good access to transportation connects Squamish with larger food markets in the region. While land for farming is more affordable relative to the Fraser Valley, increased growth, development pressure and encroachment threaten farming viability. Squamish has approximately 798 hectares of land designated within the Agricultural Land Reserve (ALR), representing 6.8% of the municipal land area. Some of these lands are located within the Squamish River or within environmentally sensitive areas for fish and wildlife habitat management; approximately 171 ha of designated ALR lands are Squamish Nation reserve lands.

A resurgence in demand for local food and a focus on increasing food and farmland access have renewed the community's interest and involvement in food production, processing and distribution. Agriculture provides net positive tax benefits to local communities, is a steady and recession-proof industry, and promotes diversification of the economy. In 2015, the District adopted the Squamish Food Charter, developed through a grassroots movement involving local organizations, food advocates and producers. The Charter envisions a food-secure Squamish guided by principles of Community Economic Development, Ecological Health, Social Justice, Collaboration and Participation, and Celebration. The Squamish Food Charter has informed expanded food policy beyond agricultural production to reflect all aspects of the food system.

District of Squamish Official Community Plan Bylaw 2500, 2017 "Schedule A"

The District acknowledges its role in preserving the community's agricultural land base and creating a positive regulatory environment for food and farming.

PART 3

FOOD SYSTEMS

26.

146

# Food Policies + Plans

- Highlights District's role in preserving the community's agricultural land base and creating a positive regulatory environment for food and farming
- Enhances awareness and promotes policies to foster a more sustainable food system in Squamish
- **Key Objectives and Policies**
  - Healthy, resilient food system in Squamish
  - Increase local food security and self-sufficiency
  - Protect ag land base in the region, maximize land availability and access to drive increased production
  - Expand facilities and infrastructure for processing, distribution and storage (also food hubs!!)
  - Increase neighbourhood food assets for access to healthy, affordable and culturally diverse food for all



# Squamish Food Policy Council

Under the backbone of Squamish CAN

*Our mission is to ensure that all members of Squamish have access to nutritious, safe, ecologically sustainable, and culturally appropriate food at all times. Our vision is that Squamish Valley food and agricultural lands are protected, and producers, processors, growers, foragers, and knowledge holders are supported.*

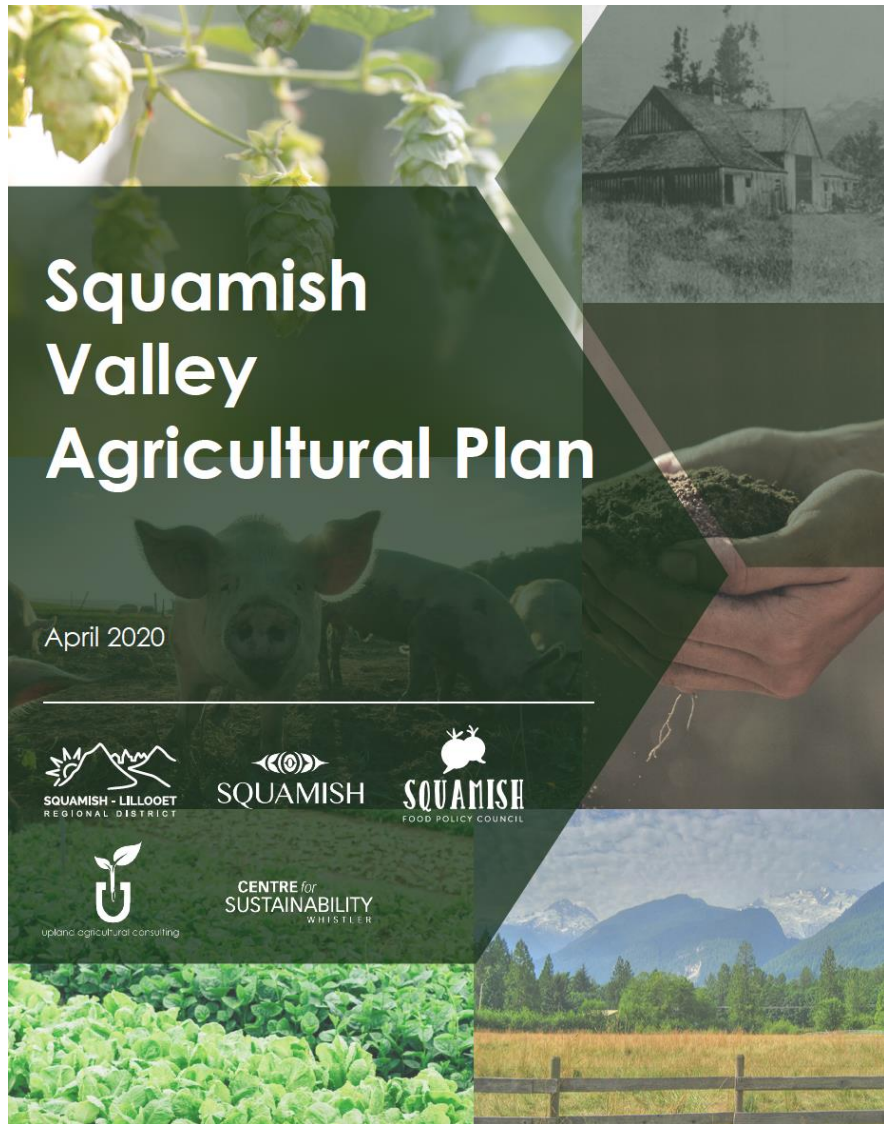


## Squamish Valley Agriculture Plan

- Over 52 action items over a ten year plan
- High priority action items include:
  - Removing barriers for farmers
  - Getting land in production
  - Establishing a community farm
  - Establishing a school farm
  - Increasing food assets
  - Increase of the procurement of regionally growing food
  - Leveraging funding

# Squamish Food Policy Council





# Food Policies + Plans

## Squamish Valley Agricultural Plan

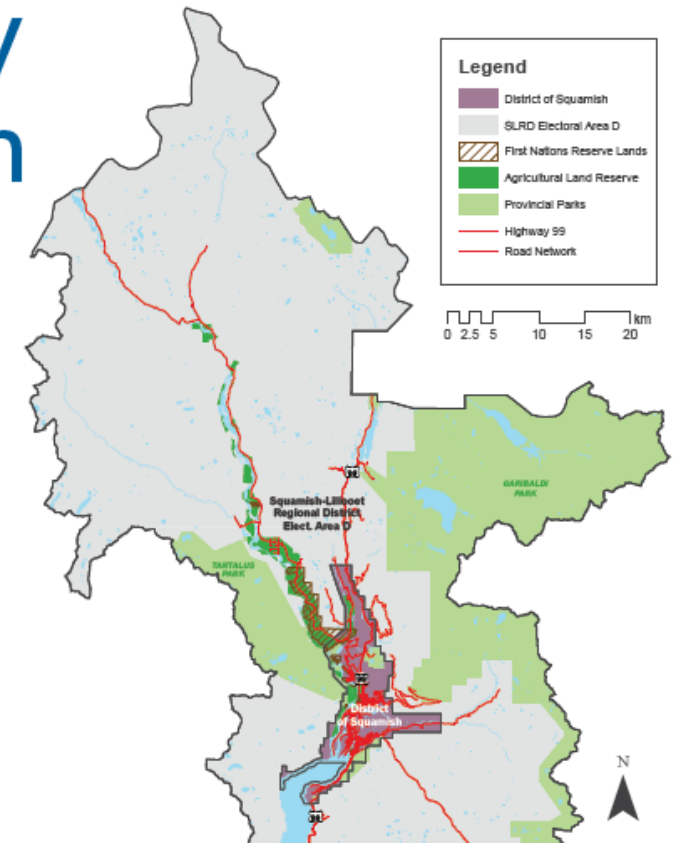
### AT A GLANCE

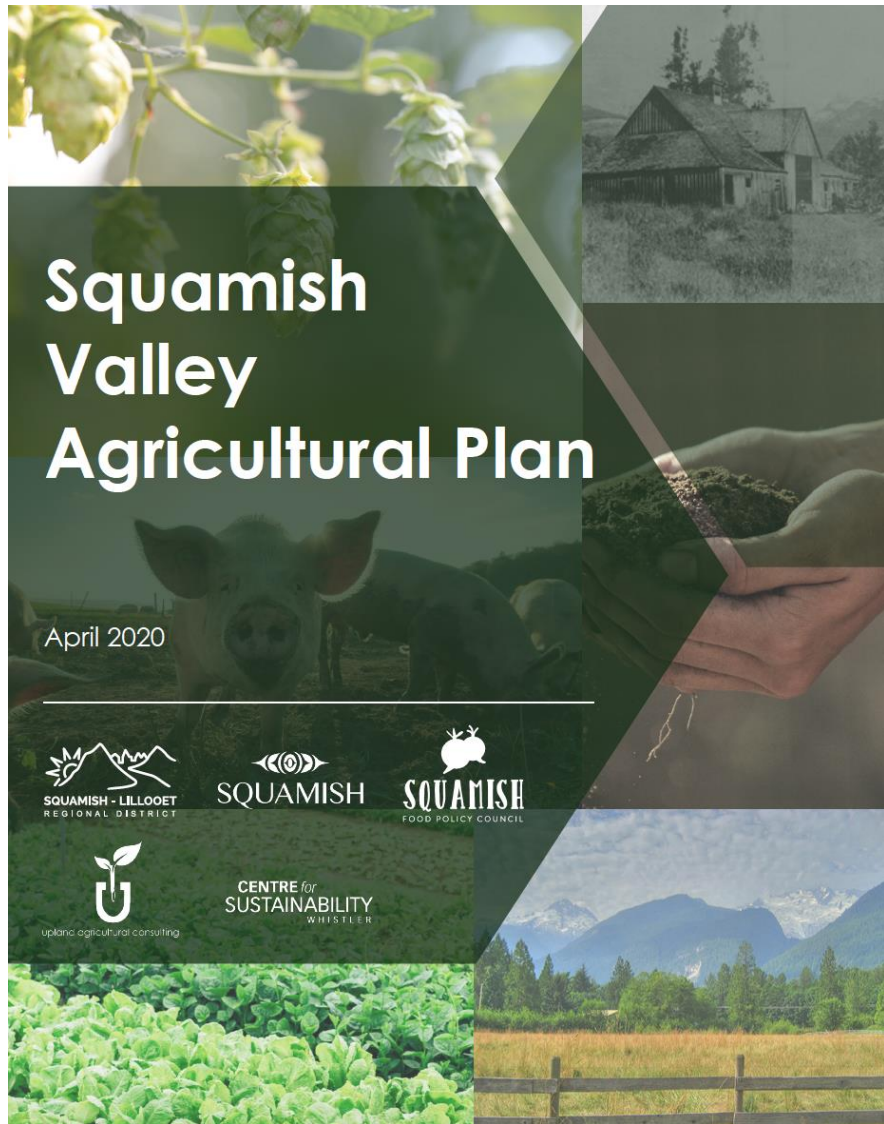
#### What is it?

The Squamish Valley Agricultural Plan is a long-term plan that: identifies opportunities and actions to strengthen agriculture; protects and increases productivity of foodlands; contributes to the community's long-term sustainability; and aims to integrate Indigenous knowledge and perspectives in food system planning.

#### What area does it cover?

The Plan focuses on agriculture within the Squamish Valley, an area of 3,047 km<sup>2</sup> within the traditional territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), and within the District of Squamish as well as the Squamish Lillooet Regional District (SLRD) - Area D.





# Food Policies + Plans

## PLAN GOALS

- Goal 1** Expand and encourage agriculture and food production
- Goal 2** Improve sector growth and market viability
- Goal 3** Promote stewardship of natural resources and regenerative agricultural practices
- Goal 4** Plan and prepare for climate change and emergencies
- Goal 5** Align policies and strengthen regulations for agriculture and food
- Goal 6** Increase engagement, communication, awareness, and education

# Ag Land Use Inventory 2017

## Agricultural Land Use Inventory

District of Squamish & Squamish-Lillooet  
Regional District Electoral Area D

Summer 2017



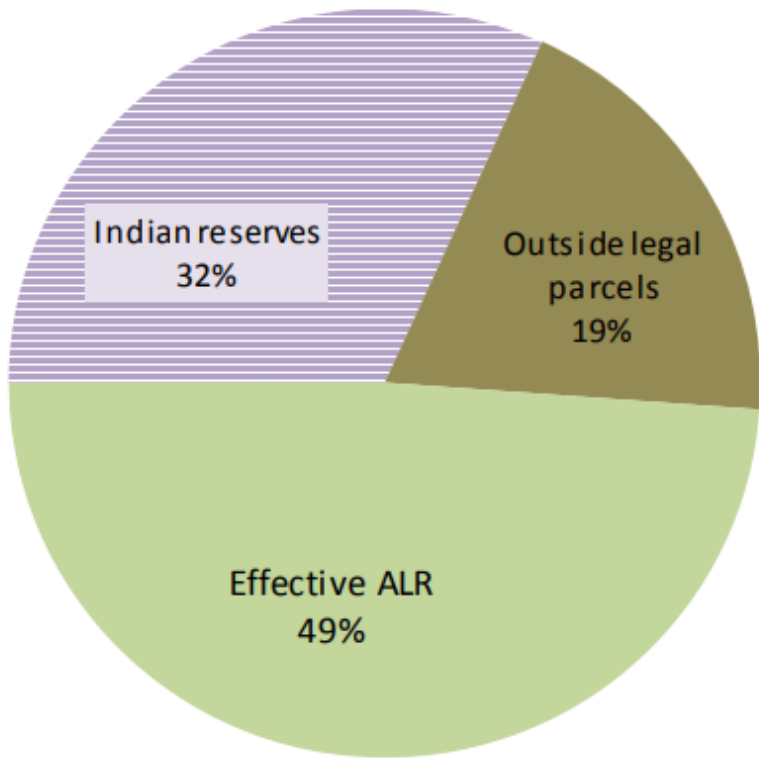
Photo credit: Diamond Head Outfitters. <http://www.exploresquamish.com/business/diamondhead-outfitters>

British Columbia Ministry of Agriculture  
Strengthening Farming Program

December 27, 2017

- Details land use and land cover in agricultural areas; includes type and extent of agricultural activities
- Used to quantify the amount of land used, unavailable, and potentially available for agricultural purposes
- Provides baseline to help measure changes over time
- Key input into an Agricultural Water Demand Model that estimates current and future agricultural water needs
- Conducted using visual interpretation of aerial imagery combined with a drive-by “windshield” survey to capture a snapshot in time of land use and land cover

# Ag Land Use Inventory 2017



**Effective ALR:** areas within legally surveyed ALR parcels and are subject to local and/or regional planning decisions (outside of Reserve Lands and outside of surveyed parcels, e.g. within waterways)

- Survey included
  - All parcels within the ALR
  - Classified with Farm Status (BC Assessment)
  - Contains active water license for farming or irrigation
  - Zoned to permit agriculture and indicating signs of agriculture (aerial imagery)

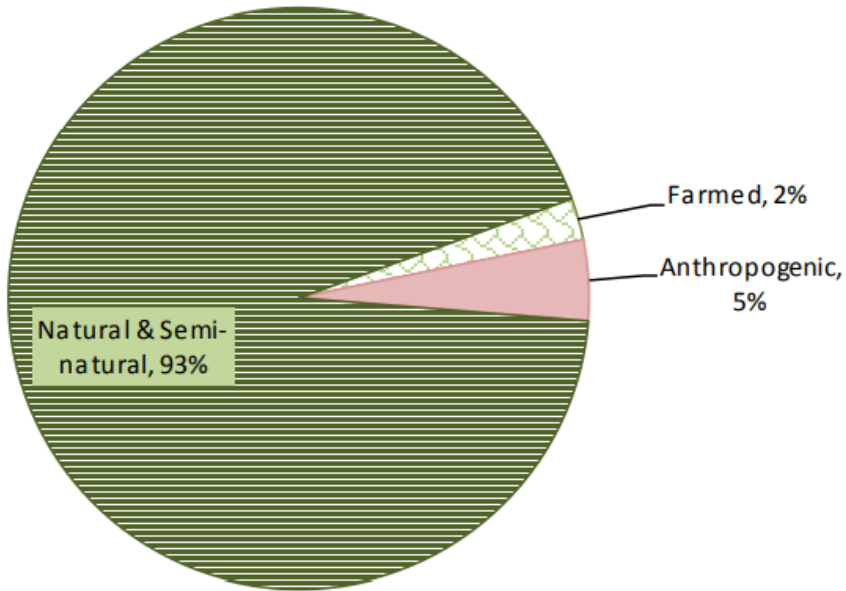
Table 1. ALR details by jurisdiction

ALR category	Ha in ALR		Total ALR area (ha)
	District of Squamish	Electoral Area D	
Effective ALR	499	1,487	1,986
Indian Reserves	163	1,133	1,296
Outside legally surveyed parcels	135	649	784
<b>TOTAL ALR AREA</b>	<b>797</b>	<b>3,269</b>	<b>4,066</b>

# LAND COVER DETAILED

## Key Findings

- Only 2% (47 ha) of Effective ALR lands are being farmed
- 93% of Effective ALR is in natural or semi-natural state



# Ag Land Use Inventory 2017

Table 2. Land cover and farmed area

Land cover*		In ALR (ha)	% of effective ALR*	Outside ALR (ha)	Total area (ha)
Actively farmed	Cultivated field crops	33	2%	13	46
	Farm infrastructure	8	< 1%	8	16
	Greenhouses	-	-	<1	<1
Inactively farmed	Unmaintained field crops	6	< 1%	-	6
<b>FARMED SUBTOTAL</b>		<b>47</b>	<b>2%</b>	<b>21</b>	<b>68</b>
Anthropogenic (not farmed)	Residential footprint	35	2%		
	Managed vegetation	27	1%		
	Transportation	10	< 1%		
	Non Built or Bare	10	< 1%		
	Settlement	6	< 1%		
	Waterbodies	1	< 1%		
<b>ANTHROPOGENIC SUBTOTAL</b>		<b>88</b>	<b>5%</b>		
Natural & Semi-natural	Vegetated	1,636	82%		
	Wetlands & waterbodies	173	9%		
	Natural bare areas	42	2%		
<b>NATURAL &amp; SEMI-NATURAL SUBTOTAL</b>		<b>1,851</b>	<b>93%</b>		
<b>TOTAL ALR INVENTORIED</b>		<b>1,986</b>	<b>100%</b>		

\* Refer to the glossary for terms used in this table.

# AVAILABILITY FOR FARMING

Land status with respect to farming

# Ag Land Use Inventory 2017

## Key Findings (All ALR Parcels)

- Only 4% of the ALR parcels (11 parcels) met the “Used for farming” definition
- 96% of the ALR parcels were “Not used for farming”

Figure 12. Land use on “Used for farming” ALR parcels

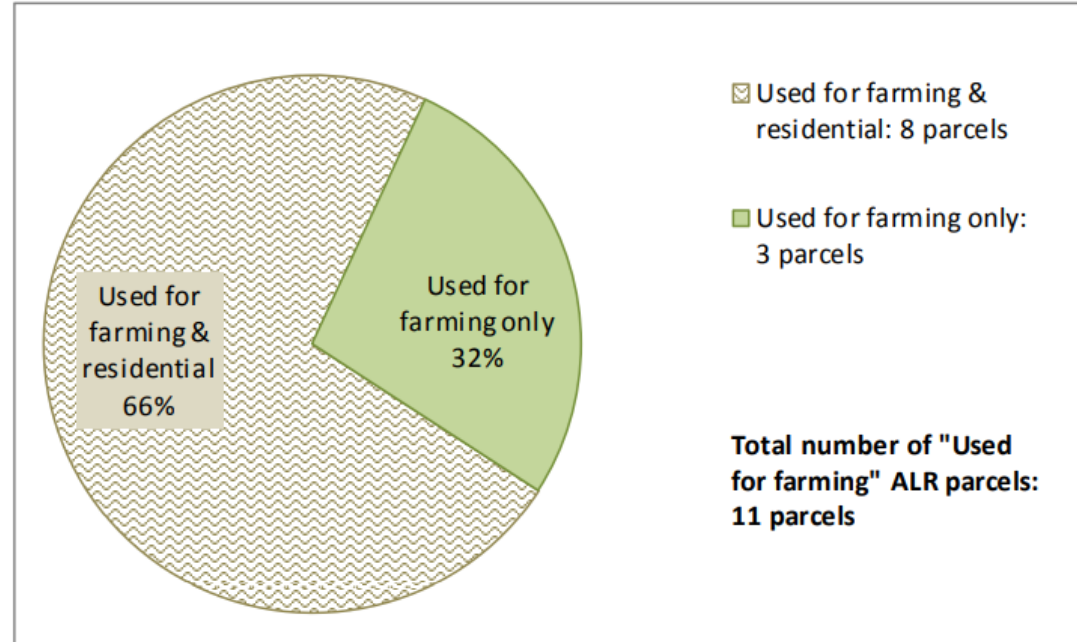
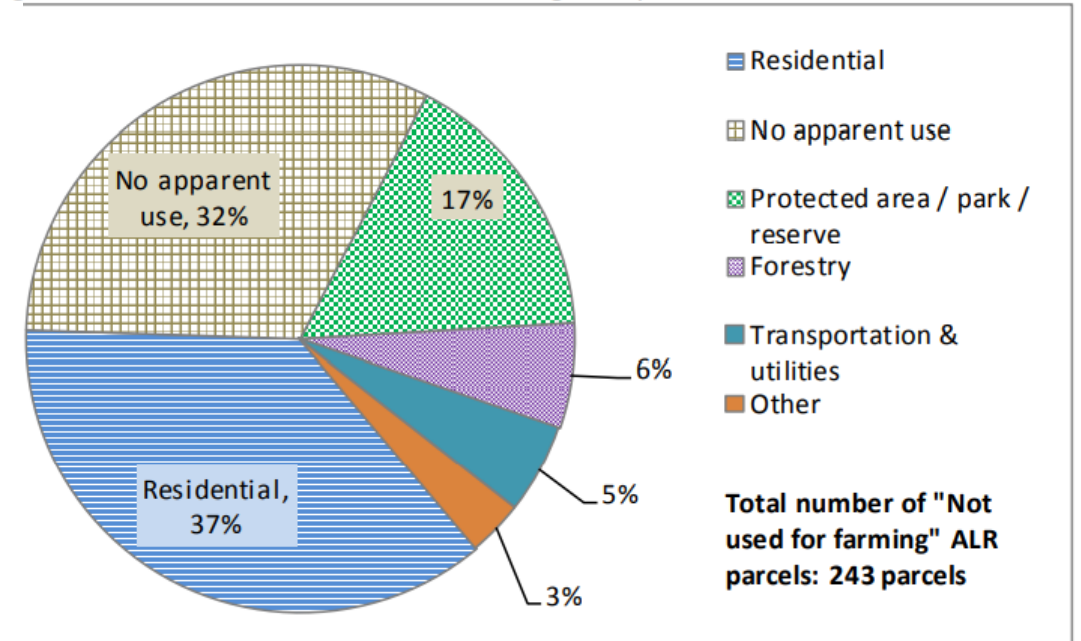


Figure 13. Land use on “Not used for farming” ALR parcels



# AVAILABILITY FOR FARMING

# Ag Land Use Inventory 2017

## Key Findings (Private ALR Parcels)

- 34% of the parcels (58 parcels) are potentially available for agricultural production
- Greatest number of “Available for farming” parcels are 2-4 ha and 4-8 ha in size

Figure 19. Availability status of privately owned parcels in the ALR by parcel count

### Availability by parcel count

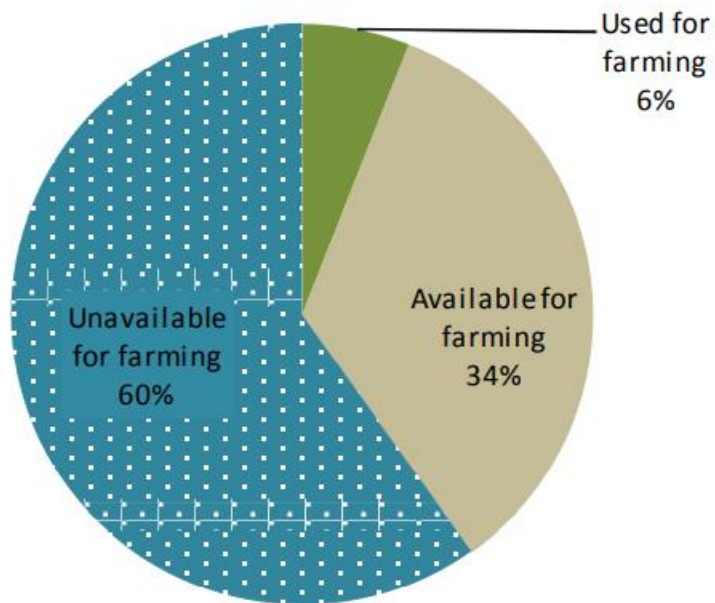
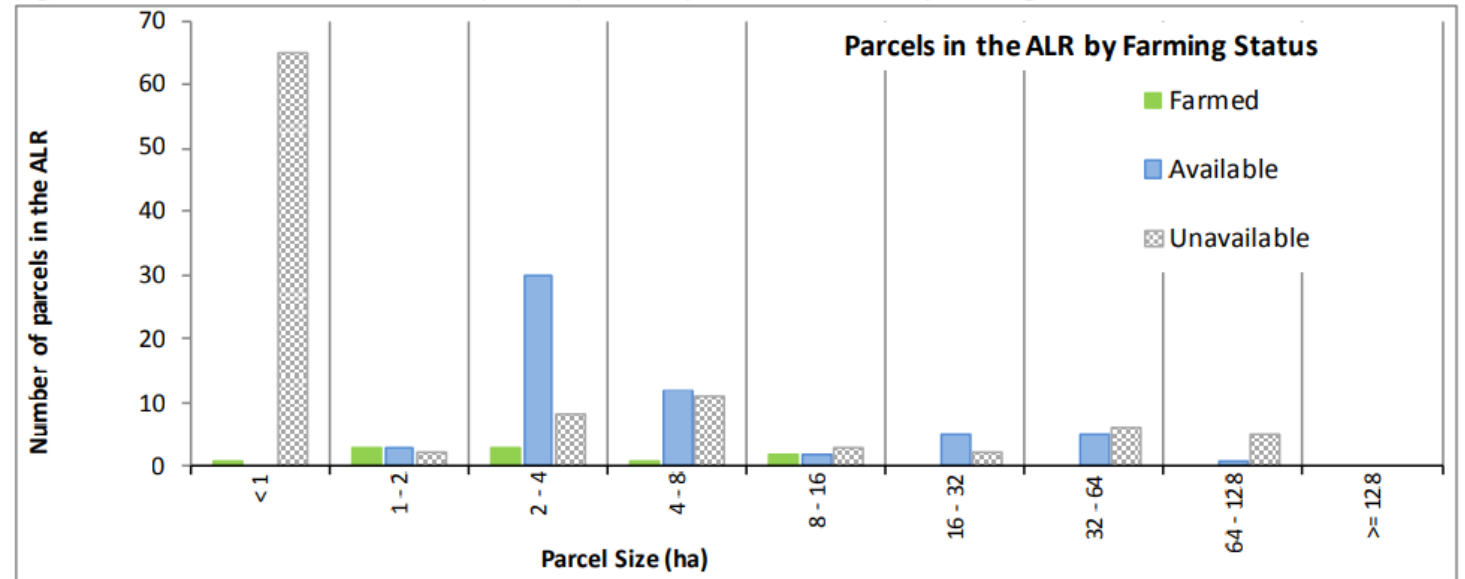


Figure 20. Parcel size distribution of privately owned parcels in the ALR by farming status



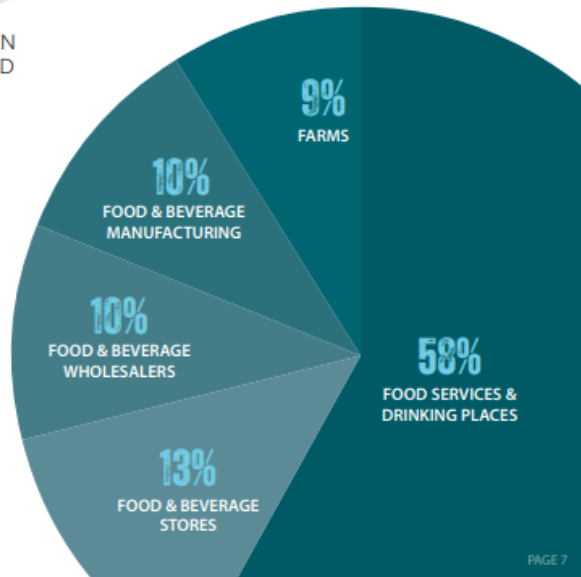


# SQUAMISH AGRI-FOOD SECTOR BUSINESSES

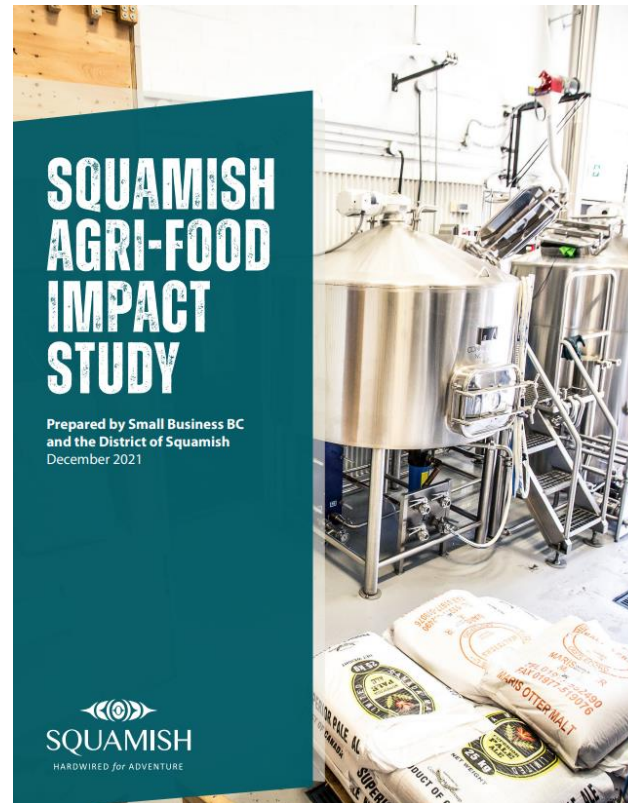
PRE-PANDEMIC GROWTH  
**120** **21%↑**  
 SINCE 2014  
**BUSINESSES IN 2019**

PANDEMIC GROWTH  
**135** **12.5%↑**  
 SINCE 2019  
**BUSINESSES IN 2021**

## COMPOSITION OF THE SECTOR



# Squamish Agri-Food Sector



## POTENTIAL ACTIONS

- Consider agri-food cluster development requirements as part of employment space research and policy.
- Preserve Squamish and Area D Agricultural Land Reserve (ALR) lands for soil-based agriculture.
- Continued implementation of Squamish Valley Agricultural Plan and District's Emerging Sector Roadmap and Action Plan to facilitate local food systems.
- Support regional working groups that work to enhance food resiliency in the Sea to Sky.
- Implementation of the Good Food Procurement Program to encourage new and expanded agri-food businesses and local supply-chain development.



Ministry of  
Agriculture  
and Food

# Ag Land Use Regulations Overview

## Province of BC



An aerial photograph showing a mix of agricultural and residential land. In the foreground, there is a well-developed residential neighborhood with many houses, streets, and swimming pools. Behind the houses, there are large, open agricultural fields, some of which are brown (possibly harvested or fallow) and others are green. A line of trees separates the residential area from the fields. The background shows more agricultural land and some distant buildings.

# Agricultural Land Reserve Overview

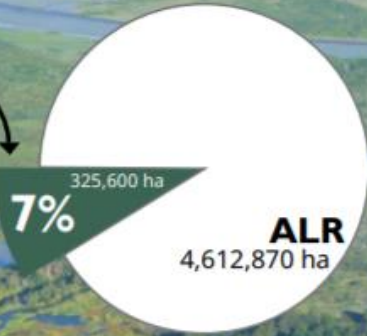
## What is the ALR?

- Agricultural land freeze in 1972
- ALR established in 1973 as a Provincial land use zone where:
  - Agriculture is encouraged and is recognized as the priority use
  - Non-farm uses are regulated
- ALR boundaries primarily based on:
  - agricultural capability mapping
  - existing land uses
  - input from over 300 meetings

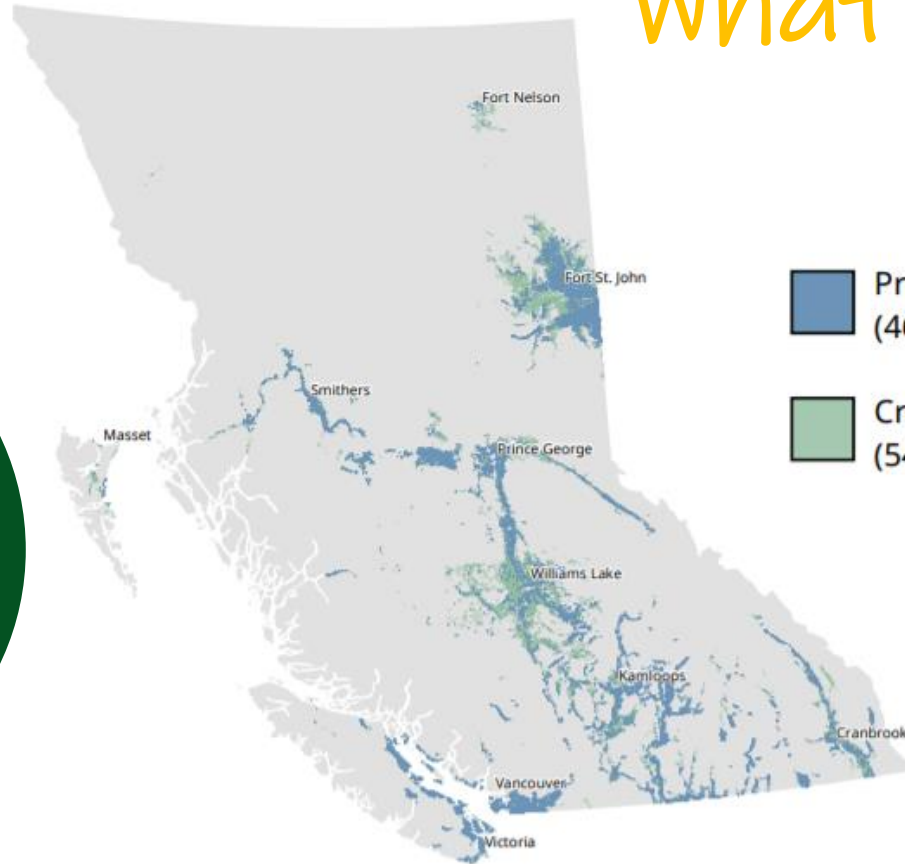
# Agricultural Land Reserve Overview

## What is the ALR?

Estimates suggest  
- 7% of the ALR is  
not available for  
agriculture due to  
water bodies and  
infrastructure.



4.9%  
of the  
Province is  
ALR



- Private Ownership\*  
(46% of the ALR)
- Crown Ownership\*\*  
(54% of total ALR)

\*Private Ownership = Properties in the Integrated Cadastral Fabric (ICF) where the Ownership Class is defined as Private, First Nations, or Municipal  
\*\*Crown Ownership = Unsurveyed crown land, or properties in the ICF where the Ownership Class is defined as Crown Federal, Crown Provincial, Crown Municipal, None, or Unknown.

# Agricultural Land Reserve Overview

## What is the ALC?

Mandate from Section 6 of the ALC Act:

*6 (1) Purpose of the Commission:*

- *Preserve the ALR*
- *Encourage farming of the ALR in collaboration with other communities of interest*
- *Encourage local/provincial government and First Nations to enable and accommodate farm use of the ALR in their bylaws, plans, and policies*

*6 (2) The Commission must give priority to:*

- *Protecting and enhancing the size, integrity, and continuity of the ALR*
- *Use of the ALR for farm use*



# Agricultural Land Reserve Overview

## How does the ALR affect land use?



- Development of ALR land is subject to:
  - [ALC Act](#) (overarching ALR legislation)
  - [ALR General Regulation](#) (mainly procedural)
  - [ALR Use Regulation](#) (permitted land uses)
  - Local or regional government bylaws
- Generally, local zoning cannot prohibit farm uses in the ALR
- Other uses permitted by ALR Regulations can be restricted by bylaw (e.g. residential uses)

# Agricultural Land Reserve Overview

## Permitted Uses in the ALR

Land uses permitted under the [ALCA](#)  
[and ALR Use Regulation](#):

- ✓ Agriculture



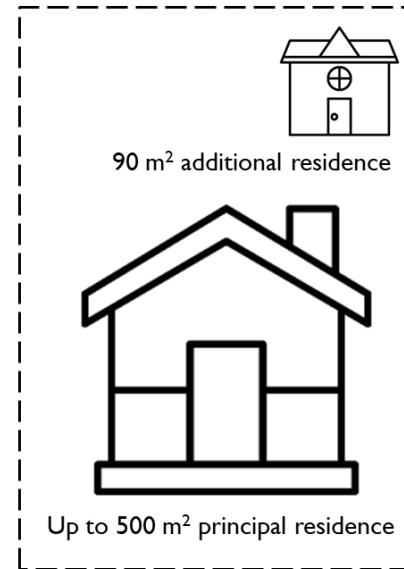
# Agricultural Land Reserve Overview

## Permitted Uses in the ALR

Land uses permitted under the [ALCA](#) and [ALR Use Regulation](#):

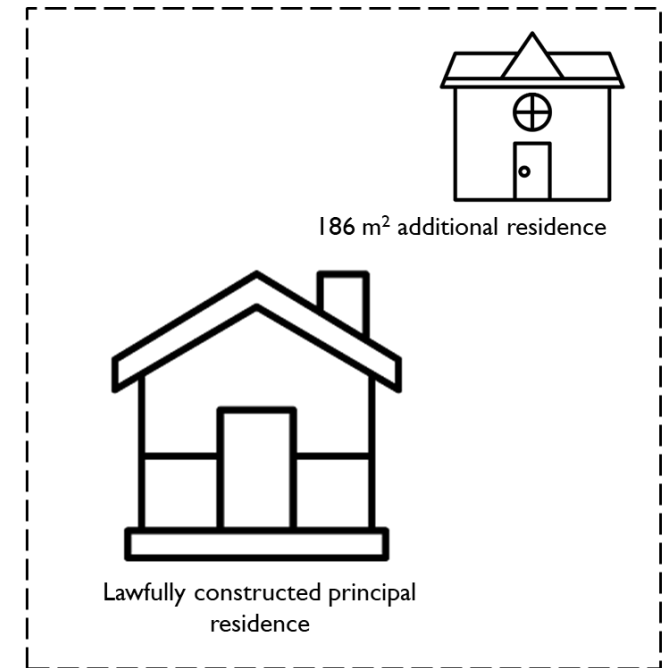
- ✓ Agriculture
- ✓ Residences

as of Dec. 31, 2021



Parcels up to 40 ha

OR



Parcels larger than 40 ha



# Agricultural Land Reserve Overview

## Other Permitted Uses in the ALR



Farm product processing and retail sales (50% rule)



Limited events/weddings etc. (Farm status required)



Limited agri-tourism (Farm status required)



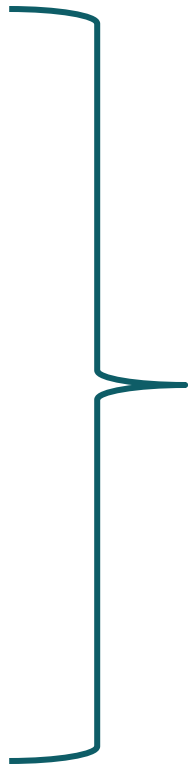
Alcohol production facilities (50% rule)



Forestry



Equestrian facilities



Compatible with  
or supportive of  
farming

# Agricultural Land Reserve Overview

## Non-Farm Uses in the ALR

- Most non-agricultural uses require approval from ALC, including:
  - ✗ Commercial or Industrial uses
  - ✗ Additional residences
  - ✗ Importing fill or removing soil
  - ✗ Subdivision (including stratification)
- Important to know and disclose whether a property is in the ALR and understand the limitations on non-agricultural development

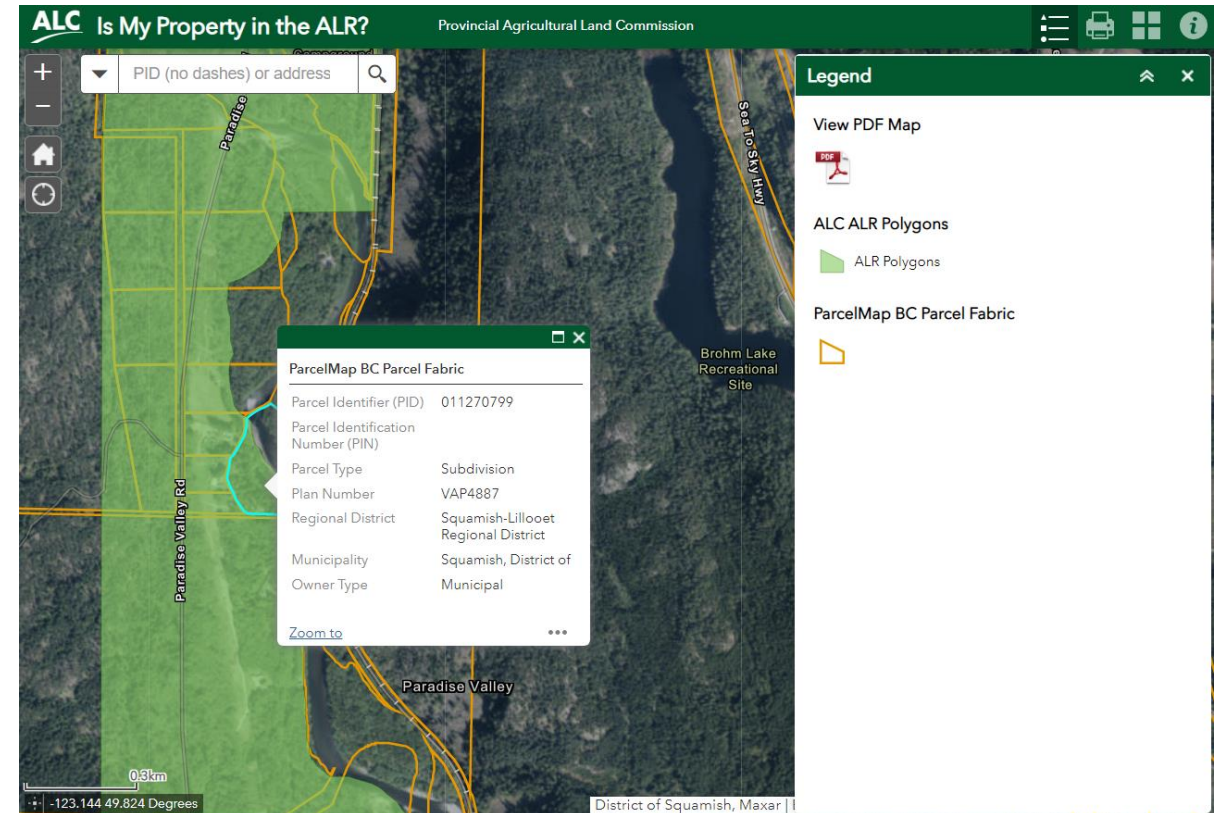


# Agricultural Land Reserve Overview

## Tools for Realtors

How to confirm if a property is in the ALR:

- [ALR Property Finder](#)
- [Google Earth layer](#)
- NOTE: the ALR notation on Certificate of Title is NOT reliable





# Agricultural Land Reserve Overview

## Tools for Realtors

ALC website:

- [Buying and Owning Land in the ALR](#)
- [ALC Act, ALR Regulations, ALC Policies and Info Bulletins](#)
- [ALC Application Map](#)

Questions? [Contact](#) ALC staff

# Subdividing Land in the ALR

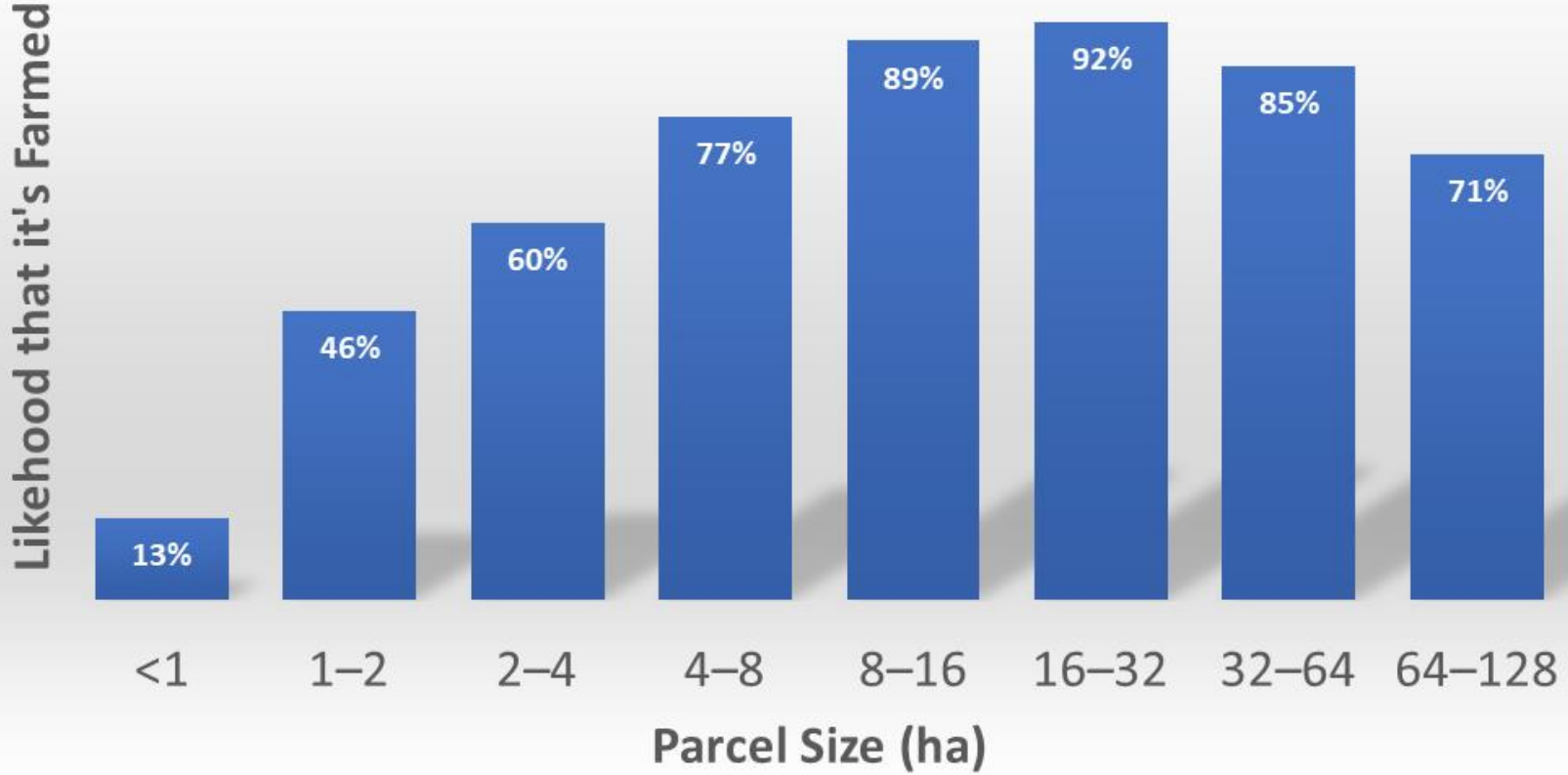
Hint: It's bad

- Subdivision = death blow to agriculture
- Smaller parcels are less likely to be farmed



# Subdividing Land in the ALR

## Parcel Size and Likelihood of Farming



# Subdividing Land in the ALR

Hint: It's bad

- Subdivision = death blow to agriculture
- Smaller parcels are less likely to be farmed
- Erodes long term agricultural and economic potential
- Increases land cost per hectare
- Increases complaints by non-ALR residents



# Subdividing Land in the ALR

Hint: It's bad

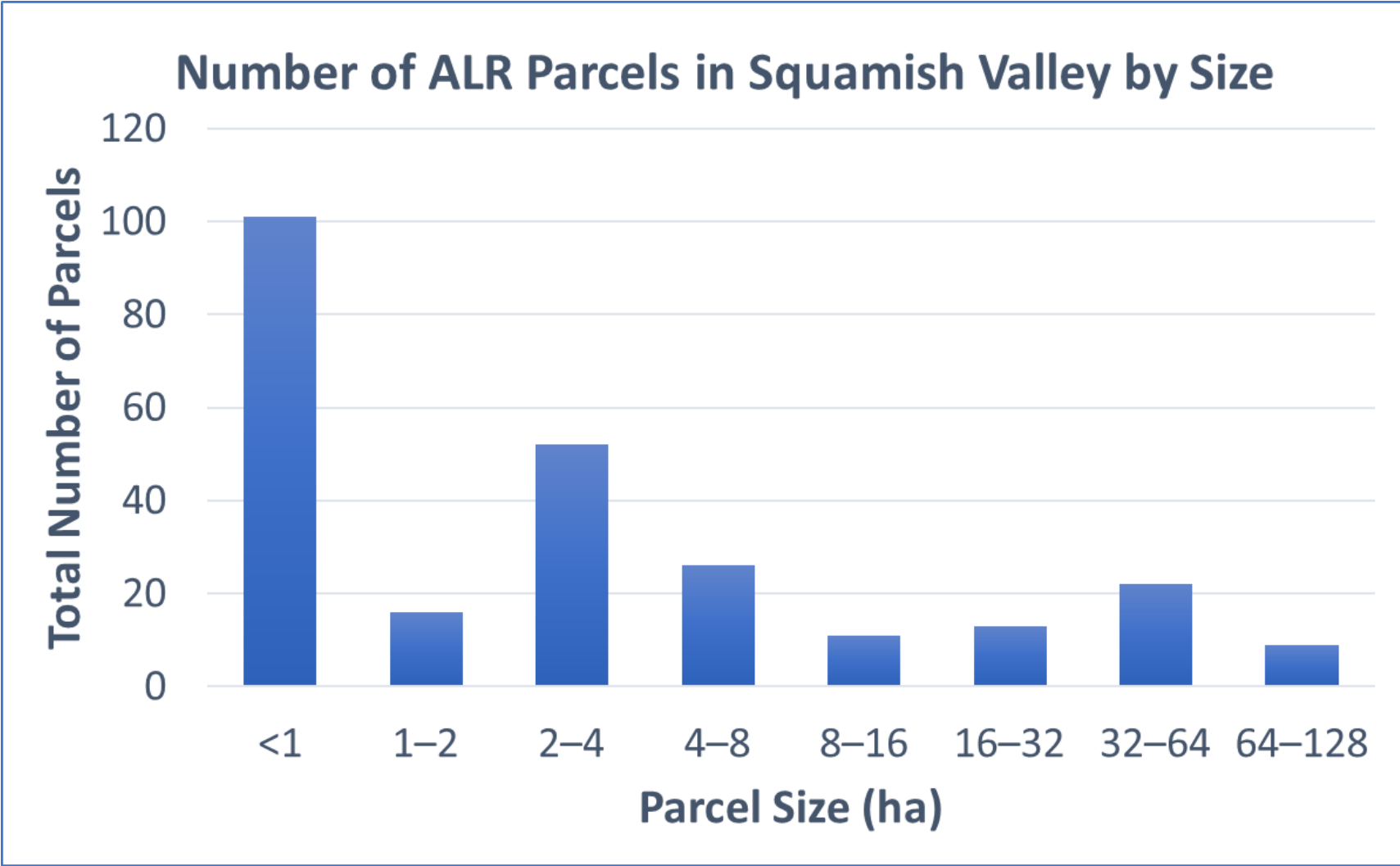
- But, but, but...we need more small, affordable lots for young farmers!



**WRONG!!**



# Subdividing Land in the ALR



# The Importance of Siting



# Bye Bye Hay Field



# The Importance of Siting



# The Importance of Siting

2018



2020



GOT LAND? WANT LAND?



B.C. LAND MATCHING  
PROGRAM

# BC Land Matching Program

## CONNECT

Reach out to a land matcher by phone or email to get started!

[land@youngagrarians.org](mailto:land@youngagrarians.org) | 1.855.561.4633

## REGISTER

A land matcher does site visits with landholders and meets with land seekers to learn more about your needs and how we can support you.

## GET MATCHED

A land matcher sets up meetings between landholders and farmers who they think would be a good match.

## DEVELOP AGREEMENT

If you move forward with a match, or meet someone on your own, a land matcher facilitates negotiations and develops an agreement.

# BC Land Matching Program

## When Leased Land is for Sale

- Clarify with buyer and seller fixtures
  - What will be included in the sale?
  - What belongs to the leasing farmer?
- Any conditions in the lease agreement related to a potential sale?
  - Timelines for termination, right of farmer to harvest crops or move perennials
  - Requirements to only sell to a buyer who will take assignment of the lease
- Does the buyer want to retain the farmer?





# What Can I Do With My Land?

## Who to Contact

- What is permitted/not permitted on ALR land
  - ALC: [ALCBurnaby@Victoria1.gov.bc.ca](mailto:ALCBurnaby@Victoria1.gov.bc.ca); 604-660-7000
- Information about agriculture generally
  - Ministry of Agriculture and Food: [AgriServiceBC@gov.bc.ca](mailto:AgriServiceBC@gov.bc.ca); 1-888-221-7141
- Options to lease farmland
  - BC Land Matching Program: [land@youngagrarians.org](http://land@youngagrarians.org); 1-855-561-4633



	Dwellings
	Cannabis
	Soil & Fill
	Events
	Wildlife & Pets
	Noise & Odours
	Weeds & Invasive Species
	Dumping

# Ag Land Use Regulations Overview

## Key Topics and Approaches

<b>Events in the ALR</b>	<ul style="list-style-type: none"> <li>- must have farm class</li> <li>- up to 10 events per year</li> <li>- max 150 ppl</li> <li>- no permanent buildings</li> </ul>
<b>Agritourism &amp; Agritourism Accommodation</b>	<ul style="list-style-type: none"> <li>- must have farm class</li> <li>- can only include defined agritourism activities (e.g. tractor rides, harvest festivals, farm tours)</li> <li>- must be temporary and seasonal</li> <li>- no permanent facilities</li> <li>- Agritourism Accommodation only allowed through a Temporary Use Permit</li> </ul>

	Dwellings
	Cannabis
	Soil & Fill
	Events
	Wildlife & Pets
	Noise & Odours
	Weeds & Invasive Species
	Dumping

# Ag Land Use Regulations Overview

## Key Topics and Approaches

<p><b>Dwellings</b></p>	<p>Area D Zoning Bylaw:</p> <ul style="list-style-type: none"> <li>- On parcels less than 4 ha: 1 farm residence</li> <li>- On parcels 4ha or greater: 1 employee residence or temporary farm worker housing may be considered via application</li> </ul> <p>ALC Act/Regulation:</p> <ul style="list-style-type: none"> <li>- secondary residences (90m<sup>2</sup>/186m<sup>2</sup>)</li> <li>- additional dwellings or larger second dwellings may only be permitted by the ALC if it is <u>necessary for farm use</u></li> </ul>
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Ag Land Use Regulations Overview  
Questions and Answers

Thank you for joining us!

