

Residences in the ALR Guide

What is the ALR?

The Agricultural Land Reserve (ALR) is a provincial zone intended to preserve agricultural land for the future.

Non-agriculture uses (e.g., residences) within the ALR are restricted by the Agricultural Land Commission's (ALC's) laws and regulations.

ALC laws and regulations

ALC laws and regulations for residences in the ALR may be viewed on ALC's website www.alc.gov.bc.ca.



GOVERNING ROLES

District of Kent

The District of Kent is responsible for ensuring building permits for residences in the ALR comply with local, provincial, and federal laws and regulations.

Agricultural Land Commission

When a residence does not meet the ALC's laws and regulations, an application for a Non-Adhering Residential Use exemption is required.

The ALC is the administrative tribunal that reviews applications in the ALR while prioritizing and protecting the ALR land base and

Residences permitted in the ALR

In general, the District of Kent's Zoning Bylaw permits* the following residences on ALR land:

- One single dwelling residence (also referred to as a "farm residence")
- One detached accessory dwelling unit
- One secondary suite

** subject to meeting regulatory development requirements*

LAND USE REQUIREMENTS

Table 1 below summarizes land use requirements for a farm residence, secondary suite, and detached accessory dwelling unit.

LAND USE REQUIREMENTS	TABLE 1. PERMITTED RESIDENCES IN THE ALR	
	Farm Residence and Secondary Suite (SS)	Detached Accessory Dwelling Unit
Zoning	A / Astr A1 / A1str A2 (SS not permitted)	RR1 / RR1 str RR2 / RR2 str RR3 / RR3str
Minimum Lot Size	No minimum lot size requirement	0.5 acre (2,000 m ²)
Farm Home Plate Area	0.5 acre (2,023 m ²)	May increase farm home plate area to 0.75 acre (3,035 m ²)
Gross Floor Area	500 m ²	90 m ² on lots less than 40 ha and 186 m ² on lots 40 ha or greater
Building form	Site built house, manufactured home, or mobile home	Garden suite, coach house, or secondary dwelling
Height	9.0 m	7.0 m
Setbacks from:		
Lot lines	Varies by zone	Varies by zone
Watercourse (Riparian Areas Regulations)	30 m (minimum)	30 m (minimum)
Font lot line	60 m (maximum)	60 m (maximum)
Rear farm home plate boundary	10 m (minimum)	n/a
Parking	Farm Residence= 2 spaces Secondary Suite= 1 space	1 space
Short-term rental opportunity	Yes (see Kent's Short-term Rental Guide)	No
Home occupation use opportunity	Yes (Subject Zoning Bylaw 1219, Part 7.12)	Yes (Subject Zoning Bylaw 1219, Part 7.12)

DEVELOPMENT APPLICATION RESOURCES

Building Permit

A building permit is required prior to developing a farm residence, secondary suite, or detached accessory dwelling unit.

Resource: [District of Kent Guide for the Home Owner](#)

Farm Home Plate Plan

A farm home plate plan is required with your building permit application.

Resource: [District of Kent Farm Home Plate Guide](#)

Development Variance Permit

Local government may adopt regulations that are more restrictive than ALC's regulations (but not more permissive) for a residential use. When a proposed residence meets ALC's laws and regulations but does not meet the District of Kent's regulations (check guide below), a variance application may be considered by District of Kent Council.

Resource: [District of Kent Development Variance Permit Guide](#)

ALC's Non-Adhering Residential Use (NARU) Application

When a residence does not meet the ALC's laws and regulations, an application for a Non-Adhering Residential Use may be required.

Resource: [Agricultural Land Commission Policy L-26 - Non-Adhering Residential Uses Policy](#)

*This information is provided for convenience only.
It does not substitute applicable District of Kent bylaws or regulations.
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Have questions? Contact Us.

Development Services

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Related District of Kent Bylaws and Guides

The following related bylaws and guides are available on the District's website:

- Zoning Bylaw
- Development Cost Charges Bylaw
- Floodplain Bylaw
- Fire Prevention and Protection Regulation Bylaw
- Fees and Charges Bylaw
- A Guide for the Homeowner
- Farm Home Plate Guide
- Short-term Rental Guide



Related Forms

The following forms are available on the District's [website](#):

- Building Permit Application
- Development Variance Permit Application
- Letter of Agency

Notes:
