



## **Online Survey Regarding Residential Uses in the ALR**

### **Summary Report**

By the B.C. Ministry of Agriculture

August, 2011

## **Executive Summary**

In January of 2011, The Ministry of Agriculture released a discussion paper titled “Bylaw Standard for Residential Uses in the Agricultural Land Reserve,” which presented a draft Minister’s Bylaw Standard for residential uses to guide local governments. This standard would give local governments criteria to assist them when developing bylaws.

The discussion paper was developed due to growing interest in managing residential uses in the Agricultural Land Reserve (ALR). In particular, Metro Vancouver has asked the Minister of Agriculture to limit the size and location of residential footprints on farmland. The development of the discussion paper including the draft Minister’s Bylaw Standard was the first step towards addressing this request. To further refine the Standard, the Ministry has sought input from a broad audience through a consultation process that has included discussions with local governments, the real estate industry, and agricultural organizations as well as an online survey.

The online survey was posted on the Ministry of Agriculture website from June 1, 2011 through July 14, 2011. The public was informed of it through press releases, which were utilized by many print and online newspapers and newsletters, as well as various email list serves. Several radio stations also reported on the survey and included interviews with the Minister or Ministry staff in their coverage.

Ultimately, the Ministry received 835 completed responses to the online survey. The Regional Districts with the highest number of respondents were Metro Vancouver (190), Fraser Valley (159), and Okanagan-Similkameen (110). The municipal governments with the highest number of respondents were The City of Richmond (59), The City of Kelowna (47), and The City of Vancouver and Township of Langley (42 each). More than 45% of survey respondents own property in the ALR and more than 42% live on property in the ALR. This stands in contrast to an estimate that roughly 15% of the province’s population lives in rural areas. Similarly, 35% of survey respondents are farmers, while farmers only constitute about 1.5% of the province’s population.

Major findings in this report include:

- More than 87% of survey respondents support farming as the priority use in the ALR.
- More than 87% of survey respondents believe that residential uses can impact farming activities in the ALR.
- More than 77% of survey respondents support requiring residences in the ALR to be located in a way that minimizes their impact on the agricultural capability of the parcel.
- More than 78% of survey respondents support requiring residences in the ALR to be located near the road (given that variance would be possible in special situations).
- More than 73% of survey respondents support specifying the maximum area of an ALR parcel that can be used for residential uses (also known as the footprint).

- More than 67% of the survey respondents support specifying the maximum size of the residences on ALR parcels.
- Considered together, the previous three findings indicate support for the three levels of restriction presented in the discussion paper. At more than 78% of survey respondents, there is more support establishing setbacks (level one) than footprint restrictions (about 73%), a component of level two, and establishing a maximum residence size (about 67%), a component of level three.
- More than 42% of survey respondents prefer an approach to restricting residential uses that is a "...combination such that a province-wide regulation with minimum requirements would exist along with additional standards administered by local governments." In addition, over 73% of respondents prefer an approach that includes a province-wide regulation.
- Twelve percent of farmers who support farming as the priority use in the ALR do not think that residential uses impact farming activities, in contrast to only 3% of non-farmers.

Generally, non-farmers are more supportive than farmers are of farming being the priority use within the ALR. Non-farmers are also more likely to believe that residential uses can impact neighbouring farm uses, and support siting, footprint and house size restrictions for residential uses in the ALR. The same is true of non-farmers not living in the ALR compared to non-farmers living in the ALR. Also, farmers not living in the ALR are more supportive than farmers living in the ALR. Perhaps the biggest discrepancy in views is found between non-ALR-landowners and ALR landowners, which follow the same trend.

The survey noted that exceptions to address very small parcels, very large parcels and very rural areas are being considered. In addition, variance can address topographical issues (mainly for locating near a roadway). In answer to question 14, the main suggestion for exceptions was based on agricultural capability. This suggestion deserves more discussion in the revised discussion paper. Other suggestions that should be considered for the revised discussion paper include a range of exceptions that are similar to the topographical issues for siting near a roadway including, among others, environmentally sensitive areas, access to municipal or utility services, right of way locations, drainage and parcel configuration. 'No exceptions' and 'very limited exceptions' accounted for 54 responses or 6.5% of respondents.

Many general comments were received on the policy including comments supportive and unsupportive of the proposed residential use restrictions. There were also implementation suggestions and concerns. There were no significantly different types of restrictions suggested beyond the siting, footprint and residence size restrictions proposed in the discussion paper.

## **Table of Contents**

Executive Summary .....	2
1. Introduction.....	5
2. Response Details .....	5
3. General Data .....	6
4. Data Analysis .....	17
4.1 Crosstabs.....	27
5. Summary of Report and Major Findings .....	30
6. Appendix .....	32

## **1. Introduction**

In January of 2011, The Ministry of Agriculture released a discussion paper titled “Bylaw Standard for Residential Uses in the Agricultural Land Reserve,” which presented a draft Minister’s Bylaw Standard for residential uses to guide local governments. This standard would give local governments criteria to assist them when developing bylaws.

The discussion paper was developed due to growing interest in managing residential uses in the Agricultural Land Reserve (ALR). Metro Vancouver has asked the Minister of Agriculture to limit the size and location of residential footprints on farmland. The development of the discussion paper including the draft Minister’s Bylaw Standard was the first step towards addressing this request. To further refine the Standard, the Ministry has sought input from a broad audience through a consultation process that has included discussions with local governments, the real estate industry, and agricultural organizations as well as an online survey.

The online survey was posted on the Ministry of Agriculture website from June 1, 2011 through July 14, 2011.<sup>1</sup> The public was informed of it through press releases, which were utilized by many print and online newspapers and newsletters, as well as various email list serves. Several radio stations also reported on the survey and included interviews with the Minister or Ministry staff in their coverage.

## **2. Response Details**

Between June 1<sup>st</sup> and July 14<sup>th</sup>, 1261 responses were started, 835 responses were completed, and 108 responses were rejected as duplicates because the survey software identified them as originating from the same IP address. Therefore, the data included in this report is based on 835 completed, non-duplicate responses.

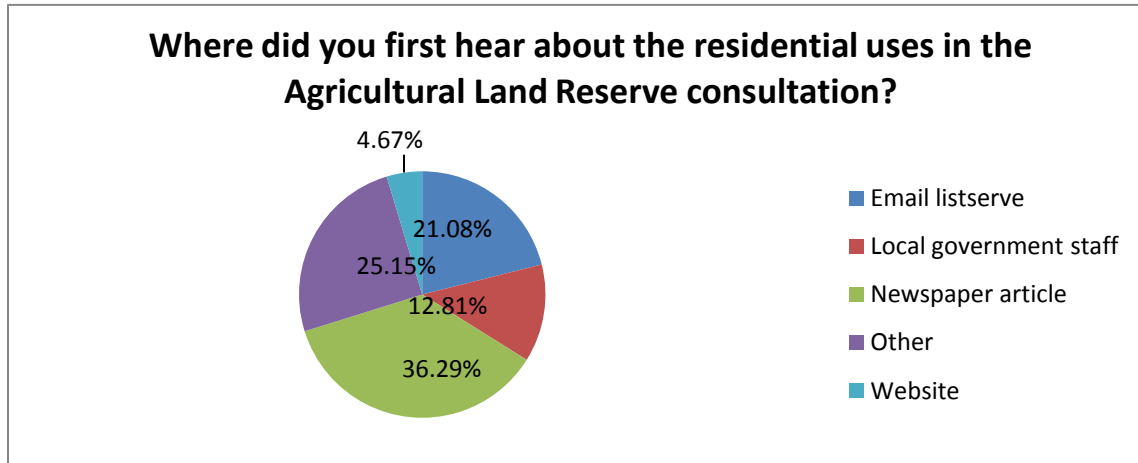
In addition, 18 people emailed, phoned, or sent letters to Ministry staff during the survey period. Their feedback is summarized at the end of the Appendix. Please note that these individuals may or may not have filled out the online survey.

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<sup>1</sup>The survey and discussion paper was posted at:  
[http://www.agf.gov.bc.ca/resmgmt/sf/residential\\_uses\\_in\\_ALR\\_consultation/index.htm](http://www.agf.gov.bc.ca/resmgmt/sf/residential_uses_in_ALR_consultation/index.htm)

### 3. General Data

**Question 1a.** Where did you first hear about the residential uses in the Agricultural Land Reserve consultation?



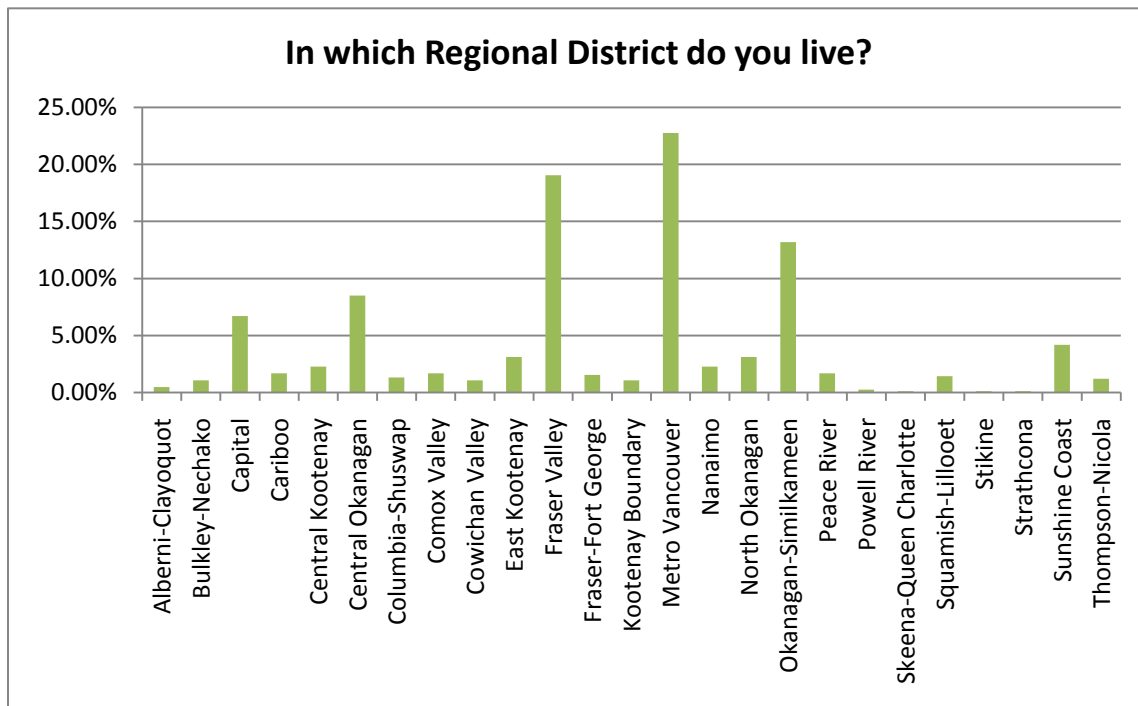
**Question 1b.** Please specify the URL of the website.\*

\*Please see the Appendix for the responses to this question.

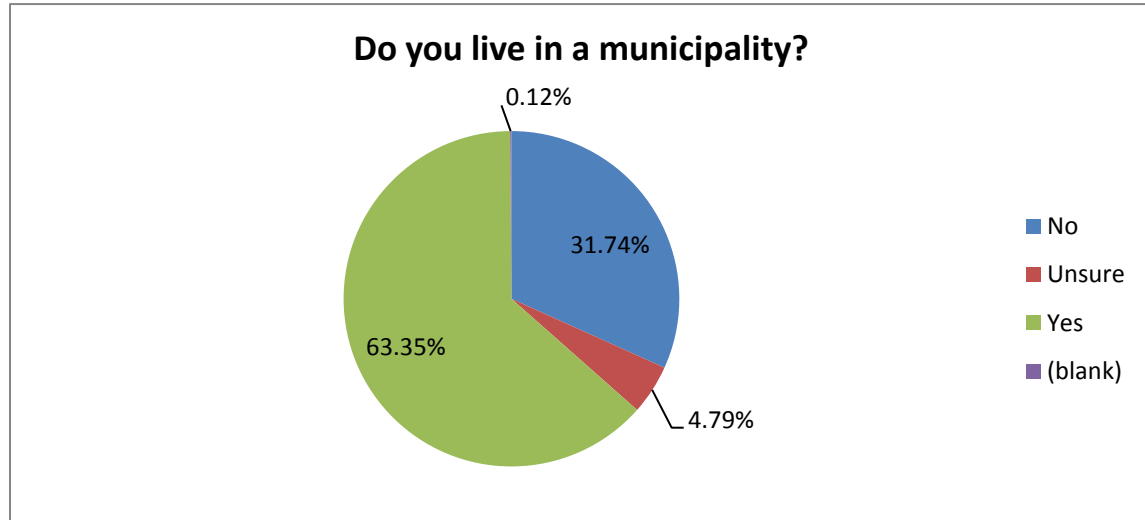
**Question 1c.** If Other, please specify.\*

\*Please see the Appendix for the responses to this question.

**Question 2.** In which Regional District do you live?



**Question 3a.** Do you live in a municipality?

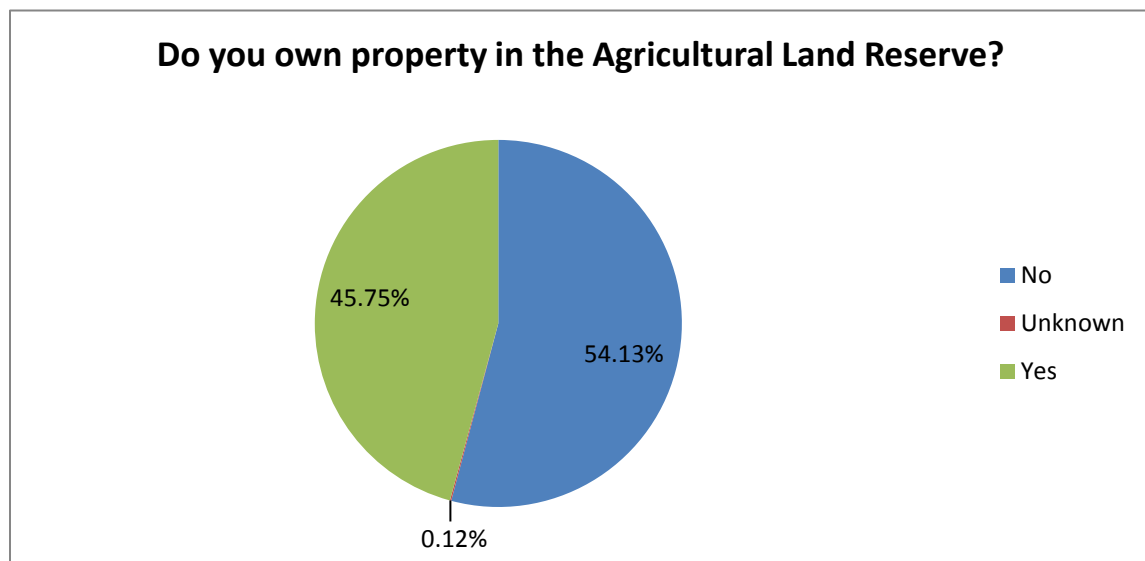


**Question 3b.** Please specify your municipality.\*

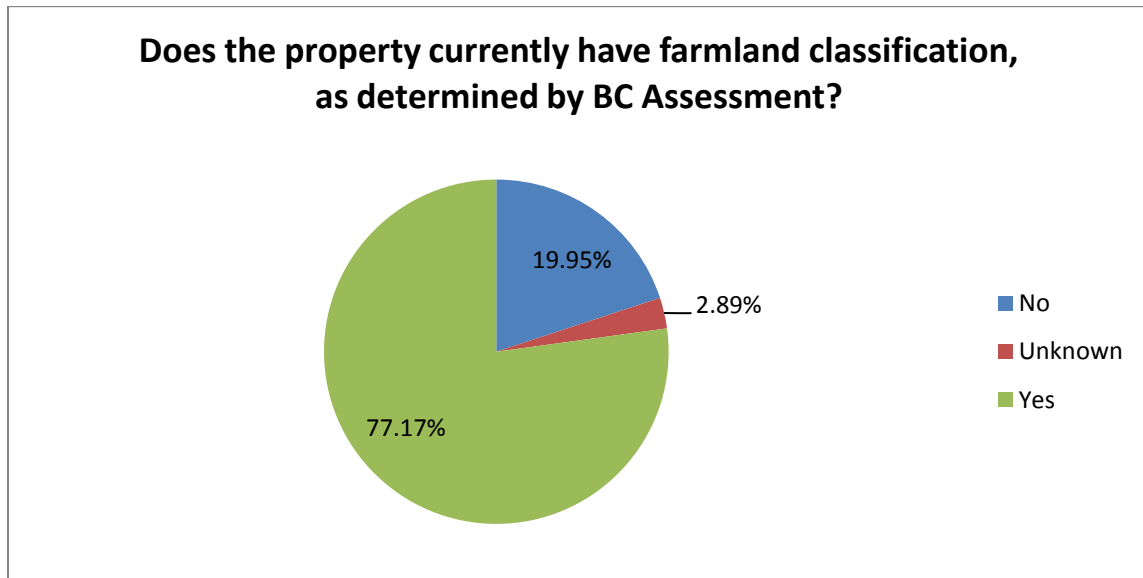
Notably, The City of Richmond had the largest number of respondents at 59, followed by The City of Kelowna at 47, and then The City of Vancouver and The Township of Langley, both of which had 42.

\*Please see the Appendix for the responses to this question.

**Question 4a.** Do you own property in the Agricultural Land Reserve?

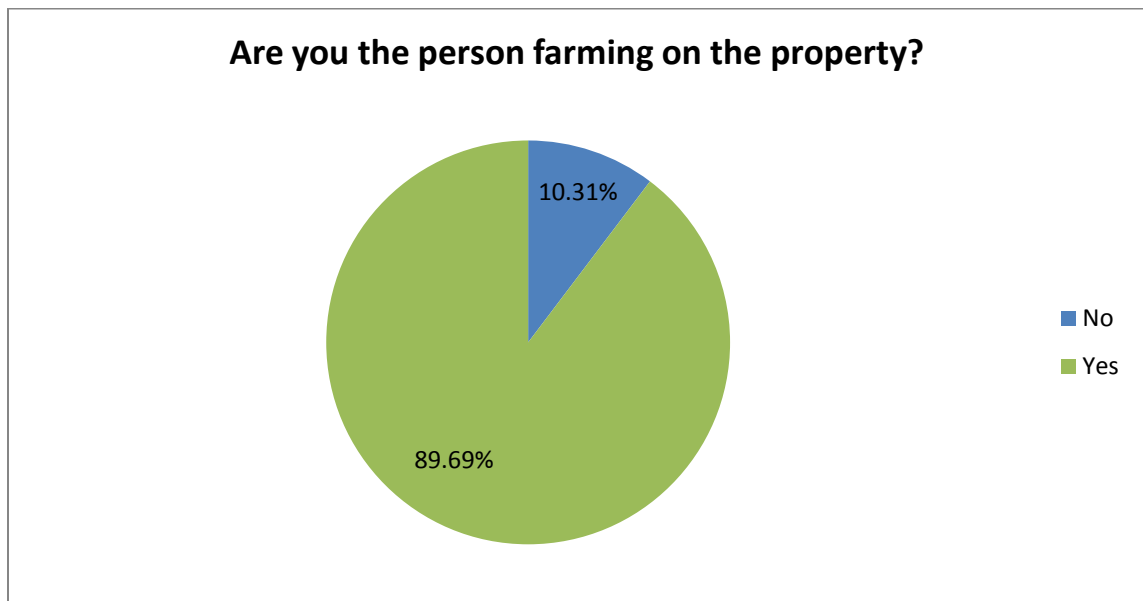


**Question 4b.** Does the property currently have farmland classification, as determined by BC Assessment?\*



\*Please note that this chart only includes those who responded 'yes' to question 4a.

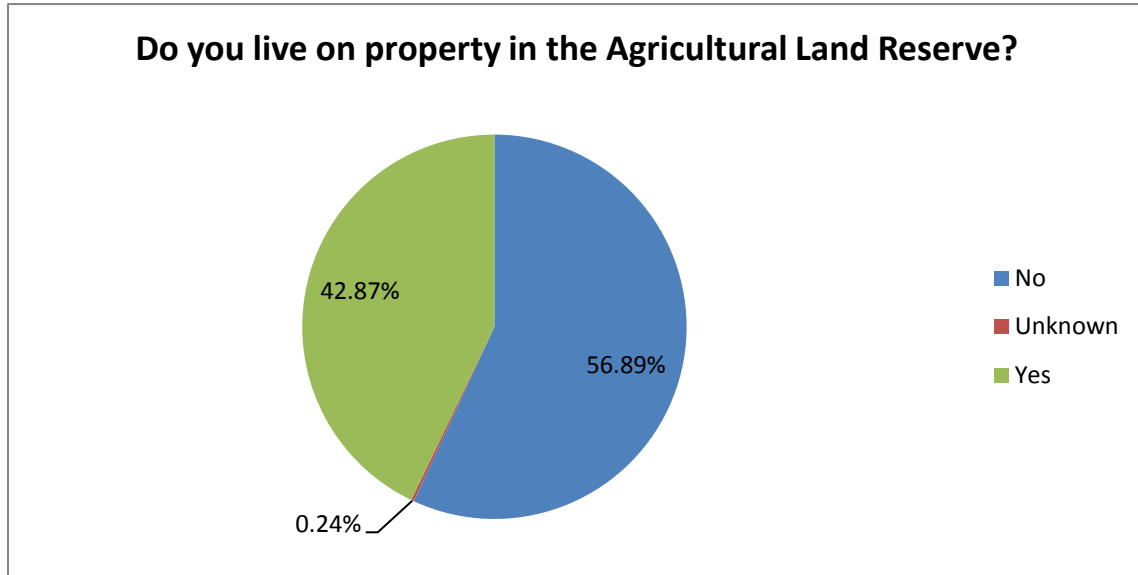
**Question 4c.** Are you the person farming on the property?\*



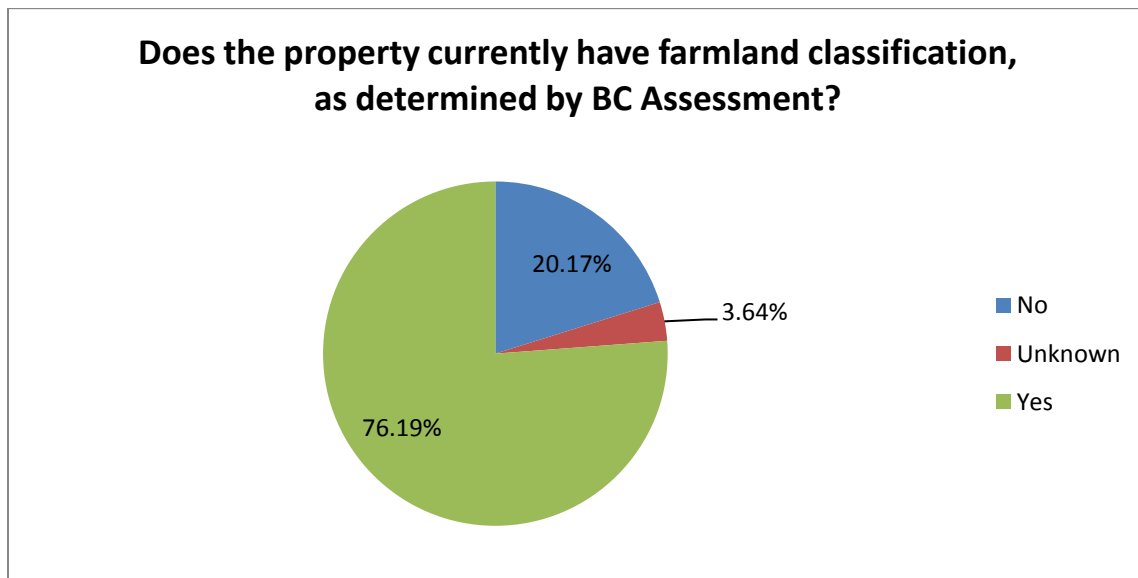
\*Please note that this chart only includes those who responded 'yes' to question 4a.



**Question 5a.** Do you live on property in the Agricultural Land Reserve?

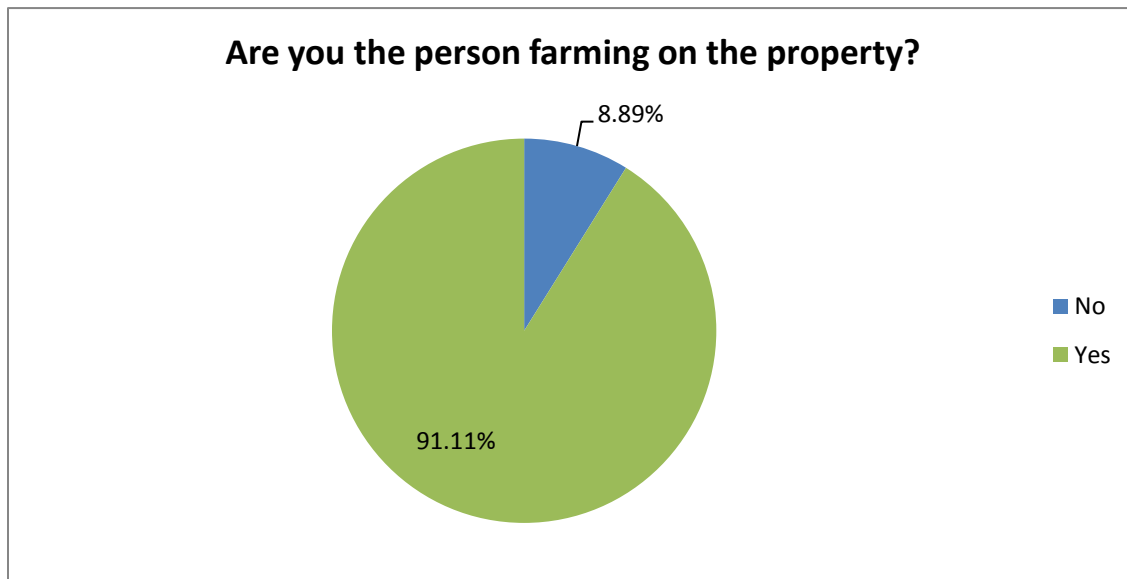


**Question 5b.** Does the property currently have farmland classification, as determined by BC Assessment?\*



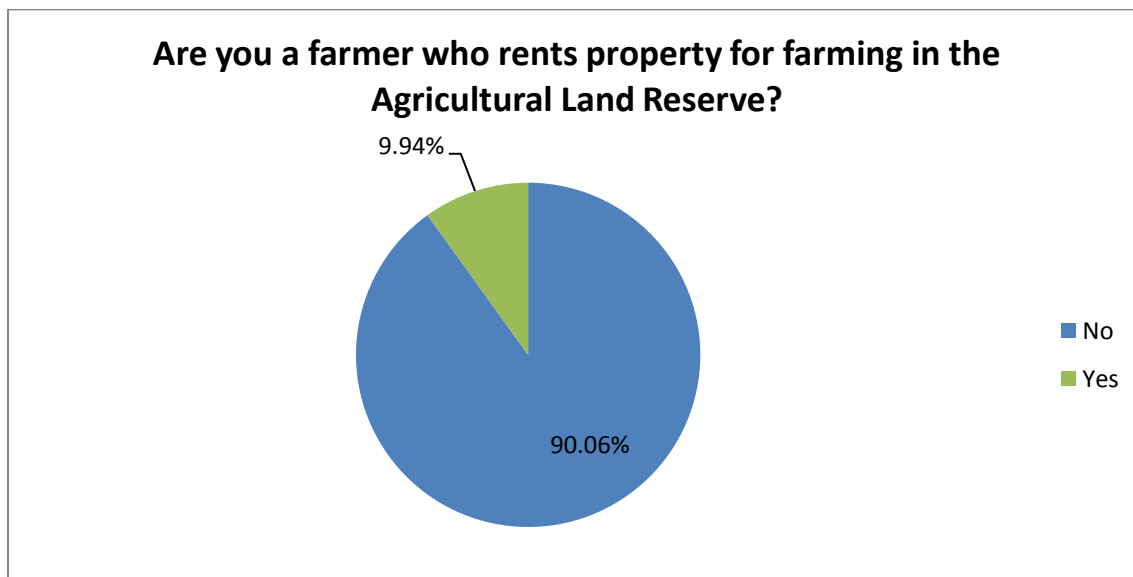
\*Please note that this chart only includes those who responded 'yes' to question 5a.

**Question 5c.** Are you the person farming on the property?\*

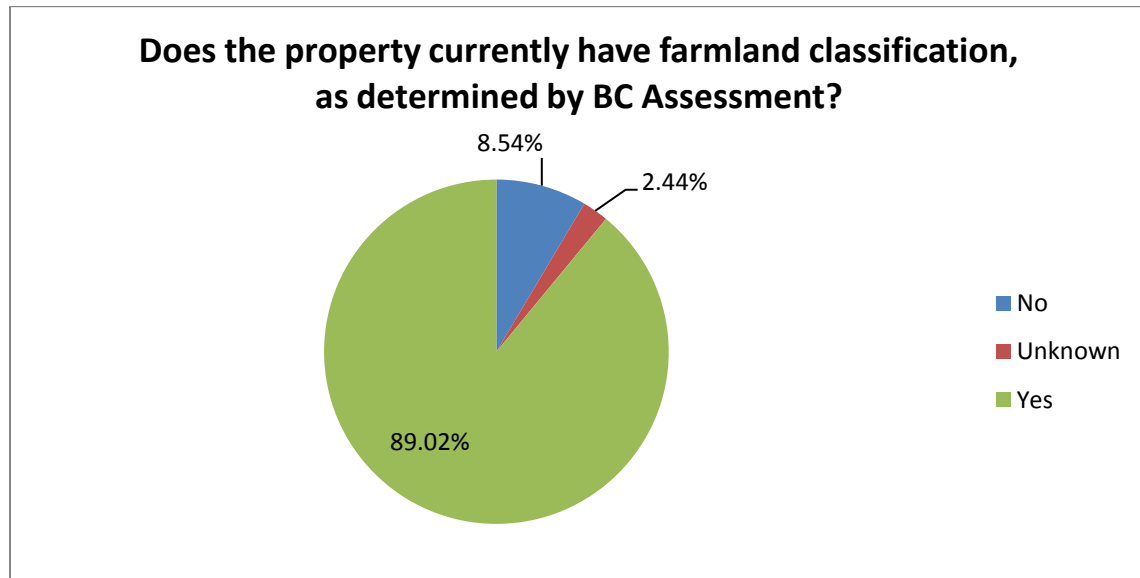


\*Please note that this chart only includes those who responded 'yes' to question 5a.

**Question 6a.** Are you a farmer who rents property for farming in the Agricultural Land Reserve?

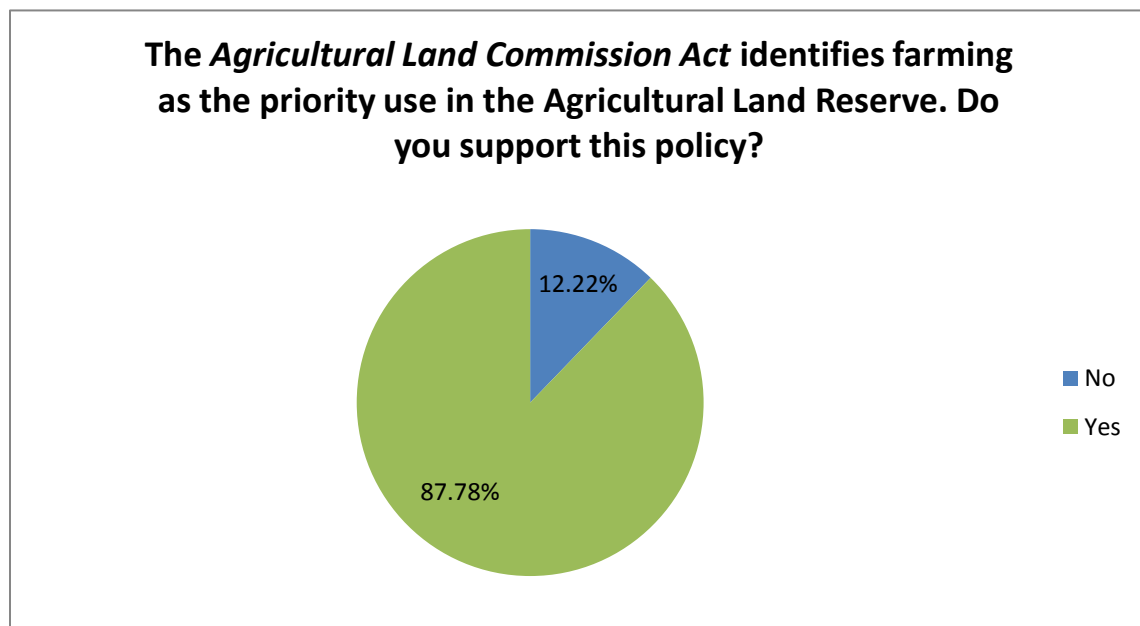


**Question 6b.** Does the property currently have farmland classification, as determined by BC Assessment?\*

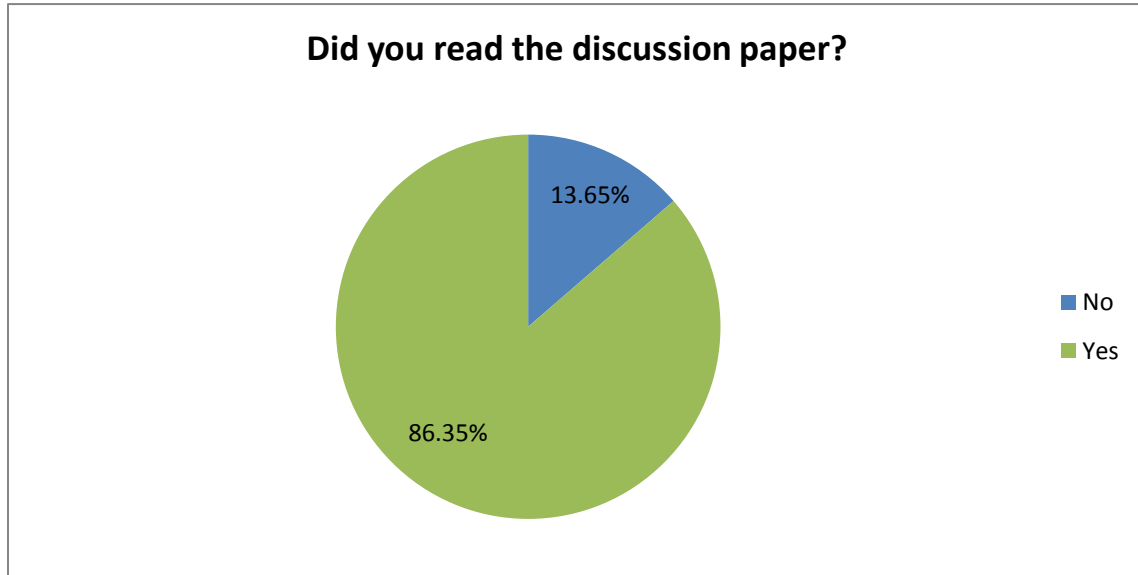


\*Please note that this chart only includes those who responded 'yes' to question 6a.

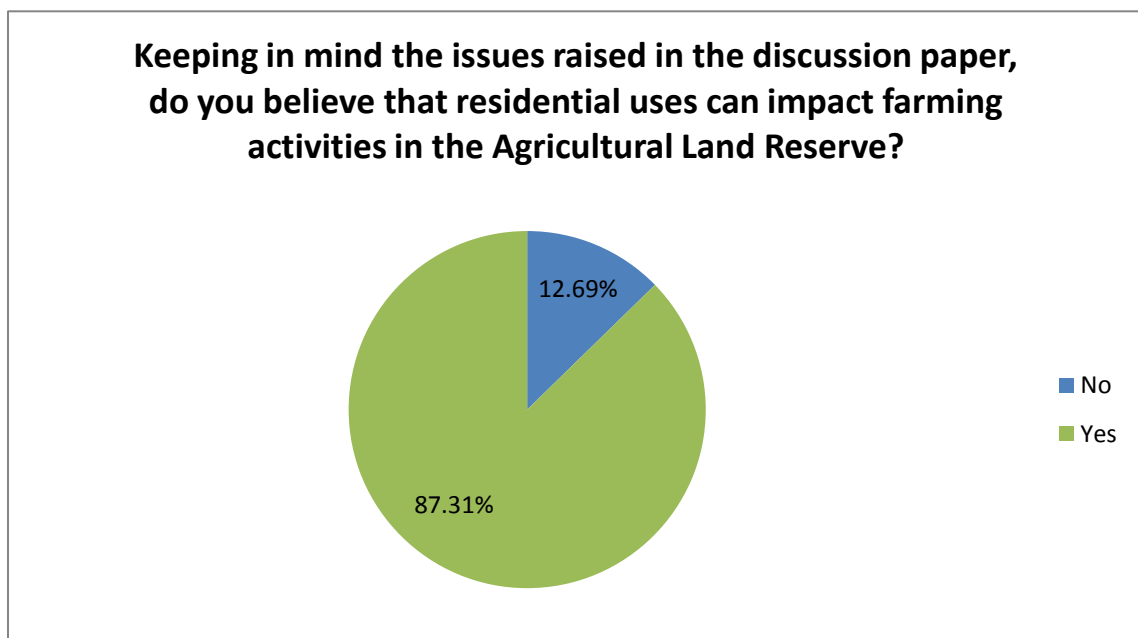
**Question 7.** The *Agricultural Land Commission Act* identifies farming as the priority use in the Agricultural Land Reserve. Do you support this policy?



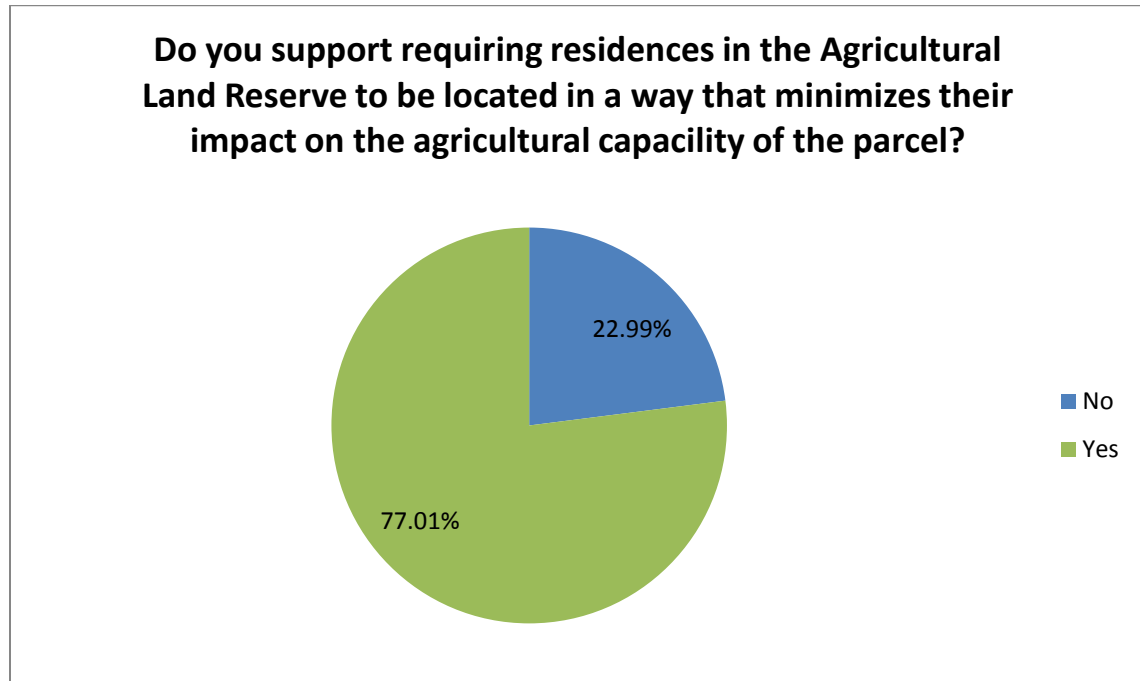
**Question 8.** Did you read the Discussion Paper?



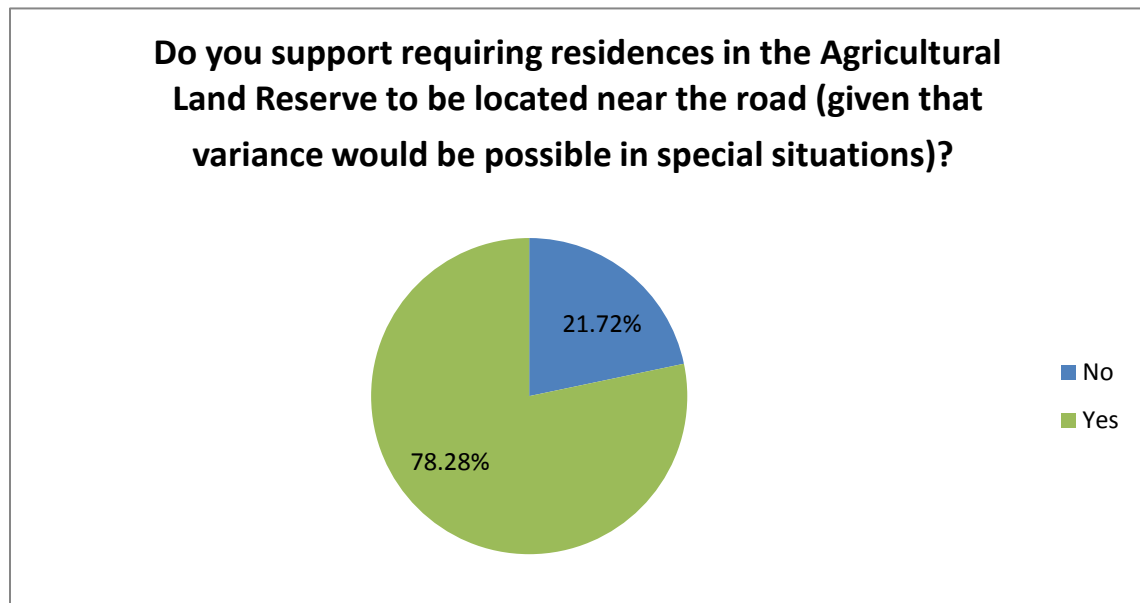
**Question 9.** Keeping in mind the issues raised in the Discussion Paper, do you believe that residential uses can impact farming activities in the Agricultural Land Reserve?



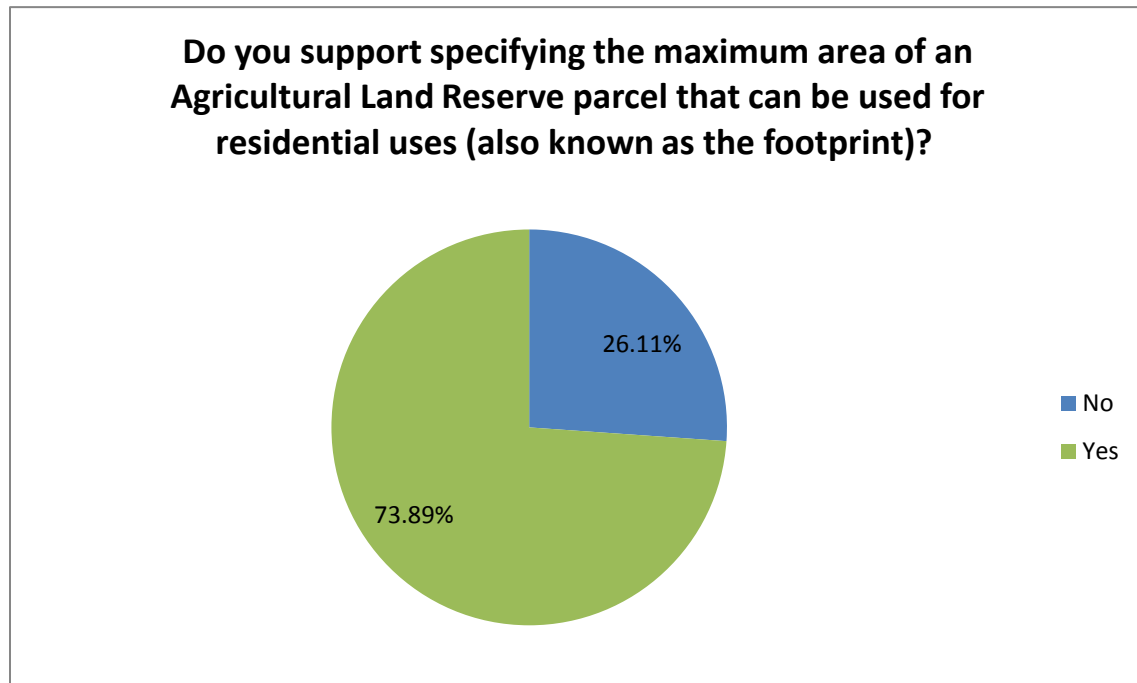
**Question 10a.** Do you support requiring residences in the Agricultural Land Reserve to be located in a way that minimizes their impact on the agricultural capability of the parcel?



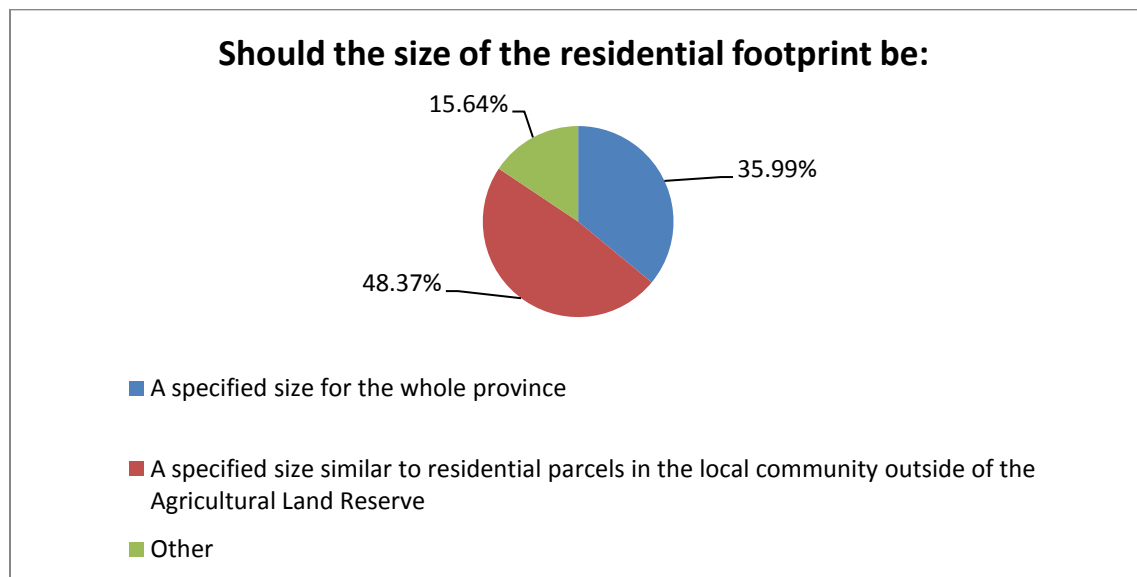
**Question 10b.** Do you support requiring residences in the Agricultural Land Reserve to be located near the road (given that variance would be possible in special situations)?



**Question 11a.** Do you support specifying the maximum area of an Agricultural Land Reserve parcel that can be used for residential uses (also known as the footprint)?



**Question 11b.** Should the size of the residential footprint be:\*



\*Please note that this chart only includes those who responded 'yes' to question 11a.

**Question 11c.** If Other, please specify\*

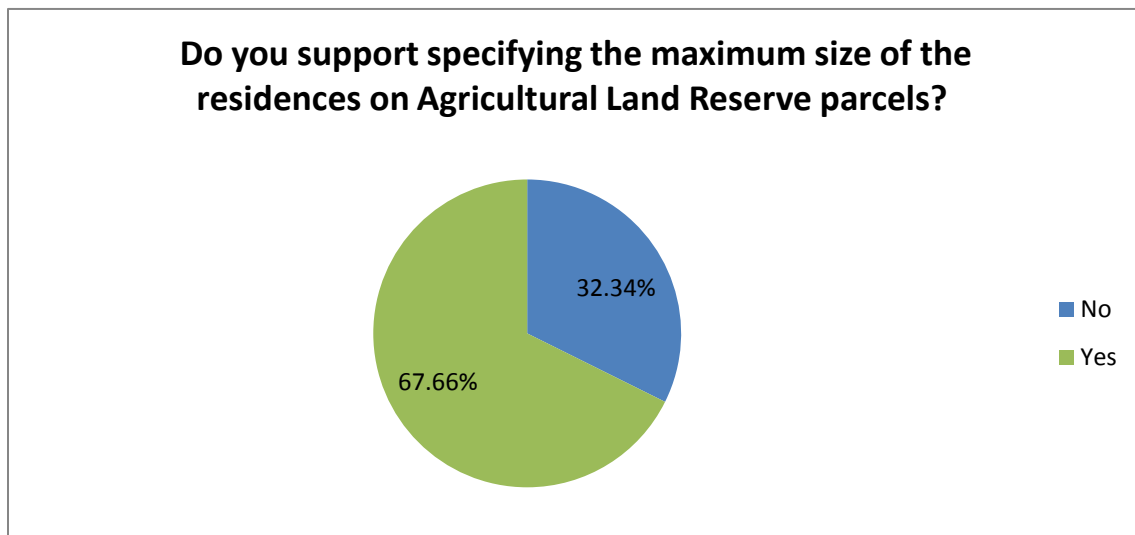
Eighty-six respondents selected 'other' as their answer to question 11b. The most frequent responses indicated that the size of the residential footprint should be determined:

- case by case (24 respondents)
- by each community or region (16 respondents)
- by a percentage of the parcel (14 respondents)

Many of the remaining suggestions were a refinement on these of a combination of these and a specified size for the province or similar to residential parcels in the community.

\*Please see the Appendix for the responses to this question.

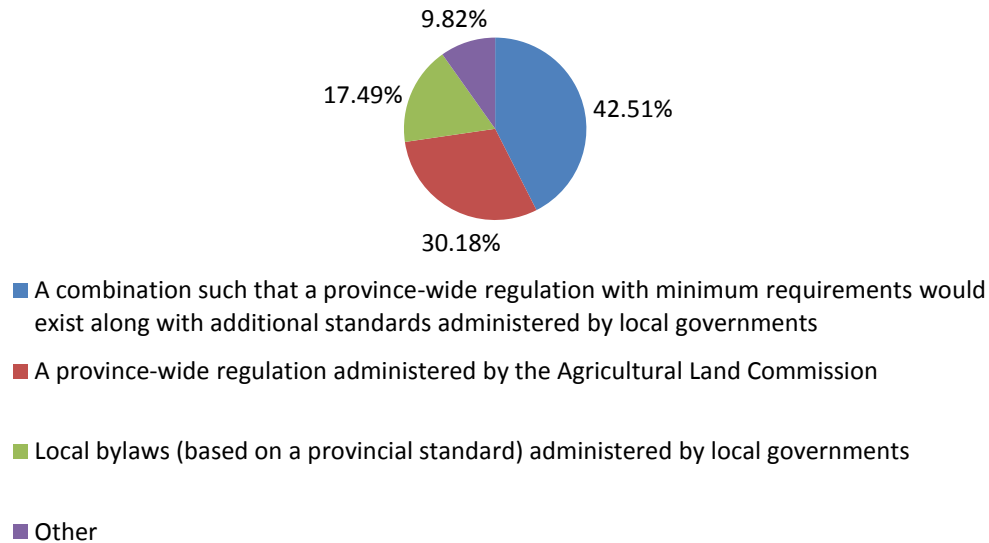
**Question 12.** Do you support specifying the maximum size of the residences on Agricultural Land Reserve parcels?



**Question 13a.** Which approach do you prefer for managing residential uses in the Agricultural Land Reserve?

This chart shows that over 72% of respondents prefer an approach that includes a province-wide regulation.

### Which approach do you prefer for managing residential uses in the Agricultural Land Reserve?



**Question 13b.** If Other, please specify\*

\*Please see the Appendix for the responses to this question.

**Question 14.** Exceptions to address very small parcels, very large parcels, and very rural areas are being considered. Variance can address topographical issues. What other exceptions should be considered? Please specify.\*

\*Please see the Appendix for the responses to this question.

**Question 15.** Please provide any additional comments you have regarding residential uses in the Agricultural Land Reserve.\*

\*Please see the Appendix for a summary of the responses to this question.

### Feedback from emails, letters, and phone calls

18 people emailed, phoned, or sent letters to Ministry staff during the survey period. Please see the Appendix for a summary of their feedback.



## 4. Data Analysis

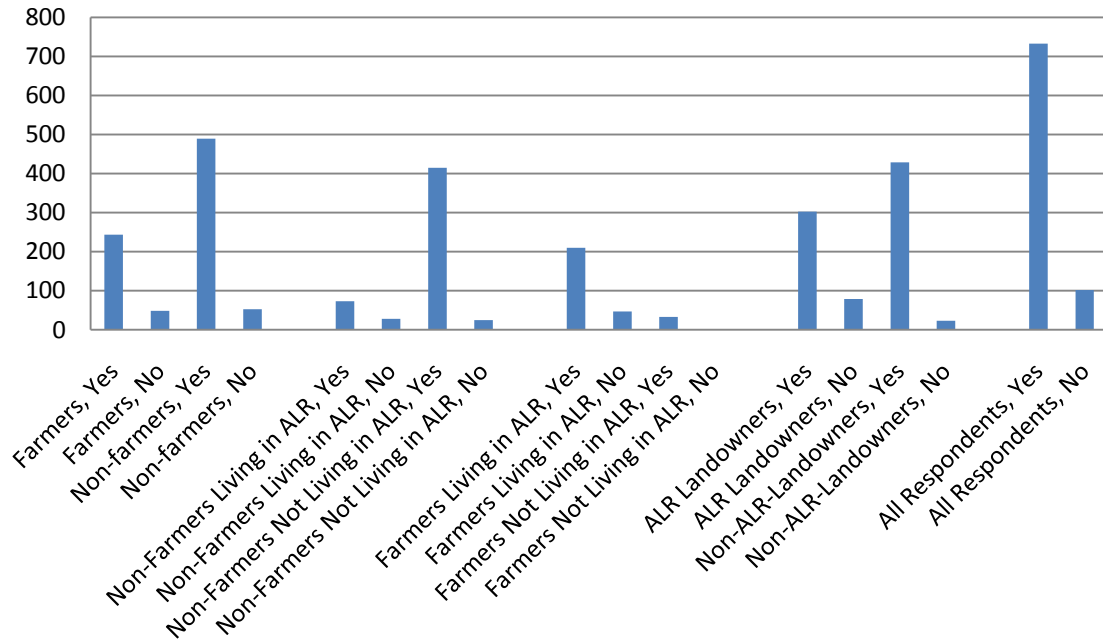
**Table 1. Respondent Categories**

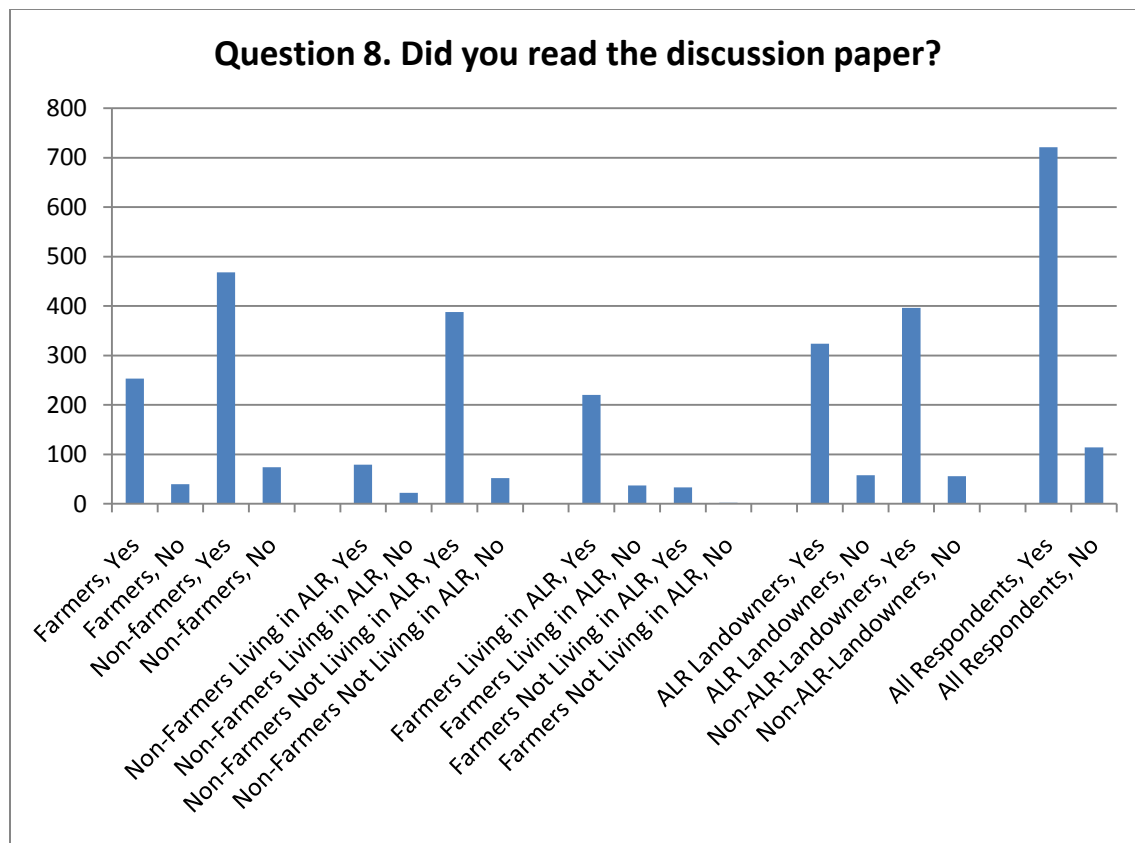
Category	Number	% of all respondents
Farmers	293	35%
Non-Farmers	542	65%
Non-Farmers Living in ALR	101	12%
Non-Farmers Not Living in ALR	440	53%
Farmers Living in the ALR	257	31%
Farmers Not Living in the ALR	35	4%
ALR Landowners	382	46%
Non-ALR-Landowners	453	54%
All Respondents	835	100%

Notably, farmers make up a greater percentage (35%) of total respondents to this survey than they do as a percentage of population in the province (1.5%). For this data analysis, respondents were labelled as ‘farmer’ or ‘non-farmer’ based on their answers to questions 4c, 5c, and 6a, do you own, live on, or rent property for farming in the ALR. A ‘yes’ answer to *one or more* of these questions resulted in the respondent being labelled ‘farmer.’

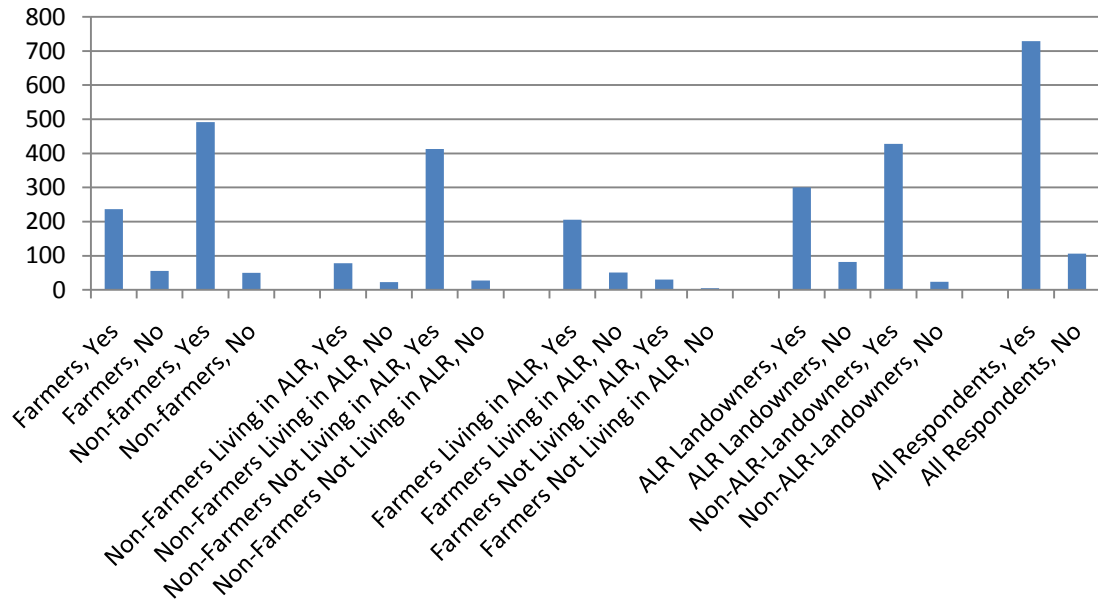
The responses to specific questions were sorted by the respondent categories identified above to determine if responses varied between types of respondents.

**Question 7. The *Agricultural Land Commission Act* identifies farming as the priority use in the Agricultural Land Reserve. Do you support this policy?**

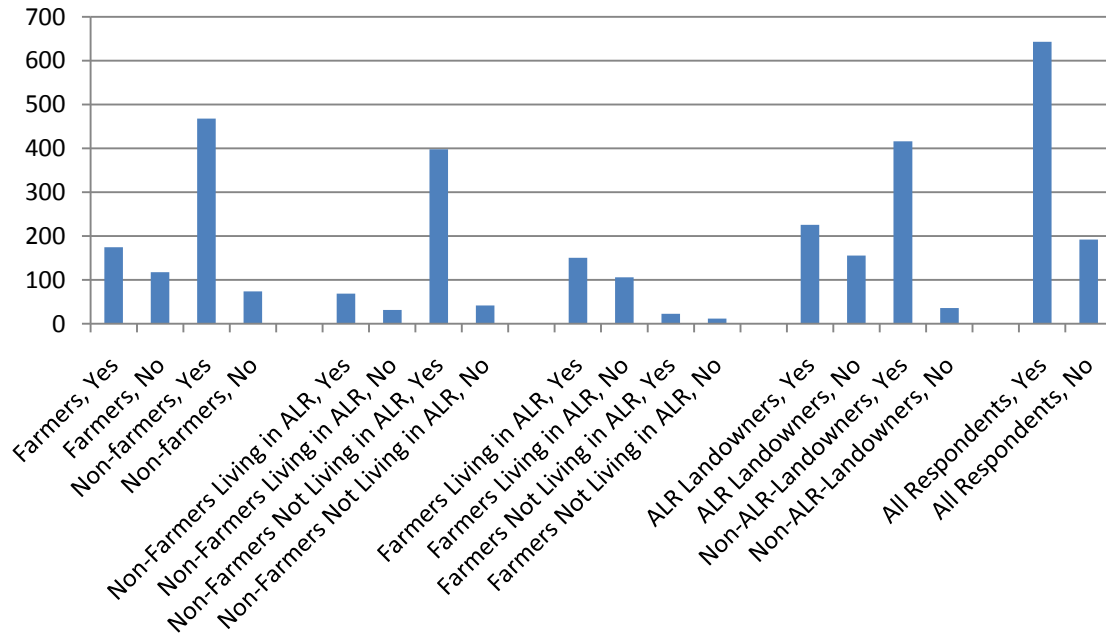




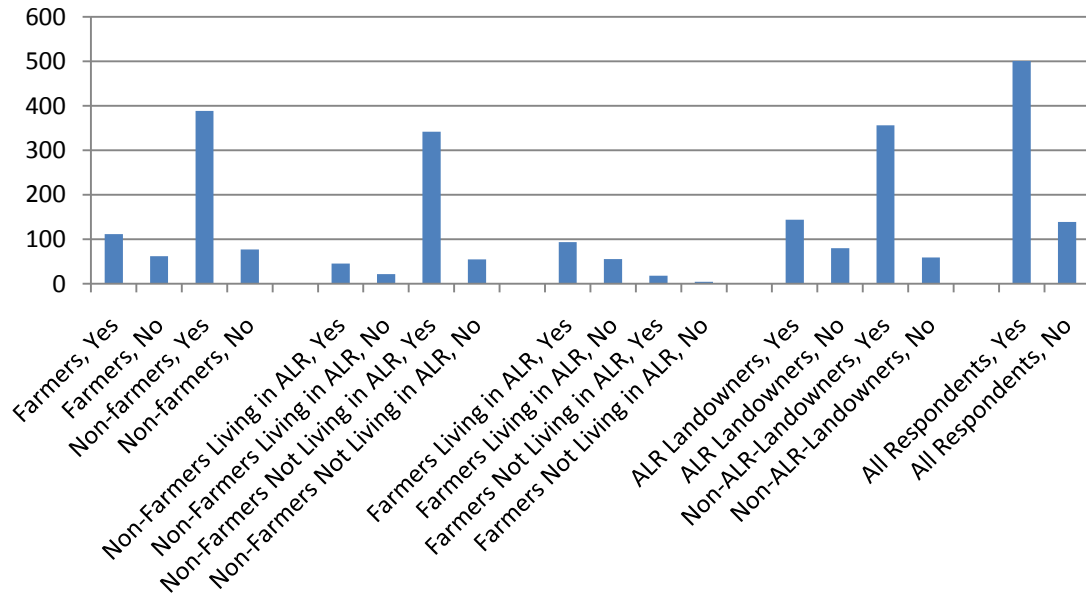
**Question 9. Keeping in mind the issues raised in the Discussion Paper, do you believe that residential uses can impact farming activities in the Agricultural Land Reserve?**



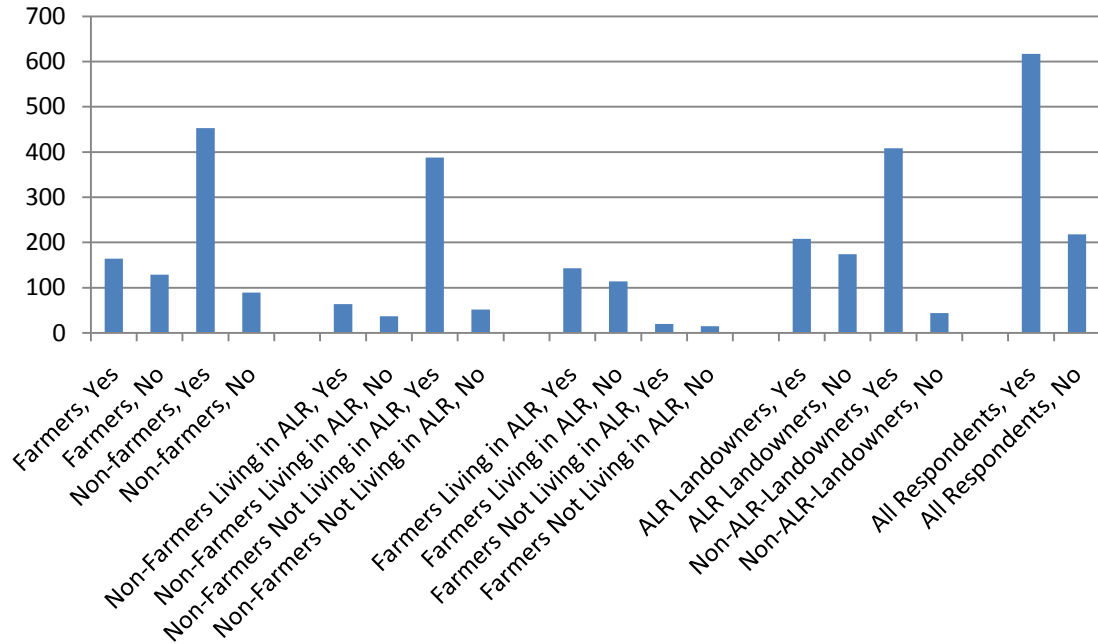
**Question 10a. Do you support requiring residences in the Agricultural Land Reserve to be located in a way that minimizes their impact on the agricultural capability of the parcel?**

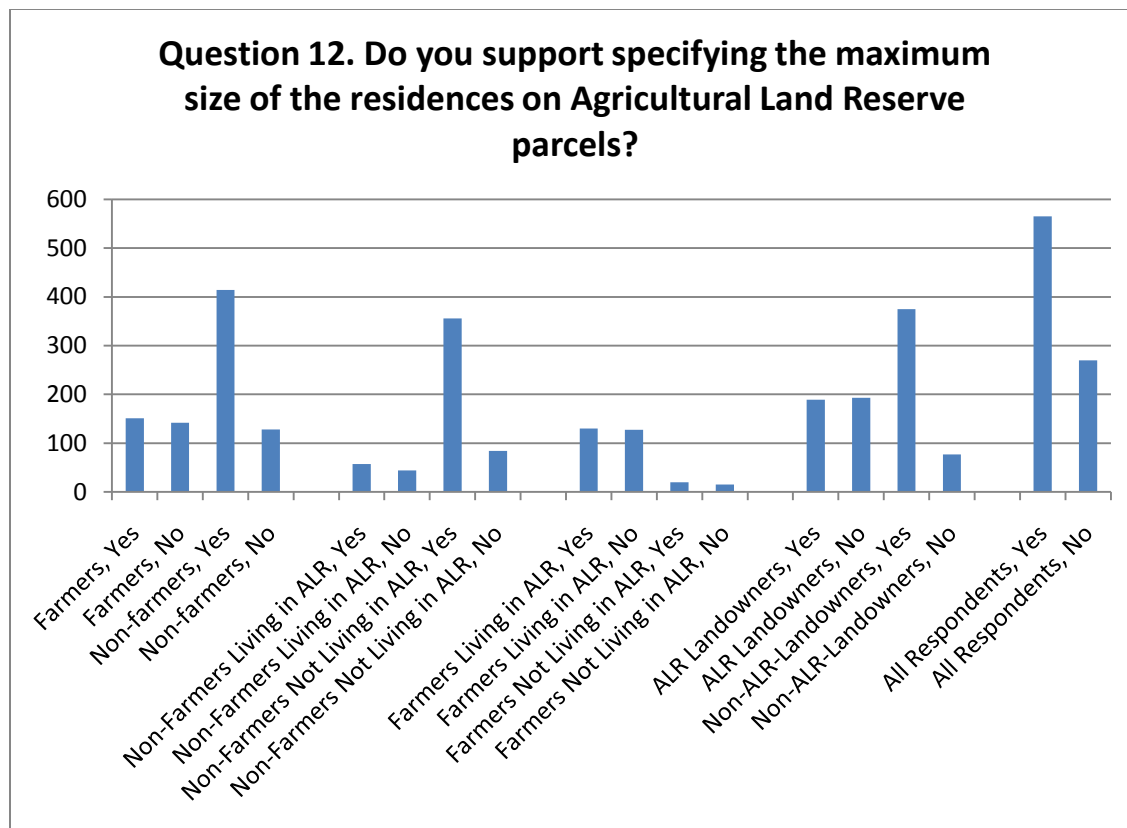


**Question 10b. Do you support requiring residences in the Agricultural Land Reserve to be located near the road (given that variance would be possible in special situations)?**



**Question 11a. Do you support specifying the maximum area of an Agricultural Land Reserve parcel that can be used for residential uses (also known as the footprint)?**





Generally non-farmers are more supportive than farmers are of farming being the priority use within the ALR. Non-farmers are also more likely to believe that residential uses can impact neighbouring farm uses, and support siting, footprint and house size restrictions for residential uses in the ALR. The same is true of non-farmers not living in the ALR compared to non-farmers living in the ALR. Also, farmers not living in the ALR are more supportive than farmers living in the ALR. Perhaps the biggest discrepancy in views is found between non-ALR-landowners and ALR landowners, which follow the trends already identified. Note that the responses to questions 7, 9, 10a, 10b, 11a and 12 are summarized by respondent categories in Table 13 in the Appendix.

**Question 13.** Which approach do you prefer for managing residential uses in the Agricultural Land Reserve?

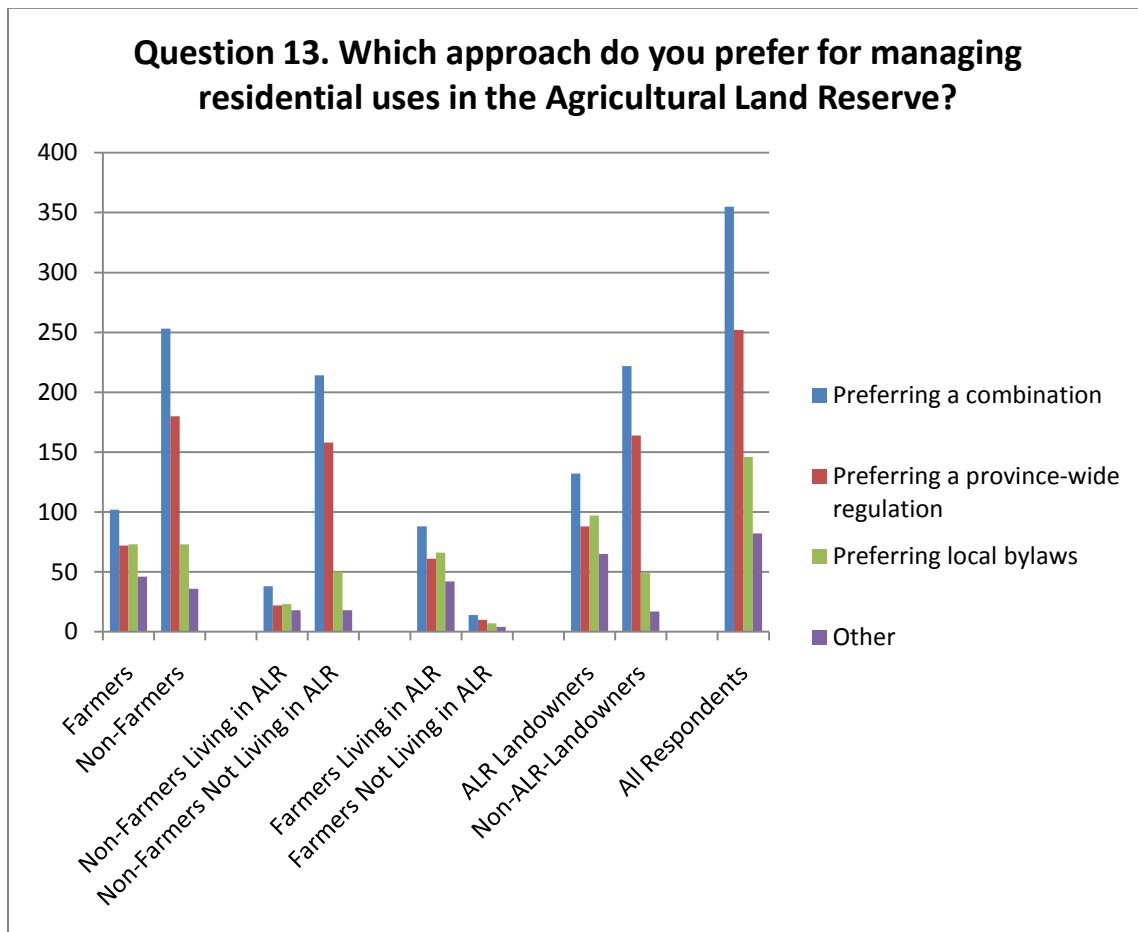
Table 2 and the following chart show that the majority of respondents in each category prefer 'A combination such that a province-wide regulation with minimum requirements would exist along with additional standards administered by local governments.' Notably, over 72% of respondents prefer an approach that includes a province-wide regulation.



Sixty-six of the 82 respondents who chose 'other' provided a specific response to question 13b. The common theme to the responses was not to proceed with a policy restricting residential uses in the ALR.

**Table 2**

Category	Preferring a province-wide regulation	Preferring local bylaws	Preferring a combination	Other
Farmers	72	73	102	46
Non-Farmers	180	73	253	36
Non-Farmers Living in ALR	22	23	38	18
Non-Farmers Not Living in ALR	158	50	214	18
Farmers Living in ALR	61	66	88	42
Farmers Not Living in ALR	10	7	14	4
ALR Landowners	88	97	132	65
Non-ALR-Landowners	164	49	222	17
All Respondents	252	146	355	82



**Question 14.** Exceptions to address very small parcels, very large parcels, and very rural areas are being considered. Variance can address topographical issues. What other exceptions should be considered? Please specify.

Respondents were not required to answer this question and some respondents provided more than one response. In total, 420 respondents answered this question. For data analysis, the responses have been grouped into common themes. The most common response (mentioned 93 times) was that exceptions to siting a residence near a roadway should be granted based on agricultural capability. This suggestion deserves more discussion in the revised discussion paper. 'No exceptions' and 'very limited exceptions' accounted for 54 responses or 6.5% of respondents. Other suggestions that should be considered for the revised discussion paper include exceptions for:

- Environmentally sensitive areas
- Parcel size
- Location in the province
- Access to utility and municipal services
- Right of way location
- Drainage considerations
- Parcel configuration
- Presence of watercourses
- Location of agricultural buildings
- Location of septic field

Please see the Appendix for more information about responses to this question.

**Question 15.** Please provide any additional comments you have regarding residential uses in the Agricultural Land Reserve.

Respondents were not required to answer this question. In total, 500 respondents chose to include comments. Examples of the comments are grouped into the categories:

- Generally supportive of restricting residential uses
- Unsupportive of restricting residential uses
- Implementation suggestions and concerns

Respondents did not identify significantly different types of restrictions for residential uses beyond those provided in the discussion paper, namely siting, footprint, and house size. Please see the Appendix for more information about responses to this question.

#### **Feedback from emails, letters, and phone calls**

18 people emailed, phoned, or sent letters to Ministry staff during the survey period. Please see the Appendix for a summary of their feedback. These responses were addressed using a similar method to that used with the answers to Question 15.

## 4.1 Crosstabs

The following series of crosstabs show responses to questions 9, 10a, 10b, 11a and 12 from respondents that answered 'yes' to question 7, indicating that they support farming as the priority use in the ALR. In addition, there is a crosstab showing those that agree that residential uses impact farming but do not agree with siting, footprint, or residence size restrictions.

### Crosstab with questions 7 and 9

Table 3 shows respondents who support farming as the priority use in the ALR but do not think that residential uses impact farming activities.

This table shows that 12% of farmers support farming as the priority use in the ALR but do not think that residential uses impact farming activities, in contrast to only 3% of non-farmers.

**Table 3**

<b>Respondents saying Yes to 7, but No to 9</b>	<b>Count</b>	<b>% of those who said Yes to 7 in each category</b>
Farmers	29	12%
Non-farmers	14	3%
Non-Farmers Living in ALR	4	5%
Non-Farmers Not Living in ALR	10	2%
Farmers Living in ALR	25	12%
Farmers Not Living in ALR	4	12%
ALR Landowners	34	11%
Non-ALR-Landowners	9	2%
All Respondents	43	6%

### Crosstab with questions 7 and 10a

Table 4 shows respondents who support farming as the priority use in the ALR but do not think that residences should be located in a way that minimizes their agricultural capability.

This table shows that 30% of farmers support farming as the priority use in the ALR but do not think that residences should be located in a way that minimized their agricultural capability, in contrast to only 7% of non-farmers.

**Table 4**

<b>Respondents saying Yes to 7, but No to 10a</b>	<b>Count</b>	<b>% of those who said Yes to 7 in each category</b>
Farmers	73	30%
Non-farmers	33	7%
Non-Farmers Living in ALR	9	12%

Non-Farmers Not Living in ALR	24	6%
Farmers Living in ALR	63	30%
Farmers Not Living in ALR	10	30%
ALR Landowners	86	28%
Non-ALR-Landowners	20	5%
All Respondents	106	14%

#### **Crosstab with questions 7 and 10b**

Table 5 shows respondents who support farming as the priority use in the ALR but do not think that residences should be required to be located near the road (given that variance would be possible in special situations).

**Table 5**

<b>Respondents saying Yes to 7, but No to 10b</b>	<b>Count</b>	<b>% of those who said Yes to 7 in each category</b>
Farmers	60	25%
Non-farmers	70	14%
Non-Farmers Living in ALR	20	27%
Non-Farmers Not Living in ALR	50	12%
Farmers Living in ALR	54	26%
Farmers Not Living in ALR	5	15%
ALR Landowners	76	25%
Non-ALR-Landowners	54	13%
All Respondents	130	18%

#### **Crosstab with questions 7 and 11a**

Table 6 shows respondents who support farming as the priority use in the ALR but do not support specifying the maximum area of an ALR parcel that can be used for residential uses (also known as the footprint).

**Table 6**

<b>Respondents saying Yes to 7, but No to 11a</b>	<b>Count</b>	<b>% of those who said Yes to 7 in each category</b>
Farmers	81	33%
Non-farmers	45	9%
Non-Farmers Living in ALR	15	21%
Non-Farmers Not Living in ALR	30	7%
Farmers Living in ALR	68	32%
Farmers Not Living in ALR	13	39%
ALR Landowners	102	34%
Non-ALR-Landowners	24	6%
All Respondents	126	17%

### Crosstab with questions 7 and 12

Table 7 shows respondents who support farming as the priority use in the ALR but do not support specifying the maximum size of the residence on ALR parcels.

**Table 7**

<b>Respondents saying Yes to 7, but No to 12</b>	<b>Count</b>	<b>% of those who said Yes to 7 in each category</b>
Farmers	96	39%
Non-farmers	84	17%
Non-Farmers Living in ALR	22	30%
Non-Farmers Not Living in ALR	62	15%
Farmers Living in ALR	83	40%
Farmers Not Living in ALR	13	39%
ALR Landowners	123	41%
Non-ALR-Landowners	57	13%
All Respondents	180	25%

Table 8 shows a summary of the crosstab responses for questions 9, 10a, 10b, 11a, and 12, which cover the various restrictions on residential use proposed in the discussion paper. While 94% of the respondents who support farming as the priority use in the ALR also agreed that residential uses impact farming activities, some of these respondents did not agree with siting, footprint and house size restrictions.

**Table 8\***

<b>Crosstabs</b>	<b>% of All Respondents</b>	<b>% of Non-Farmers</b>	<b>% of Farmers</b>
Yes to ALR (7) and No to Impact (9)	6%	3%	12%
Yes to ALR (7) and No to Siting (10a)	14%	7%	30%
Yes to ALR (7) and No to Near Road (10b)	18%	14%	25%
Yes to ALR (7) and No to Footprint (11a)	17%	9%	33%
Yes to ALR (7) and No to House Size (12)	25%	17%	39%

\*Those who answered yes to question 7 were indicating that they support farming as the priority use in the ALR.

### Crosstab with question 9 and questions 10a, 11a, and 12

Table 9 shows respondents who agree that residential uses impact farming activities but do not agree in restricting location, specifying residential footprint, or specifying residence size.

This table shows that 3-9% of non-farmers who agreed that residential uses impact farming activities, did not support all three types of restrictions proposed, namely siting,

footprint, and residence size. This percentage increases to 22-27% for farmers and ALR landowners.

**Table 9**

<b>Respondents saying Yes to 9, but No to 10a, 11a, and 12</b>	<b>Count</b>	<b>% of those who said Yes to 9 in each category</b>
Farmers	56	24%
Non-farmers	21	4%
Non-Farmers Living in ALR	7	9%
Non-Farmers Not Living in ALR	14	3%
Farmers Living in ALR	48	23%
Farmers Not Living in ALR	8	27%
ALR Landowners	66	22%
Non-ALR-Landowners	11	3%
All Respondents	77	11%

## **5. Summary of Report and Major Findings**

There were 835 completed responses to the online survey regarding residential uses in the ALR. The Regional Districts with the highest number of respondents were Metro Vancouver (190), Fraser Valley (159), and Okanagan-Similkameen (110). The municipal governments with the highest number of respondents were The City of Richmond (59), The City of Kelowna (47), and The City of Vancouver and Township of Langley (42 each). More than 45% of survey respondents own property in the ALR and more than 42% live on property in the ALR. This stands in contrast to an estimate that roughly 15% of the province's population lives in rural areas. Similarly, 35% of survey respondents are farmers, while farmers only constitute about 1.5% of the province's population.

Major findings in this report include:

- More than 87% of survey respondents support farming as the priority use in the ALR.
- More than 87% of survey respondents believe that residential uses can impact farming activities in the ALR.
- More than 77% of survey respondents support requiring residences in the ALR to be located in a way that minimizes their impact on the agricultural capability of the parcel.
- More than 78% of survey respondents support requiring residences in the ALR to be located near the road (given that variance would be possible in special situations).
- More than 73% of survey respondents support specifying the maximum area of an ALR parcel that can be used for residential uses (also known as the footprint).
- More than 67% of the survey respondents support specifying the maximum size of the residences on ALR parcels.

- Considered together, the previous three findings indicate support for the three levels of restriction presented in the discussion paper. At more than 78% of survey respondents, there is more support establishing setbacks (level one) than footprint restrictions (more than 73%), a component of level two, and establishing a maximum residence size (more than 67%), a component of level three.
- More than 42% of survey respondents prefer an approach to restricting residential uses that is a "...combination such that a province-wide regulation with minimum requirements would exist along with additional standards administered by local governments." In addition, over 73% of respondents prefer an approach that includes a province-wide regulation.
- Twelve percent of farmers who support farming as the priority use in the ALR do not think that residential uses impact farming activities, in contrast to only 3% of non-farmers.

Generally, non-farmers are more supportive than farmers are of farming being the priority use within the ALR. Non-farmers are also more likely to believe that residential uses can impact neighbouring farm uses, and support siting, footprint and house size restrictions for residential uses in the ALR. The same is true of non-farmers not living in the ALR compared to non-farmers living in the ALR. Also, farmers not living in the ALR are more supportive than farmers living in the ALR. Perhaps the biggest discrepancy in views is found between non-ALR-landowners and ALR landowners, which follow the same trends.

The survey noted that exceptions to address very small parcels, very large parcels and very rural areas are being considered. In addition, variance can address topographical issues (mainly for locating near a roadway). In answer to question 14, the main suggestion for exceptions was based on agricultural capability. This suggestion deserves more discussion in the revised discussion paper. Other suggestions that should be considered for the revised discussion paper include a range of exceptions that are similar to the topographical issues for siting near a roadway including, among others, environmentally sensitive areas, access to municipal or utility services, right of way locations, drainage and parcel configuration. 'No exceptions' and 'very limited exceptions' accounted for 54 responses or 6.5% of respondents.

Many general comments were received on the policy including comments supportive and unsupportive of the proposed residential use restrictions. There were also implementation suggestions and concerns. There were no significantly different types of restrictions suggested beyond the siting, footprint and residence size restrictions proposed in the discussion paper.

## 6. Appendix

**Table 10.** Question 1b. Please specify the URL of the website.

Website	# of Respondents
AGRI Website	7
Facebook	3
<a href="http://olivedailynews.com/">http://olivedailynews.com/</a>	2
<a href="http://www.news1130.com/news/local/article/234356--alr-public-consultation">http://www.news1130.com/news/local/article/234356--alr-public-consultation</a>	2
<a href="http://cattlemen.bc.ca">cattlemen.bc.ca</a>	1
<a href="http://civicinfo">civicinfo</a>	1
don't recall	1
Farm Folk City Folk	1
<a href="http://www.bcruralnetwork.ca/node/1076">http://www.bcruralnetwork.ca/node/1076</a>	1
<a href="http://www.richmondfoodsecurity.org/2011/public-comment-requested-on-residences-in-the-alr/">http://www.richmondfoodsecurity.org/2011/public-comment-requested-on-residences-in-the-alr/</a>	1
SocialCoast	1
Twitter	1
<a href="http://www.bcac.bc.ca">www.bcac.bc.ca</a>	1
<a href="http://www.bcia.com">www.bcia.com</a>	1
<a href="http://www.chilliwacktimes.com">www.chilliwacktimes.com</a>	1
<a href="http://www.richmond.ca">www.richmond.ca</a>	1
<a href="http://www.suncoastcentral.com">www.suncoastcentral.com</a>	1

**Table 11.** Question 1c. If Other, please specify.

Source	# of Respondents
An agricultural association	29
A friend	27
Radio	17
AGRI	10
Facebook	8
A colleague	5
A Community Association	4
A Real Estate Board	4
My Local Government	4
Numerous sources	4
A farmer	3
An Agricultural Advisory Committee	3
Email	3
BC Institute of Agrologists	2
BC Wildlife Federation	2
Canadian Home Builders Association	2



Historical involvement	2
Local news	2
A public meeting	1
An MLA	1
BC Society of Landscape Architects	1
Building contractor	1
Canadian Federation of University Women	1
Direct observation and experience	1
Farm Activists	1
Fraser Valley Real Estate Board	1
Local fish and wildlife club	1
My school	1
Newspaper	1
One Straw Society Forum	1
Orchard & Vine Magazine	1
Professional institute newsletter	1
Real Estate Agent	1
Richmond Food Security website	1
RSS feed	1
Sooke Farmer's Yahoo Group	1
Victoria Natural History Society newsletter	1
Victoria Naturalist newsletter	1

**Table 12.** Question 3b. Please specify your municipality.

<b>Municipality</b>	<b># of Respondents</b>
Blank or not a municipality	330
City of Richmond	59
City of Kelowna	47
City of Vancouver	42
Township of Langley	42
City of Chilliwack	39
City of Abbotsford	24
City of Surrey	21
District of Summerland	19
District of Lake Country	14
Corporation of Delta	13
District of Saanich	11
City of Pitt Meadows	10
District of West Kelowna	9
City of Penticton	8
District of Sechelt	7

City of Kamloops	6
District of Central Saanich	6
District of Maple Ridge	6
District of Metchosin	6
District of North Saanich	6
District of Spallumcheen	6
City of Burnaby	5
City of Coquitlam	5
Town of Oliver	5
City of Cranbrook	4
City of Langley	4
City of Nanaimo	4
City of Prince George	4
District of North Cowichan	4
Town of Gibsons	4
Town of Osoyoos	4
Village of Pemberton	4
City of Victoria	3
City of White Rock	3
City of Williams Lake	3
District of Coldstream	3
District of Oak Bay	3
District of Vanderhoof	3
Bowen Island	2
City of Courtenay	2
City of Nelson	2
City of North Vancouver	2
District of Invermere	2
District of Sooke	2
District of Sparwood	2
City of Dawson Creek	1
City of Fernie	1
City of Fort St. John	1
City of Grand Forks	1
City of Kimberley	1
City of Langford	1
City of New Westminster	1
City of Port Moody	1
City of Quesnel	1
City of Salmon Arm	1
City of Salmon Arm	1

City of Vernon	1
District of 100 Mile House	1
District of Esquimalt	1
District of Hope	1
District of Kent	1
District of Lantzville	1
District of Mission	1
District of Peachland	1
District of Squamish	1
District of West Vancouver	1
Resort Municipality of Whistler	1
Town of Creston	1
Village of Harrison Hot Springs	1
Village of Kaslo	1

**Table 13.** Respondent Categories applied to questions 7, 8, 9, 10a, 10b, 11a, and 12

	Q7. Support ALR		Q8. Discussion Paper		Q9. Agree Res. Use Impact		Q10a. Support Siting		Q10b. Support Locate Road		Q11a. Support Footprint		Q12. Support House Size	
	Count	% of respondents in category	Count	% of respondents in category	Count	% of respondents in category	Count	% of respondents in category	Count	% of respondents in category	Count	% of respondents in category	Count	% of respondents in category
Farmers saying Yes	244	83%	253	86%	237	81%	175	60%	112	64%	164	56%	151	52%
Farmers saying No	49	17%	40	14%	56	19%	118	40%	62	36%	129	44%	142	48%
Non-Farmers saying Yes	489	90%	468	86%	492	91%	468	86%	389	83%	453	84%	414	76%
Non-Farmers saying No	53	10%	74	14%	50	9%	74	14%	77	17%	89	16%	128	24%
Non-Farmers Living in ALR saying Yes	73	72%	79	78%	78	77%	69	68%	46	68%	64	63%	57	56%
Non-Farmers Living in ALR saying No	28	28%	22	22%	23	23%	32	32%	22	32%	37	37%	44	44%
Non-Farmers Not Living in ALR saying Yes	415	94%	388	88%	413	94%	398	90%	342	86%	388	88%	356	81%
Non-Farmers Not Living in ALR saying No	25	6%	52	12%	27	6%	42	10%	55	14%	52	12%	84	19%
Farmers Living in ALR saying Yes	210	82%	220	86%	206	80%	151	59%	94	63%	143	56%	130	51%
Farmers Living in ALR saying No	47	18%	37	14%	51	20%	106	41%	56	37%	114	44%	127	49%
Farmers Not Living in ALR saying Yes	33	94%	33	94%	30	86%	23	66%	18	78%	20	57%	20	57%
Farmers Not Living in ALR saying No	2	6%	2	6%	5	14%	12	34%	5	22%	15	43%	15	43%
ALR Landowners saying Yes	303	79%	324	85%	300	79%	226	59%	144	64%	208	54%	189	49%
ALR Landowners saying No	79	21%	58	15%	82	21%	156	41%	80	36%	174	46%	193	51%
Non-ALR-Landowners saying Yes	429	95%	396	88%	428	95%	416	92%	356	86%	408	90%	375	83%
Non-ALR-Landowners saying No	23	5%	56	12%	24	5%	36	8%	59	14%	44	10%	77	17%
All Respondents saying Yes	733	88%	721	86%	729	87%	643	77%	501	78%	617	74%	565	68%
All Respondents saying No	102	12%	114	14%	106	13%	192	23%	139	22%	218	26%	270	32%

**Table 14.** Question 11c. If Other, please specify

<b>Suggestion</b>	<b># of Respondents</b>
Determined case-by-case	24
Determined by each community or region	16
A percentage of the parcel	14
Determined case-by-case based on agricultural capability	8
Determined by each community or region within a provincial range	6
A percentage of the parcel and a maximum size	3
Determined case-by-case within a provincial range	3
As small as possible	2
A combination of both options	1
A percentage of the parcel and a minimum size	1
A percentage of the parcel determined by each community or region	1
A percentage of the parcel or a minimum size, whichever is greater	1
A size large enough to accommodate larger homes than those permitted in typical residential areas	1
A size that supports a community-based farm operation	1
Determine by assessing intensiveness of agricultural activity	1
Determined by each community or region based on agricultural capability	1
Determined by each community or region, except for on long-standing farms. They should not be able to increase residential uses.	1
Determined case-by-case by landowners without government interference	1

**Table 15.** Question 13b. If Other, please specify

<b>Suggestion</b>	<b># of Respondents</b>
No changes to current policy	33
Determine by the landowner	7
Increase economic incentives for farming	4
Abolish ALR	3
Determine case-by-case	3
No changes to current policy and exclude parcels under 2 acres from the ALR	3
Change property tax rates to reflect residential uses	2
A province-wide regulation	1
A province-wide regulation not administered by the ALC	1
Abolish ALR or increase economic incentives for farming	1
Anything that would not involve AGRI	1
Determine by local Agricultural Advisory Committee	1
Determine by the local government	1
Focus on Fraser Valley/Vancouver Island	1
Local bylaws (based on a provincial standard) administered by local	1

governments	
No changes to current policy and exclude parcels with low agricultural capability from the ALR	1
No changes to current policy for existing landowners, apply this only to new landowners	1
Variances in special situations infer special treatment for friends of politicians - particularly local governments	1

**Table 16.** Question 14. Exceptions to address very small parcels, very large parcels, and very rural areas are being considered. Variance can address topographical issues. What other exceptions should be considered? Please specify.\*

\*While other questions in this report were analyzed in terms of number of respondents, this question was analyzed in terms of number of responses. This means that when a respondent mentioned more than one item in the list below, all of the items they mentioned were recorded as a response.

<b>Suggestion</b>	<b># of Responses</b>
Exceptions based on agricultural capability	93
No exceptions	37
Exceptions based on agricultural activities	30
No changes to current policy	28
Exceptions based on environmentally sensitive areas	20
Very limited exceptions	17
Exceptions based on parcel size	15
Exceptions based on location in the province	14
Exception for community farms	12
Exceptions for farm worker housing, including family members	11
Exclude small parcels from the ALR	11
Exceptions for existing landowners/homes	10
Exceptions based on family size	9
No provincial standard	7
Exceptions based on access to utility and municipal services	5
Exceptions based on impact on neighbours	5
Exceptions based on profitability of agricultural activities	5
Exceptions based on proximity to non-ALR areas	5
Exceptions based on right of way location	5
Exceptions based on cultural considerations	4
Exceptions based on drainage considerations	4
Exceptions based on parcel configuration	4
Exclude parcels with low agricultural capability from the ALR	4
Exceptions based on an Agrologists' report	3
Exceptions based on flooding potential	3

Exceptions based on presence of watercourses	3
Exceptions based on whether local products are sold commercially	3
Exceptions for retired farmers	3
Abolish the ALR	2
Exception based on location of agricultural buildings	2
Exceptions based on location of septic	2
Exceptions based on property value	2
Exceptions based on recreational uses	2
Exceptions based on traffic patterns	2
Exceptions for multi-purpose buildings that include residences and have an agricultural function	2
Exceptions for parcels with agri-tourism	2
No exceptions for small parcels	2
Very limited exceptions evaluated by a provincial body	2
Exceptions based on a net benefit to agriculture	1
Exceptions based on building plans	1
Exceptions based on energy conservation	1
Exceptions based on length of ownership	1
Exceptions based on park or nature reserve status	1
Exceptions based on views	1
Exceptions based on whether parcel is used for agricultural education	1
Exceptions for communities in need of more housing	1
Exceptions for easement driveways	1
Exceptions for land with public access	1
Exceptions for large greenhouse operations	1
Exceptions for legitimate farmers	1
Exceptions for parcels impacted by the oil and gas industry	1
Exceptions for parcels with existing restrictive covenants	1
Exceptions for parcels with private roads	1
Exclude all parcels in Gulf Islands from the ALR	1

**Question 15.** Please provide any additional comments you have regarding residential uses in the Agricultural Land Reserve.

The following quotes reflect themes from answers to question 15.

- Generally Supportive of Restricting Residential Uses
  - “As a City Councillor it is clear to me that most of my colleagues cannot be trusted to resist developer and realtor lobbying against protecting farmland from housing. A Province-wide approach is required.”
  - “If we really mean what we say about farming being the most important use of land in the ALR then it's hard to argue against managing residential uses there.”

- "I am very much concerned that the large homes built on agricultural land not only remove valuable land from the land reserve, but limit the farmers attempting to farm the lands close by the large homes by complaining of the noise, dust, etc from the farm activities."
  - "It is important to stop the trend of mega-homes in the ALR. The land becomes largely unusable for farming and cost prohibitive for potential farmers to purchase in the future. It also creates conflicts with farm uses."
  - "It's heartbreaking to see how municipalities have made exception after exception to accommodate residential development of ALR lands. The Province needs to make a strong commitment to preserving ALR lands and to oversee municipal decision-making, especially in the Fraser Valley."
  - "Owners should be granted as much freedom of choice as possible. However, agricultural and environmental wellbeing for us all must remain the priority...once farmland is developed, it will likely never be reclaimed."
  - "Private property rights and privileges must be maintained, however not at the cost of non-compliance with the intent of the ALR."
  - "Residential uses in the ALR should be confined to the homes and outbuildings required to sustain a farmer's livelihood."
  - "The ALR is an incredibly valuable tool and we should be very proud of it. We have to make sure that we keep it intact and strong to grow more food locally instead of giving it up to real estate speculation."
  - "The Corporation of Delta's bylaws work really well in my opinion...the size limitation on construction ensures that a "country estate" is not plunked in the centre of the farm but on a farm plate at the edge of the farm."
  - "Up here in the Peace Country, the line between residential and light-industrial is easily blurred, much to the detriment of the local landscape and environment. Thank God for the ALR, or everything would already be destroyed!"
  - "We're losing agricultural land...We need to provide as much food as possible in BC for people living here."
- Unsupportive of Restricting Residential Uses
- "A home should be built to reflect the needs of the owner and/or farmer on the property."
  - "Having the ability to have a number of residences on a property can provide a valuable source of income by renting. The government should not impose any more restrictions on the landowners currently in the ALR."
  - "The BC government should not tell a citizen what size of house they can live in and where it should be located on private land."
  - "I'm concerned with the continual attack by local and provincial governments on citizens' property rights. Property rights are one of the main pillars of our well being, wealth creation and standard of living."
  - "More should be done to ensure viability of farming in BC, which will do more to ensure ALR land is used for farming than placing further restrictions on residences."
  - "One group of BC residents should not have to suffer to satisfy another. ALR property owners' rights should not be further eroded."



- “I think additional restrictions would absolutely be the end of farming here. To keep farming going, we need less provincial regulations and let the local rules apply.”
- “The majority of property owners know how to manage ALR land and will build in the most practical place on their property, no one should be able to tell them where and what they can build.”
- Implementation Suggestions and Concerns
  - “British Columbia is a very diverse geographic region. What is logical in the Lower Mainland may not work in the Okanagan or elsewhere in the province.”
  - “I am very concerned that the administration of such bylaws will become bogged in bureaucratic posturing and in fact nothing constructive will be accomplished.”
  - “I think properties of 10 acres or less should have different regulations than larger properties.”
  - “I would propose to apply residential property taxes to residences larger than a specified size.”
  - “If you do want the ALC to administer this proposed regulation, please ensure that they have the required expertise and enough staff to handle the work and to ensure that there is compliance to the regulation.”
  - “Legitimate farm use, active farmers should have the choice on what and where they build. Farmers are quite capable of determining how best to use their land. Tight controls should be in place to control building on ALR property that is not being actively farmed and is more a farm of convenience to reduce property taxes.”

### **Feedback from emails, letters, and phone calls**

18 people emailed, phoned, or sent letters to Ministry staff during the survey period. The following statements reflect themes from feedback received in one of these three ways.

- Generally Supportive of Restricting Residential Uses
  - Local governments need more than just guidelines from the Provincial Government in order to solve the problem of excessive residential uses on farmland.
  - “With evolving weather patterns, increasing population, floods, etc. we need the security of our own food supply rather than importing from other countries.”
  - Making the guidelines on residential uses strongly-worded and enforceable is of the utmost importance.
  - Residential use in the ALR reduces the amount of land available for agriculture and places unreasonable restrictions on farmers in the same area regarding farm noises and smells.
  - “We recommend a new formula to allow compact multi-family farm housing or eco-villages near public roads and built in a vertical, small coverage form, thereby giving more farmers access to large land holdings

for intensive farm use, now absolutely necessary as we are in the post oil period of rural resettlement.”

- Unsupportive of Restricting Residential Uses
  - “If someone is willing to take on the additional costs of building structures further from the road in order to minimize the effects of vehicular-related vibrations as well as noise and air pollution, privacy issues, avoidance of other non-regulated buildings or obstructions and other reasons, there should be no hindrance from the City regarding this.”
  - Residential uses do not restrict agricultural activities on farmland. People that build large estate homes are likely spending money and paying taxes, which benefits the public.
  - “I do not support any further regulations or covenants on agricultural land.”
  - Restricting residential uses may decrease property values, which will hurt existing farmers.
  - “I am opposed to any further restrictions on ALR land unless the province protects the farmer.”
- Implementation Suggestions and Concerns
  - “Any change should allow current owners that are farming their lands a grandfathering provision.”
  - Even if a house is placed at the front of a parcel, the farmer could still get farm practice complaints from across the road.
  - “Do not give local governments authority on ALR. They are already mismanaging ALR lands.”
  - “Topography usually dictates how close to the road the house should be.”
  - Those who are not ALR property owners should not be allowed to participate in the online survey.