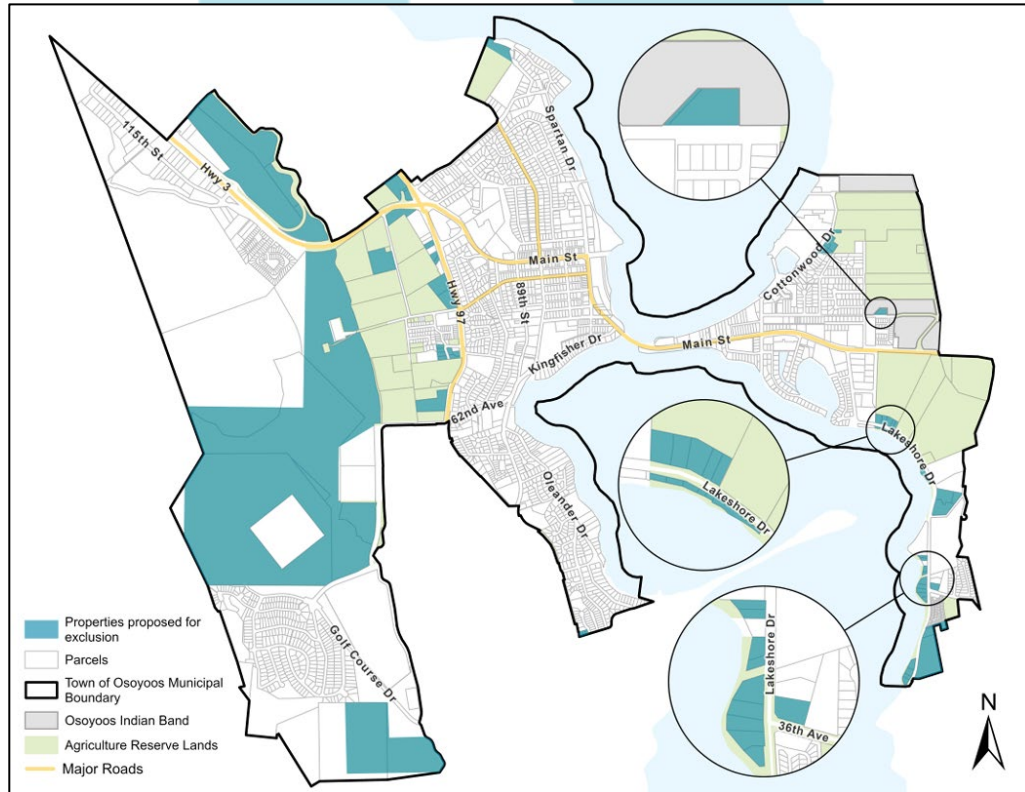


# **Agricultural Land Reserve (ALR) Block Exclusion Proposal**

May 12, 2026 Committee of the Whole Meeting

Item F.1

# Item F.1 – ALR Block Exclusion Proposal



## Previous Council Consideration

- Public hearing held on April 28, 2026.
- Subsequently, Council resolved:  
*THAT the matter of the application to the Agricultural Land Commission (ALC) for the exclusion of approximately 178.11 hectares of land from the Agricultural Land Reserve (ALR) be referred back to the Committee of the Whole.*

# Item F.1 – ALR Block Exclusion Proposal

## **Previous Council Consideration**

- Discussion at the April 28, 2026 Council Meeting largely understood to pertain to the anticipated tax implications should the exclusion application be submitted and be approved by the ALC.

# Item F.1 – ALR Block Exclusion Proposal

## **Background**

- Properties within the ALR *may* benefit from exemptions from certain types of property taxes.
- Exclusion from the ALR would thereby make some properties ineligible for those exemptions.
  - Concerns raised regarding extent of tax impacts.

# Item F.1 – ALR Block Exclusion Proposal

## **Agricultural land reserve exemption**

- 130** (1) Subject to this section, 50% of the assessed value of a parcel of land is exempt from taxation under this Act if
- (a) the parcel of land is class 9 property, or
  - (b) the parcel of land is in the agricultural land reserve, is subject to sections 18 to 20.3 and 28 of the *Agricultural Land Commission Act* and is used in one or more of the ways set out in subsection (2) of this section.
- (2) The parcel of land referred to in subsection (1) (b) must be
- (a) vacant and unused,
  - (b) used for a farm or residential purpose, or
  - (c) used for a purpose prescribed by the Lieutenant Governor in Council.

## **Background**

### *ALR School Tax Exemption*

- Section 130, *School Act* exempts 50% of the assessed value of a parcel of land from school taxation where specified criteria are met.
- Exemption extended to other taxes/levies:
  - Hospital tax
  - BC Assessment
  - Municipal Finance Authority (MFA)
- Does not impact municipal taxes.

# Item F.1 – ALR Block Exclusion Proposal

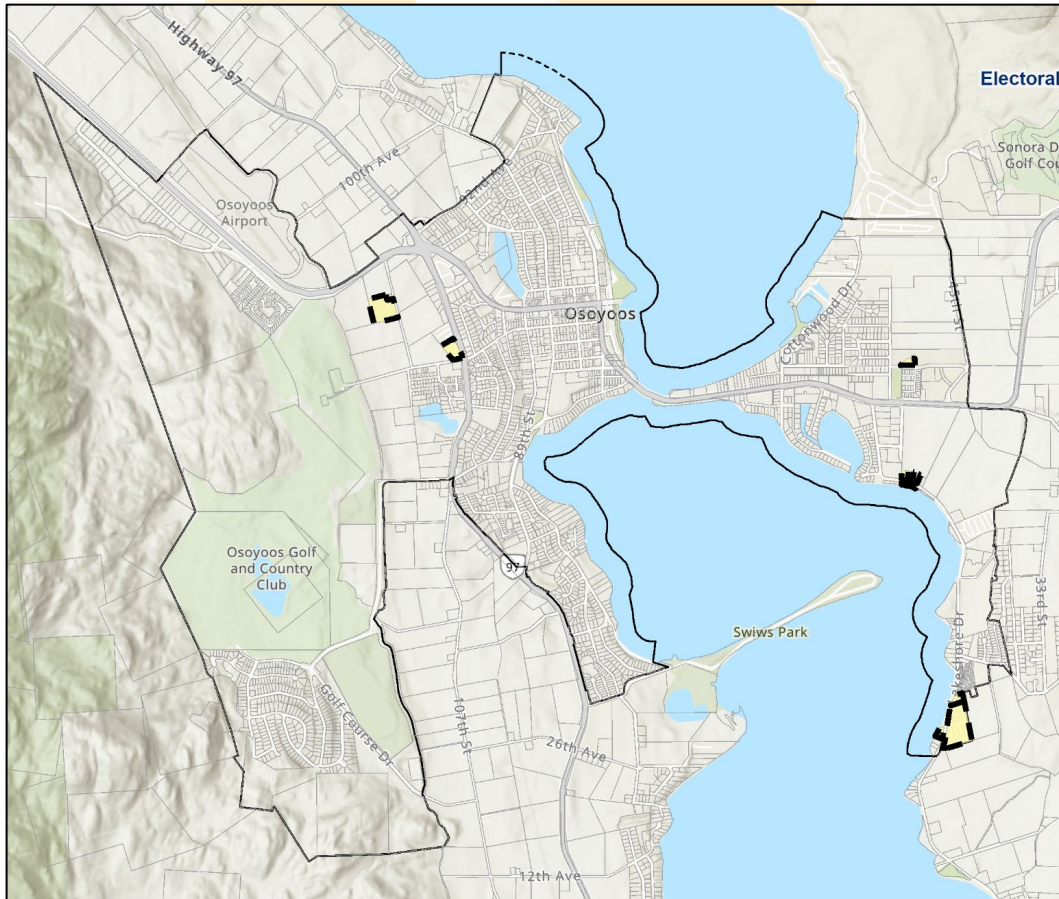


## Background

### *ALR School Tax Exemption*

- The intention of the ALR school tax exemption is largely understood to be to encourage farming of lands within the ALR, and to incentivize the retention of vacant/unused land that could be farmed in the future.
  - Tax benefit generally intended to benefit farmers.

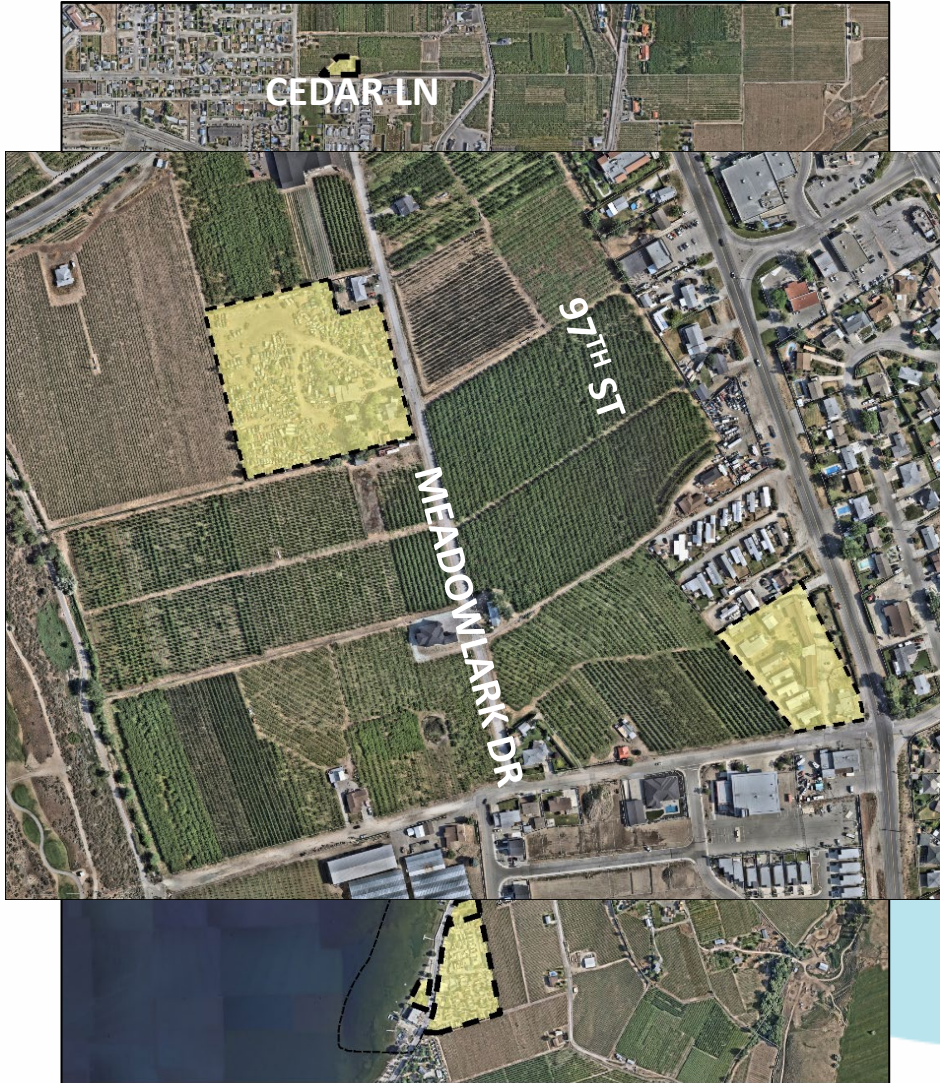
# Item F.1 – ALR Block Exclusion Proposal



## Findings

- Eight of the properties proposed for exclusion currently receive the ALR school tax exemption and do not have farm classification:
  - 2801 Lakeshore Dr
  - 2615 Lakeshore Dr
  - 5227 Lakeshore Dr
  - 5229 Lakeshore Dr
  - 5231 Lakeshore Dr
  - 4906 Cedar Ln
  - 8214 Meadowlark Dr
  - 7414 97<sup>th</sup> St
- Accordingly, these properties would be ineligible for the exemption if excluded from the ALR.

# Item F.1 – ALR Block Exclusion Proposal



## Findings

- Current Uses:
  - 4 used for residential purposes;
  - 4 used for commercial/mixed use purposes (campgrounds, tourist accommodations/manufactured home park, auto yard)
- BC Assessment Property Classification:
  - 6 classified as “Residential” (Class 01);
  - 2 classified as “Residential” and “Business and Other” (Class 06)
  - NOTE: only the Residential class applies for the exemption.

# Item F.1 – ALR Block Exclusion Proposal

## **Findings**

- Tax implications of a successful exclusion would vary widely.
- Estimated impact ranges from ~\$85 - ~\$26,000.
  - Based on 2025 tax roll data comparing total taxes with and without exemption.

# Item F.1 – ALR Block Exclusion Proposal

## **Considerations**

- The ALR school tax exemption is largely seen to be targeted towards farmers.
- Given that the identified properties are being used for non-agricultural purposes, it is noted that the tax exemption does not appear to be serving its intended purpose.
- Tax benefit being provided where properties are not being farmed and have been developed for non-farm purposes.

# Item F.1 – ALR Block Exclusion Proposal

## **Considerations**

- Conversely, the successful exclusion of the identified properties may result in large increases in tax payments.
- Despite this, application of the ALR school tax exemption to these properties can be viewed as inequitable considering that most property owners are expected to pay, in full, into supportive services via taxation.

# Item F.1 – ALR Block Exclusion Proposal



## Public Process

- Owners of the affected properties would have received three mailed notices:
  - January 27, 2026 preliminary notification letter advising of upcoming hearing;
  - A March 20, 2026 letter advising of the potential tax implications and reminder of upcoming hearing;
  - April 13, 2026 public hearing notice.
- Notice also provided via newspaper ads, notification signs, eNews, project webpage.

# Item F.1 – ALR Block Exclusion Proposal

## **Administrative Recommendation**

THAT staff give notice of an application to exclude 178.11 ha of lands from the Agricultural Land Reserve in accordance with s. 29(2)(a) of the *Agricultural Land Commission Act* and s. 15 of the *Agricultural Land Reserve General Regulation*;

AND THAT a public hearing by scheduled in accordance with s. 29(2)(b) of the *Agricultural Land Commission Act* for June 9, 2026;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.