



City of Kamloops

AGRICULTURAL UPDATE

MAY 2021



This update provides information regarding policies and regulations that apply to agricultural properties within City of Kamloops municipal boundaries, including recent and proposed changes to provincial legislation and City bylaws.

Provincial Policies & Regulations

The Agricultural Land Reserve (ALR) system is the Province's primary method for regulating agricultural land within City of Kamloops municipal boundaries. The Agricultural Land Commission (ALC) is the provincial body that oversees the ALR and administers related policies and regulations, as defined by the *Agricultural Land Commission Act* (ALCA).

Key provincial regulatory documents include:

- **ALR General Regulation** | Outlines application procedures, including subdivision and ALR exclusion.
- **ALR Use Regulation** | Defines how land within the ALR can be used, including farm uses, non-farm uses, and residential uses.
- **ALC Policies** | A series of individual policy documents that provide additional guidance on the ALCA and specific ALR regulations.

For more information on the ALC and ALR, visit:

alc.gov.bc.ca

What is the ALR?

The ALR, which was established in 1973, is a land use designation unique to British Columbia. Within the ALR, agriculture is recognized as the priority use, active farming is encouraged, and non-agricultural uses are restricted. The ALR typically encompasses fertile, lowland areas throughout the province and is intended to protect productive farmland from encroaching urban development.



Recent Changes

As part of a broader provincial effort to revitalize the ALR and ALC, the following key changes were introduced to the ALCA and its associated regulations through two new pieces of legislation:

Bill 52 | In effect as of February 22, 2019

- New limits on the total floor area of principal residences
- ALC approval required for additional residences, except for a secondary suite within a principal residence
- New procedures and regulations for adding or removing soil
- Increased penalties to deter dumping and illegal fill
- Elimination of the former two-zone ALR system in favour of a consistent province-wide system

Bill 15 | In effect as of March 12, 2020

- Revisions to ALC governance and procedures
- New decision-making criteria for the ALC to further enhance protection of the ALR
- More compliance and enforcement capacity and tools for the ALC
- New requirement for ALR exclusion applications to be submitted to the ALC by local governments rather than by private landowners

In response to concerns over Bill 52 changes, the Province is now developing regulations to increase options for secondary residences in the ALR.

For the latest updates from the Province, visit:

news.gov.bc.ca/ministries/agriculture-food-and-fisheries

City Policies & Regulations

The City of Kamloops has several key documents that outline policies, regulations, and strategies for agricultural lands within its municipal boundaries. These include:

- **KAMPLAN: Official Community Plan** | Provides direction to guide decisions on planning and land use management within City of Kamloops municipal boundaries, including policies that aim to protect, promote, and enhance local agriculture.
- **Agriculture Area Plan** | Outlines strategies and actions for the City and community partners to undertake in order to protect and promote local agriculture and to encourage sustainable agricultural practices.
- **Food and Urban Agriculture Plan** | Provides policy direction on urban agriculture and issues related to food systems sustainability, including how food is produced, processed, distributed, and consumed.
- **Zoning Bylaw** | Defines permitted uses for lands zoned A-1 (Agricultural) and regulates the form of new development, including building setbacks and height. Most of the ALR land within Kamloops is zoned A-1.

To view these documents, visit:

Kamloops.ca/City-Hall/Strategies-Plans

Farm Resources

The City of Kamloops has created a set of resources to provide active and prospective farmers with information on the government agencies, legislation, policies, and bylaws relevant to agricultural property and operations within City of Kamloops municipal boundaries. This includes resources that may assist with starting new or managing existing agricultural operations.

Visit the City's Farm Resources page for more information:
Kamloops.ca/FarmResources



Zoning Bylaw Review & Update

The City of Kamloops is in the process of updating its Zoning Bylaw, which regulates the use of land within its municipal boundaries. Key proposed changes relating to agricultural lands include the following:

- New or revised definitions for related uses (e.g. agroforestry and agricultural products)
- New permitted uses added to the Agricultural zone (e.g. accessory dwelling unit and agri-tourism)
- Updated home-based business regulations to allow the purchase of agricultural products from residences in select zones, including in the Country Residential and Agricultural zones
- Increased setbacks for silos, incinerators, and waste storage facilities to provide a greater buffer between farm operations and neighbouring residences

The updated Zoning Bylaw is anticipated to be adopted by summer 2021.

For more information on the Zoning Bylaw review and update process, visit:

LetsTalk.Kamloops.ca/ZoningBylaw

Agricultural Engagement Group

The City has created a new Agricultural Engagement Group to seek ongoing input on initiatives relating to local agriculture. The group consists of City staff; members of the public; an agrologist; and a diverse set of agricultural representatives, including from cattle ranching, dairy farming, vegetable farming, the Kamloops Regional Farmers' Market Society, the Kamloops Food Policy Council, and Tk'emlúps te Secwépemc.

For more information on the Agricultural Engagement Group, see our news release from January 25, 2021:

Kamloops.ca/Our-Community/News-Events

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