

A GUIDE TO SECOND DWELLINGS IN THE AGRICULTURAL LAND RESERVE (ALR)

Number of Dwellings in the ALR

The number of dwellings on parcels in the ALR is dependent on ALR regulations and Local Government zoning bylaws. Additional dwellings on properties in the ALR require the permission of the Agricultural Land Commission (ALC) and/or the Squamish-Lillooet Regional District (SLRD).

ALR Regulations

Under ALR regulations, one single family dwelling per land registry parcel is permitted within the ALR. Any additional dwellings are regulated by a local government bylaw. Additional permanent dwellings for farm help may only be permitted if they are proven to be required for full time, legitimate, bona fide farm operations. Additional dwellings that are not required for farm use are only considered through a non-farm use application to the Agricultural Land Commission (ALC).

SLRD Zoning Bylaws

If the zoning of the property considers the possibility of additional dwellings, then there are only two potential options if someone wishes to construct a second dwelling. Building Permits from the SLRD are required for the construction of all dwellings. An SLRD zoning bylaw may prohibit a second dwelling for non-farm use in an Agriculture zone. An additional dwelling would therefore require a rezoning application in addition to a non-farm use application.

Options for Second Dwellings

Option 1—Farm Help

If a second dwelling is intended to be for farm help then the property must have farm status as per the *BC Assessment Act* and the *Classification of Land as a Farm Regulation*. An application to the SLRD is required to prove the necessity for farm help. In order to issue a building permit, the SLRD requires an assessment report from a Professional Agrologist stating that there is a need for a second dwelling commensurate with the present level of agriculture occurring on the property. There are very few agricultural activities and circumstances where a second permanent dwelling would be required for farm help.

Option 2—Non-farm Use

If a second dwelling is intended for non-farm use, then an application to the ALC would be required prior to submitting a building permit application. Regardless of whether the property owner is a farmer or whether the property has farm status, a non-farm use requires an application to the ALC. If the zoning of the property does not allow for a second dwelling for non-farm use then a rezoning application to the SLRD would also be required.

The intent of the ALR is provide for agriculture above all other land uses. The ALR is not a housing reserve or intended to provide another source for residential accommodation.