

# Non-farm Uses and Subdivisions in the ALR

Develop a methodology to track and assess agricultural land use and ownership change as a result of successful non-farm use and subdivision applications to the ALC

## 3 databases

- ALC decision letters
- iMap BC
- BC Assessment

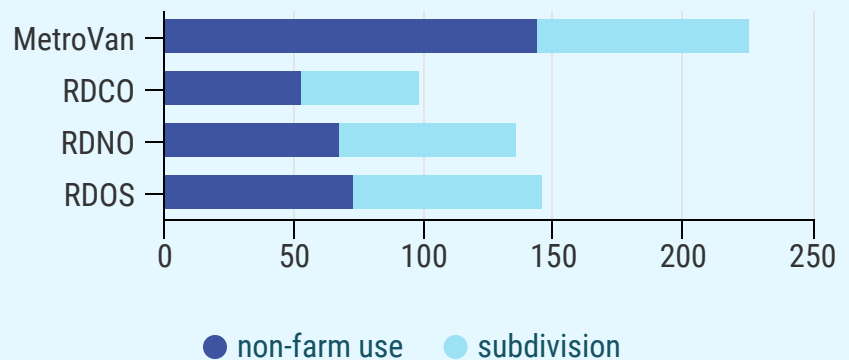
540 applications reviewed  
910 parcels investigated

- 2006 - 2016
- Metro Vancouver and Okanagan regions

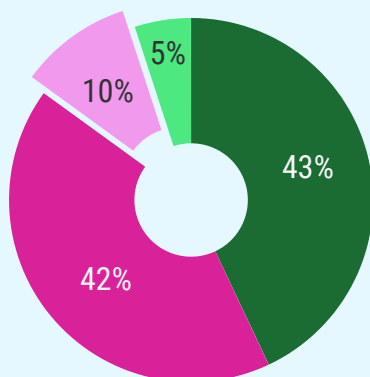
Non-farm uses may permanently impact ALR lands such as building roads. Nearly 30% of all non-farm use applications were related to transportation purposes, totaling 670 ha.



## Number of approved applications



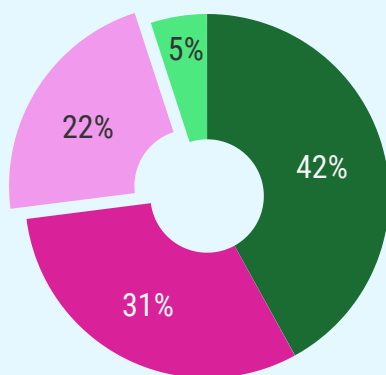
## Change in farm class status



Non-farm use (359 parcels)



Comparison of property class status (having farm class or not having farm class) in the year before the approval date and in 2019



Subdivision (513 parcels)

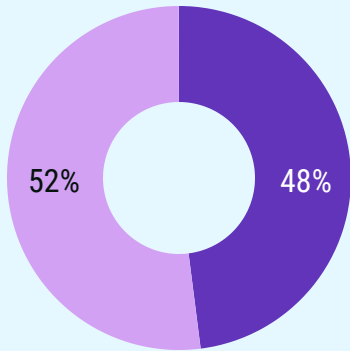
- No change (remain farmed)
- No change (remain not farmed)
- Farmed to not farmed
- Not farmed to farmed



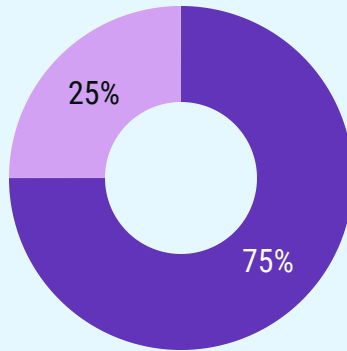
- Subdivisions appeared to lead to a high number of properties changing from having a farm class status to not having a farm class status.
- 30% of all new parcels created as a result of subdivisions ceased to have a farm class status.

## Change in ownership

(within 3 years after applications were approved)



**Non-farm use**  
(384 parcels)



**Subdivision**  
(531 parcels)

■ ownership changed  
■ ownership not changed

**80%** of all the first ownership transfers went to family members

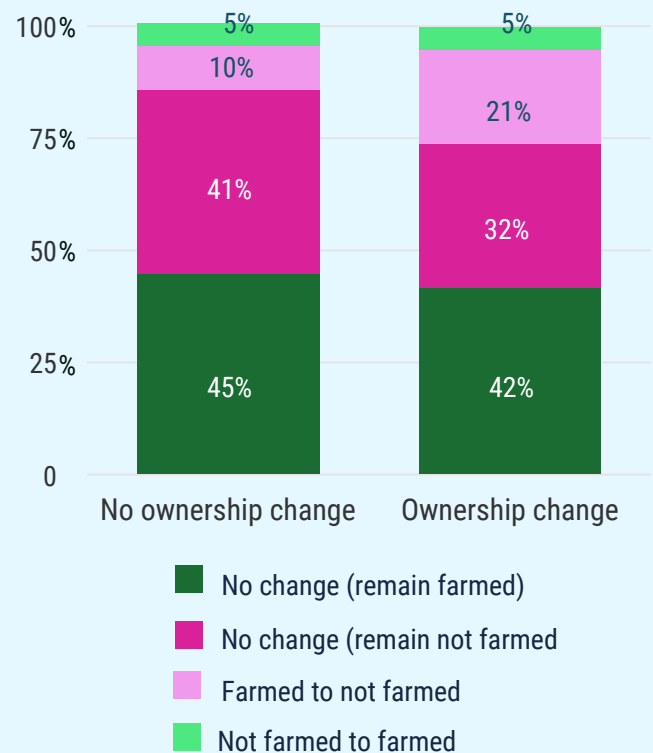


After parcel ownerships were transferred, a higher percentage of them ceased to have farm class status.



**64%** of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage became higher for subdivided parcels.

## Change in ownership vs Change in farm class status



For more info:

<https://www.kpu.ca/isfs/agricultural-land-use-in-the-alr>  
[wallapak.polasub@kpu.ca](mailto:wallapak.polasub@kpu.ca)

