

## The ALR application process involves the following steps:

The complete application and checklist are received by City Staff and reviewed

City Departments & external public agencies review the application

Agricultural Advisory Committee consider the proposal and make a recommendation for Council

Council reviews application and formalizes recommendation to the ALC

Application is forwarded to Agricultural Land Commission who supply a written final decision directly to the applicant



Printed on 100% recycled paper

### Resources:

Before submitting an application, familiarize yourself with the relevant regulations. References and websites to review include:

- ▶ [kelowna.ca/landuse](http://kelowna.ca/landuse)  
agri-tourism bulletin
- ▶ [kelowna.ca/maps](http://kelowna.ca/maps)
- ▶ [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)  
Agricultural Land Commission Act, policies, guidelines, bulletins and applicant information package
- ▶ [kelowna.ca/bylaws](http://kelowna.ca/bylaws)  
Official Community Plan  
Zoning Bylaw
- ▶ [kelowna.ca/council](http://kelowna.ca/council)  
Meetings
- ▶ [kelowna.ca/aac](http://kelowna.ca/aac)

### We're here to help you!

The Land Use Management Team is available to assist with pre-application questions.

To make an appointment with our Planner of the Day, please phone: **250 469-8626**



City Hall, Second Floor  
1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250 469-8626  
[kelowna.ca](http://kelowna.ca)

## Development on Lands within the Agricultural Land Reserve

### Guiding you through the Process



## What is the Agricultural Land Reserve?

The Agricultural Land Reserve (ALR) is a provincial designation in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled. The ALR includes those lands within BC that have the potential for agricultural production.

The ALR takes precedence over, but does not replace, other legislation and bylaws that may apply. Local and regional governments, as well as other provincial agencies, are expected to plan in accordance with the provincial policy of preserving agricultural land.

## What is the Agricultural Land Commission?

The provincial Agricultural Land Commission (ALC) is an independent provincial agency responsible for administering the Province's land use zone in favour of agriculture. The purpose of the Commission is to:

- ▶ Preserve agricultural land;
- ▶ Encourage and enable farm businesses;
- ▶ Oversee a provincial land reserve system that considers community interests.



## How to find out if a property is within the ALR?

To confirm whether a property is within the Agricultural Land Reserve (ALR), refer to the One Window Staff at City Hall (or to the ALC website: [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)).

If you have land within the ALR, it means that the land is subject to the Agricultural Land Commission Act and ALR regulations. Subdivision and non-farm use of lands require an application and approval by the ALC. (Submitted to City Hall).



## When is an ALC application required?

An ALC application is required whenever a land owner of property within the Agricultural Land Reserve intends to:

- ▶ Include land;
- ▶ Exclude land;
- ▶ Subdivide land (including homesite severances);
- ▶ Use land for non-farm purposes.

## What is a homesite severance?

Specific policies address homesite severances within the ALR. In order to qualify for a homesite severance, a property owner must have owned and occupied the property since December 21, 1972. Following a homesite severance approval, the owner must also retain the homesite for a minimum of five years and provide documentation showing a legitimate intention to sell the remainder of the property. For more information on homesite severances, refer to ALC Policy #11 available at, [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca).



## What is considered "Farm Use"?

Various activities are designated as "farm use" as per the ALC Act and have use regulations. Examples of permitted uses include:

- ▶ agri-tourist activities;
- ▶ farm retail;
- ▶ wineries & cideries;
- ▶ equestrian facilities.

Examples of uses that are not outright permitted within the ALR (non-farm uses) include:

- ▶ more than one residential dwelling;
- ▶ removal of soil;
- ▶ placement of fill.

Refer to the ALC website for more information whether a use is or is not permitted within the ALR.

## How is an application made?

Applications are made directly to the City of Kelowna by filling out the 'Application By Landowner' ALC form. Further information on the types of applications and information required is available from the ALC and/or the City of Kelowna.

## What is the process?

A landowner makes an application to the City of Kelowna and a file manager is assigned. The application is then forwarded to the City of Kelowna Agricultural Advisory Committee for recommendation. This committee of Kelowna citizens appointed by Council reviews all ALR applications. The application is then forwarded to Council for consideration. Council passes a resolution to support or not support the application. The application (with recommendations from Agricultural Advisory Committee, Council and Staff) is then forwarded to the ALC for a final decision. Commissioners from the ALC typically do an on-site visit with the land owner prior to making a final decision.

## How long will it take?

Timing varies based on the complexity of the application. The City of Kelowna typically processes ALR applications within 2 to 3 months and the ALC aims to make a final decision within 90 days of receiving the application from the City of Kelowna. These timelines are approximate.

## How much will it cost?

The application fee is \$600 (except for applications to include land in the ALR which have no fees). Fees are payable to the City of Kelowna and are remitted to ALC on your behalf.

