



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: ALR 8945 & 8946

FROM: Richard Buchan, Planner II

DATE: July 11, 2022

SUBJECT: Application for a Subdivision in the Agricultural Land Reserve - 65162
SUMMARY: Purpose: Consider Application
Location: Westlund West Road – Electoral Area 'H'
Applicant: Ministry of Transportation and Infrastructure (MoTI)
Owner: Her Majesty the Queen in Right of the Province of British Columbia

Attachments:

1. Agricultural Land Commission Application 65162
2. Letter from Lucille Mountain Water Users' Community dated July 9 2022

Previous Reports:

None

RECOMMENDATION(S):

1. THAT the report, Agricultural Land Commission Application 65162, and all written comments from persons and authorities be received.
2. THAT Application 65162 for a Subdivision in the Agricultural Land Reserve on The Fractional West 1/2 of District Lot 8946 Cariboo District; District Lot 8945 Cariboo District, Except Plan 21079; and Parcel A (E15879) of The East 1/2 of District Lot 8946 Cariboo District Plan Except Plan 21329, be authorized to proceed to the Agricultural Land Commission.

| ENTITLEMENT | HOW VOTE COUNTED |
|--------------------------|------------------|
| All 1 Director/1 vote | Majority |
| All 1 Director/1 vote | Majority |

ISSUE(S):

An application for a subdivision within the Agricultural Land Reserve (ALR) has been made to permit a road dedication that will extend Westlund West Road for approximately 1.02 kilometres.

Board is being asked to consider forwarding an application to the Agricultural Land Commission (ALC).

RELEVANT POLICIES:

1. *Agricultural Land Commission Act*:
 - sets the legislative framework for the establishment and administration of the Agricultural Land Commission and reserve
 - the ALC must consider all applications in the context of Section 6 of the Act, which focuses on the preservation and enhancement of agricultural land
 - Sections 25(3) and 34(5) enable local governments to deny authorization for an application to proceed to the ALC for a decision
2. *Agricultural Land Reserve General Regulation and Agricultural Land Reserve Use Regulation*:
 - subsidiary legislation that details permitted uses and application processes within the ALR

3. Robson Valley – Canoe Downstream Official Community Plan Bylaw No. 1948:
 - **the proposed road use is consistent with the OCP**
 - the subject parcels are designated Agriculture/Resource (Ag/Res)
 - upgrading of the local road network is supported
4. Zoning Bylaw No. 2892:
 - **the proposal is consistent with the zoning bylaw regulations**
 - the subject properties are zoned Rural 5 (Ru5)
 - a zoning amendment will not be required
5. Agricultural Land Reserve Applications, Policy No. RD-15-19
 - provides the framework for processing ALR applications
 - a public input stage is undertaken for an ALR application that will not require subsequent OCP, zoning or temporary use permit application

STRATEGIC ALIGNMENT:

- ☐ Climate Action ☐ Economic Health ☐ Indigenous Relations ☒ Strong Communities
- ☐ None – Statutory or Routine Business

SERVICE RELEVANCE:

Regional District Land Use Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Pursuant to the Regional District's Policy RD-15-19 Agricultural Land Reserve Application, notice to neighbouring landowners is required when the proposal does not require a subsequent land use application to the Regional District.

Notice of the proposed subdivision within the ALR was mailed to referral agencies and applicable landowners requesting comments by 12:00pm on July 18, 2022. One comment was received as of the date of this report. Any additional correspondence received will be forwarded to Board as additional agenda items.

DECISION OPTIONS:

- 1) Approve recommendations:
 - the application will proceed to the ALC for a decision
- 2) Additional resolution:
 - an additional resolution may be made to recommend that the Regional District supports approval of the application, and the resolution may include rationale for the support
 - a rationale could include that Section 3.9(a) of the OCP supports upgrading of the local road network.

Other Options:

- a) Deny authorization for the application to proceed to the ALC
 - the application will not be forwarded to the ALC
- b) Postpone consideration pending receipt of further information
 - the application will return for consideration when information is available

COMMENTS:

An application has been made to permit the expansion of Westlund West Road. The travelled portions of the proposed road currently exist but are not dedicated as a provincial public highway. Dedication of a road right of way under Section 107 of the *Land Title Act* requires subdivision approval from the Agricultural Land Commission (ALC).

The Board is being asked to consider forwarding this application to the ALC. The Board may also provide additional supportive comments for the ALC's consideration.

Policy RD-15-19 sets out three (3) options for consideration of this application:

- Approve the application to proceed to the ALC for a final decision
 - an additional resolution is required to forward the application with comments from the Board for the ALC's consideration
- Deny the application to proceed to the ALC for final decision
- Postpone consideration if further information is requested

If the application is forwarded and approved by the ALC, the applicants will not need to make a subsequent land use application to the Regional District.

Respectfully submitted,

"Richard Buchan"

Richard Buchan
Planner II

RB:cb

BACKGROUNDER

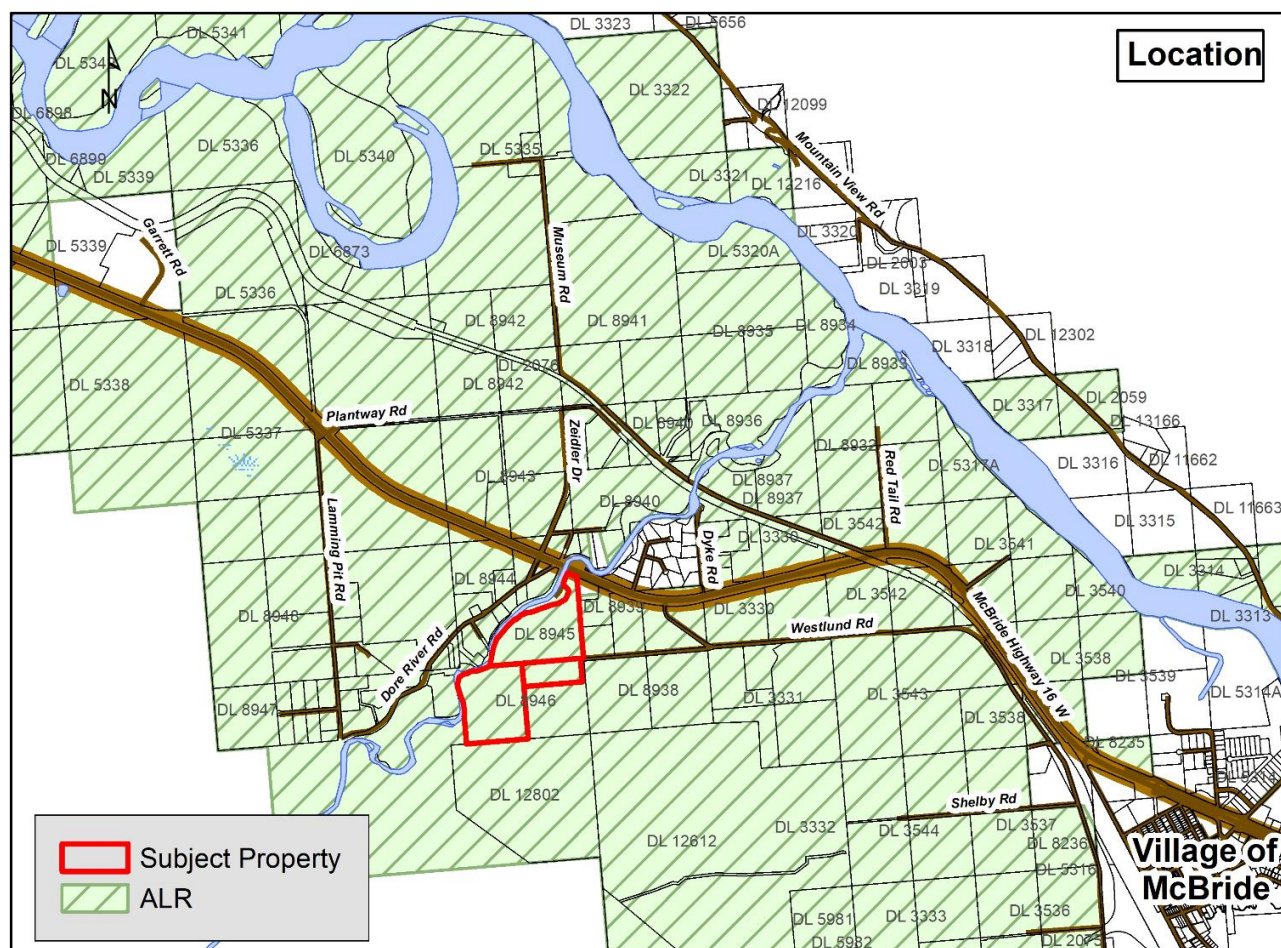
Owner: Her Majesty the Queen in Right of the Province of British Columbia

Agent: Ministry of Transportation and Infrastructure (MoTI)

Location: Westlund West Road – Electoral Area 'H'

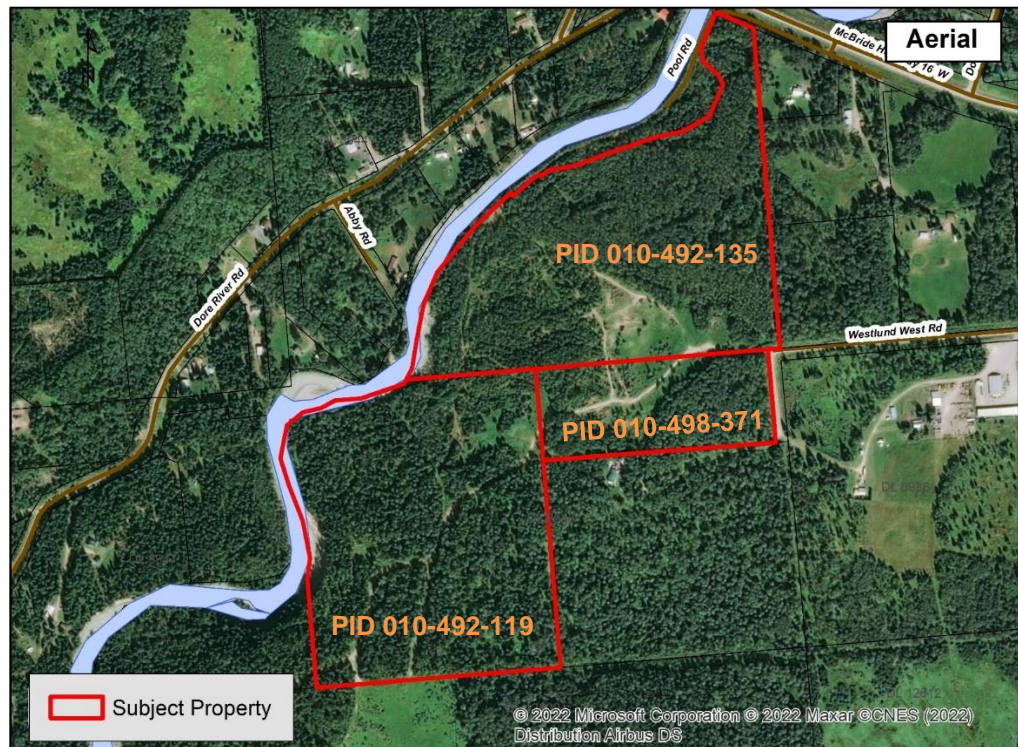
Legal Descriptions:

1. The Fractional West 1/2 of District Lot 8946 Cariboo District (PID 010-492-119) – 19.38 ha
2. District Lot 8945 Cariboo District, Except Plan 21079 (PID 010-492-135) – 19.40 ha
3. Parcel A (E15879) of The East 1/2 of District Lot 8946 Cariboo District Plan Except Plan 21329 (PID 010-498-371) – 5.78 ha



Proposal: An application for a subdivision for road purposes within the Agricultural Land Reserve (ALR) has been made to permit a road dedication that will extend Westlund West Road for approximately 1.02 kilometres.

The travelled portions of the proposed road currently exist but is not dedicated as a provincial public highway. The existing road is used by the McBride Community Forest, a local water users' association, and for general access to lands beyond.



| | |
|-----------------------------------|--|
| <p>Agricultural Land Reserve:</p> | <p>The subject land is entirely within the Agricultural Land Reserve (ALR). Dedication of a road right of way under Section 107 of the <i>Land Title Act</i> requires subdivision approval from the Agricultural Land Commission (ALC). The Regional District Board can choose to either:</p> <ul style="list-style-type: none"> a) prevent the application from proceeding to the ALC for a decision; or b) approve the application to proceed to the ALC for a decision (with or without comments) <p>If the Board approves the application to proceed it will be forwarded to the ALC for a decision pursuant to the purposes of the Commission as set out in the <i>Agricultural Land Commission Act</i>:</p> |
| | <p>6 (1) <i>The following are the purposes of the commission:</i></p> <ul style="list-style-type: none"> a. <i>to preserve agricultural land reserve;</i> b. <i>to encourage farming on agricultural land reserve in collaboration with other communities of interest;</i> c. <i>to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.</i> <p>(2) <i>The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing the following in exercising its powers and performing its duties under this Act:</i></p> <ul style="list-style-type: none"> a. <i>the size, integrity and continuity of the land base of the agricultural land reserve;</i> b. <i>the use of the agricultural land reserve for farm use.</i> |
| <p>Official Community Plan:</p> | <p>The subject land is designated Agriculture/Resource (Ag/Res) by the Robson Valley - Canoe Downstream Official Community Plan (OCP) Bylaw No. 1948. As per section 3.9(a) of the OCP, it is the general policy of the Board to support upgrading of the local road network.</p> |
| <p>Zoning:</p> | <p>The subject land is zoned Rural 5 (Ru5) by Zoning Bylaw No. 2892. Public highways are not subject to zoning.</p> |
| <p>Fire Protection:</p> | <p>The subject land is within a volunteer fire department protection area.</p> |
| <p>Future RDFFG Applications:</p> | <p>No future RDFFG applications are required if the Agricultural Land Commission (ALC) approves the subdivision for road purposes.</p> |

Referral
Comments

RDFFG – Building Inspections

No concerns. Any new structures require a permit.

*Dana Ferguson, Senior Building Inspector
Regional District of Fraser-Fort George*



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65162

Application Status: Under LG Review

Applicant: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

Agent: Ministry of Transportation & Infrastructure

Local Government: Fraser Fort George Regional District

Local Government Date of Receipt: 04/29/2022

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The road currently existing (~1.02km) will be legally surveyed to a width of 20 metres and dedicated a provincial public highway. The road provides access to lands beyond, the McBride Community Forest, and to the water works of a local water users' society.

Agent Information

Agent: Ministry of Transportation & Infrastructure

Mailing Address:

213-1011 4th Avenue

Prince George, BC

V2L 3H9

Canada

Primary Phone: [REDACTED]

Email: raelynn.olson@gov.bc.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 010-492-119

Legal Description: THE FRACTIONAL WEST 1/2 OF DISTRICT LOT 8946 CARIBOO DISTRICT

Parcel Area: 19.4 ha

Civic Address:

Date of Purchase: 03/29/1988

Farm Classification: No

Owners

1. **Name:** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

Address:

213-1011 4th Avenue

Prince George, BC

V2L 3H9

Canada

Phone: [REDACTED]

Email: raelynn.olson@gov.bc.ca

Applicant: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

-
2. **Ownership Type:** Fee Simple
Parcel Identifier: 010-492-135
Legal Description: DISTRICT LOT 8945 CARIBOO DISTRICT, EXCEPT PLAN 21079
Parcel Area: 19.4 ha
Civic Address:
Date of Purchase: 03/29/1988
Farm Classification: No
Owners
1. **Name:** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Address:
213-1011 4th Avenue
Prince George, BC
V2L 3H9
Canada
Phone: [REDACTED]
Email: raelynn.olson@gov.bc.ca
-

3. **Ownership Type:** Fee Simple
Parcel Identifier: 010-498-371
Legal Description: PARCEL A (E15879) OF THE EAST 1/2 OF DISTRICT LOT 8946 CARIBOO DISTRICT EXCEPT PLAN 21329
Parcel Area: 5.8 ha
Civic Address:
Date of Purchase: 09/17/1993
Farm Classification: No
Owners
1. **Name:** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Address:
213-1011 4th Avenue
Prince George, BC
V2N 3H9
Canada
Phone: [REDACTED]
Email: raelynn.olson@gov.bc.ca
-

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
None. Previously used to move and hold cattle while transporting to and from winter and spring grazing.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
Fencing to contain cattle, cattle guard.
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
The parcels were formerly a Ministry of Transportation gravel pit. The gravel resource has been depleted. The road within the parcels is used by the McBride Community Forest, a local water users' association, and for access to lands beyond.

Adjacent Land Uses

Applicant: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

North

Land Use Type: Residential

Specify Activity: residential

East

Land Use Type: Agricultural/Farm

Specify Activity: cattle/hay

South

Land Use Type: Other

Specify Activity: Crown lands

West

Land Use Type: Agricultural/Farm

Specify Activity: Mix of farm (hay, cattle) and residential

Proposal

1. Enter the total number of lots proposed for your property.

2.04 ha

18.21 ha

5.088 ha

19.262 ha

2. What is the purpose of the proposal?

The road currently existing (~1.02km) will be legally surveyed to a width of 20 metres and dedicated a provincial public highway. The road provides access to lands beyond, the McBride Community Forest, and to the water works of a local water users' society.

3. Why do you believe this parcel is suitable for subdivision?

The road currently exists, and this is an exercise to have it legally dedicated in order to dispose of the surrounding lands.

4. Does the proposal support agriculture in the short or long term? Please explain.

The proposal allows access to the agricultural lands it traverses through, as well as the Crown lands beyond. The road had previously been used to transport cattle to and from summer/fall ranges.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Agent Agreement-Ministry of Transportation & Infrastructure
- Proposal Sketch-65162
- Certificate of Title-010-492-119
- Certificate of Title-010-492-135
- Certificate of Title-010-498-371

Applicant: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

ALC Attachments

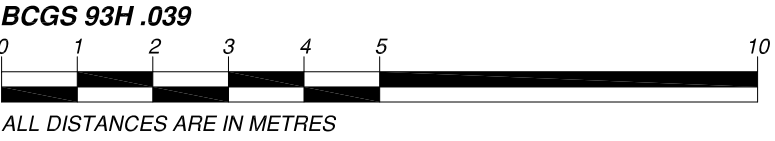
None.

Decisions

None.

REFERENCE PLAN OF ROAD WITHIN PART OF THE Fr W 1/2 OF DL 8946,
PART OF DL 8945, EXCEPT PLAN 21079, AND PART OF PARCEL A (E15879)
OF THE E 1/2 DL 8946 EXCEPT PLAN 21329
ALL IN CARIBOO DISTRICT

PURSUANT TO SECTION 107 OF THE LAND TITLE ACT



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:2000.

GRID BEARINGS ARE DERIVED FROM A GNSS DUAL FREQUENCY STATIC BASELINE OBSERVATION BETWEEN REBAR 500 AND REBAR 501 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM 7 HOURS OF DUAL FREQUENCY GNSS OBSERVATIONS POST PROCESSED USING NATURAL RESOURCE CANADA'S PRECISE POINT POSITIONING (PPP) SERVICE.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99990217. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 740 METRES.

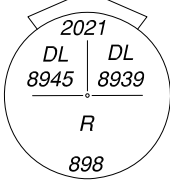
BEARINGS TO BEARING TREES ARE MAGNETIC.

- LEGEND**
- STANDARD IRON POST PLACED
 - ⊗ STANDARD CAPPED POST FOUND
 - ⊗ STANDARD CAPPED POST PLACED
 - △ GNSS CONTROL POINT PLACED
 - × UNMONUMENTED SURVEY POINT
 - BT BEARING TREE
 - MEAS MEASURED
 - Mkd MARKED
 - RE-EST RE-ESTABLISHED
 - SM STONE MOUND
 - UCL UNSURVEYED CROWN LAND
 - CP STANDARD CAPPED POST

NOTE: THIS PLAN SHOWS ONE OR MORE DIMENSIONS THAT HAVE BEEN EXAGGERATED FOR CLARITY

PLAN EPP116481

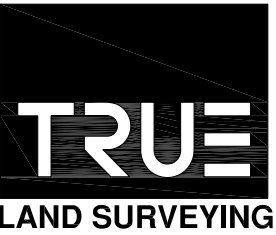
SW4
DL 8939



WESTLUND WEST
ROAD
PLAN 21329

SFW PLAN BCP4382

ROAD
SURVEY PLAN
5Tu1414



201 - 2079 Falcon Road ■ Kamloops BC ■ V2C 4J2
tel 250.828.0881 ■ fax 250.828.0717
info-kam@TRUE.bc.ca
DRAWN BY: MM
DWG FILE: 1357-041 HS GRID
JOB NO: 1357-041
FB:75 ■ P:86-96

TABLE OF CONTROL MONUMENTS
DATUM: NAD83(CSRS) 2002.0
UTM ZONE 10

| POINT | NORTHING | EASTING | COMBINED FACTOR | ESTIMATED ABSOLUTE ACCURACY |
|-------|-------------|------------|-----------------|-----------------------------|
| 500 | 5911113.569 | 684840.009 | 0.99990419 | 0.01 |
| 501 | 5910546.984 | 684325.178 | 0.99990015 | 0.01 |

TABLE OF REFERENCE

| AREA | DESCRIPTION | AREA |
|-------|--|----------|
| 1 | THE Fr W 1/2 OF DL 8946 | 1.19 ha |
| 2 | PARCEL A (E15879) OF THE E 1/2 OF DL 8946, EXCEPT PLAN 21329 | 0.712 ha |
| 3 | DL 8945, EXCEPT PLAN 21079 | 0.138 ha |
| TOTAL | | 2.04 ha |

MOTI FILE # PS734758

THIS PLAN LIES WITHIN THE FRASER-FORT GEORGE REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 3rd DAY OF NOVEMBER, 2021.
MARISSA MOORE, BCLS (898)

LUCILLE MOUNTAIN WATER USERS' COMMUNITY
PO Box 445
McBride BC V0J 2E0

July 9th, 2022 - sent via fax and email

Regional District of Fraser Fort George
Fax 1-250-562-8676
Email : developmentservices@rdffg.bc.ca

**RE: Proposal Application for Subdivision to ALC to permit road dedication.
ALC Application 65162**

Lucille Mountain Water Users' Community (LMWUC) has great concern with respect to this application.

Lucille Mountain Water User's Community was established in 1988 to own and manage a waterline to provide clean, safe water to members. There are thirty-seven licenced users accessing domestic and stock water on our water system for properties on Westlund West Road, Westlund Road, Shovar Road, Poole Road, Museum Road, and Dyke Road.

The area of land affected by ALC Application No. 65162 will impact our watershed, our infrastructure, our pipeline and the people and their properties we have listed. Hundreds of people, hundreds of acres, hundreds of farm animals, their livelihoods and their lives are depending on LMWUC to protect and maintain their water.

The risk of contamination, exposure, and damage to the water source and to our infrastructure is huge. This application for subdivision and road dedication, if approved and if it proceeds, would undue our efforts to provide a clean, safe, uninterrupted water supply to our members.

The land under application is in the ALR. It is marketable and suitable for agricultural use as it is. There is no need for a dedicated road or subdivision. Further, it is our opinion that a dedicated road and/or subdivision would diminish the agricultural value of this land and the land of our members!

LMWUC has had the benefit of joint access/joint use by having one of our members hold the lease on this land. There have been no issues and the relationship has greatly benefited our ability to protect our water intake, dam site and water line.

LMWUC was previously informed that an easement using the footprint of the existing trail would be put in place to ensure future access for LMWUC, McBride Community Forests and/or others with land interests beyond Johnson Pit. Limited access via an easement would be acceptable to LMWUC, a public road to the general population putting our water source, water dam and water line at risk is not acceptable.

Sincerely,

Linda Fry

Linda Fry,
Secretary for LMWUC

Christopher Fry

[REDACTED]

[REDACTED]

July 7th, 2022

Regional District Fraser Fort George

Fax 1-250-562-8676

Email developmentservices@rdffg.bc.ca

RE: ALC Application 65162 – Westlund West Road, McBride BC

As owner and resident of [REDACTED], I have both comments and concerns with respect to the above noted application.

DUMPING – increasingly over the past number of years there have been issues with people dumping debris in Johnson Pit. I have seen and removed, on many occasions, used construction materials, old appliances, derelict car part, tires, car bodies, contaminated soils, broken cement, metals, siding, corrugated steel, plastic, and copper piping. These items are unsightly, can be dangerous to those using the area for recreation, hazardous to domestic and wild animals, and potentially causing contamination to ground water and riparian areas.

Also, increasingly over the past years is the frequency of people dumping animal hides, entrails, and carcasses in Johnson Pit. In addition to this being unsightly, it attracts scavengers who then prey upon our farm animals. We have had bears, coyotes, eagles, and other animals kill our chickens, ducks, geese, rabbits, and lambs.

I have cleaned up the area on numerous occasions, absorbing the costs of my personal equipment and tipping fees to properly dispose of the mess made by others for the safety of my family, farm animals and property. However, the frequency of dumping has become so severe and profound that private clean up is no longer safe, viable or even remotely possible.

Increasing access will make the issues of dumping in Johnson Pit much more frequent and much worse.

DORE RIVER RIPARIAN AREA – this application is adjacent to the Dore River. The Dore River has been recently affected by high water, bank instability, flood damage, and blockages by slides/rocks and logs. Development of the area will adversely affect the ground stability. Increased traffic will adversely affect the ground stability.

AGRICULTURAL USE – Westlund Road and Westlund West Road properties are very fertile and are heavily used for agricultural purposes including pasture, forage crops, hay, gardening, green houses, bee keepers, small scale farming such as beef, lambs, chickens and egg production. Many residents are

planting fruit trees, fruit bushes, and ground fruits. The properties, residences and farms in this area are served by Lucille Mountain Water User's Community. The Lucille Mountain watershed area has been a source for domestic and agricultural water since 1988, now serving 36 licenced users, representing a population of approx. 300 and many others as well. In 2010-2011, a huge investment by LMWUC was made to install new distribution lines from the intake and improve the water intake to ensure improved water quality for members. The dedicated road on the subject application will put the Lucille Mountain Water Users Community water intake and distribution system at significant risk of damage and contamination.

RECREATIONAL USE – I have lived at [REDACTED] since [REDACTED]. The Johnson Pit area has been used extensively in winter as a local toboggan and in the summer as a biking and hiking area for youth of the area because of the proximity to town and easy access. Those recreation opportunities have already been jeopardized by the dumping and misuse of Johnson Pit.

It is my opinion that this crown land area should continue to be reserved, monitored, and maintained to protect the Dore River riparian area and Lucille Mountain Watershed. It should not be developed, and access should not be encouraged or improved.

I question the rationale behind this application. To what end will a dedicated road serve? Will the local highways contractor be required to maintain this dedicated road if constructed? And if they do, then I need to go back to my earlier comments about access and dumping making the area unsafe for recreation and the potential to harm the watershed and riparian zone. If there is a subdivision, what affect will it and the subsequent development on the subdivided land have on the riparian zone and LMWUC infrastructure and water shed?

I am strongly opposed to the approval of this application.

Regards,

[REDACTED]

Chris Fry

From: [Nadine Shovar](#)
To: [Development Services](#)
Subject: RE: Proposal Application for Subdivision to ALC to permit road dedication ALC Application 65162
Date: 2022-07-18 10:21:52

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

I live close to the Johnson Pit and get my water from the Lucille Mountain Water Users' Community system.

I have great concerns regarding the above mentioned proposed application:

- risk of exposure, contamination and damage to our dam, water lines and complete water system infrastructure.
- the land is in the ALR - I feel that it would not be beneficial to subdivide it or have a dedicated road passing through it. Dividing up the land would make it less likely to be used as farm land.
- with having a dedicated road it more in likely would lead to more garbage being dumped in Johnson's Pit and beyond (wherever the road goes). This could contaminate the soil, be a hazard to domestic animals and wildlife and pollute the Dore River.
- Lucile Mountain Water Users' Community getting a legal easement to access their water system is acceptable.

Regards

Nadine Shovar



From: [Sara Olofsson](#)
To: [Development Services](#)
Subject: ALC application No. 65162 Westlund West Road McBride B.C.
Date: 2022-07-13 21:50:38

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

As property owners on Dore River ([REDACTED]), we are noting our concerns on the information provided to us by the RDFFG via Canada Post.

This letter states a proposal for an application for subdivision to the ALC to allow road dedication within the ALR, illustrated in an attached map and comments on how this proposal may impact existing and future agriculture in the adjacent areas.

First, the map provided is not legible to read, even with glasses on, so we made some guesses, as the key etc. is not readable.

Second, we are confused as to the outline of this letter. Is it a proposal for subdivision or a permit for road dedication? And why? For what reason?

There is a road there. Is this request to make it more accessible? For whom? And again why?

If it is indeed subdivision, all the above applies as well. For what reason?

That is not clear in the information provided to us as property owners, in this letter.

Although we do not utilize the Lucille Mountain community watershed, we cannot imagine any ground disturbance activity would be beneficial to this water source and those who depend on it.

Is the Dore River riparian area not already at risk and in a state of decline?

Would increased access and land disturbance not lend to these issues?

In addition to these very real infrastructure and environmental concerns, we would personally note any effect these unclear plans would have aesthetically on the views from our property and thus impact negatively, our property value and enjoyment of the land our family has owned for generations.

From what has been provided to us at this point, we can only oppose the application. It is very ambiguous. We deserve details that can assist us in completing a more informed response to this matter.

Regards,
Sara Olofsson and Matthew Elliott (CC'd in this email)

[REDACTED]

From: [Tania Gaiesky-Blixrud](#)
To: [Development Services](#)
Subject: Re: Application for Subdivision ALC # 65162
Date: 2022-07-16 21:33:40

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

To Whom it May Concern:

I am adamantly opposed to your proposed application for subdivision. Over the last few years Johnson Pit has become the local dumping ground for construction material, piles of brush and various household items. During this time the Ministry of Transportation and Infrastructure has done nothing to address the issue. Your proposal would directly affect my privacy and impact the value of my property. Furthermore the waterline that services my land as well as many other residents would be at risk. There is already a dedicated road in place so what is the point of another? There is already constant traffic from local residents who use Johnson Pit to ride motorcycles and snowmobiles in winter. It is also used for a tobogganing hill.

I am asking the Regional District to dismiss the proposed application forthwith.

Yours truly,

Tania Blixrud

From: [Tovi Thiel](#)
To: [Development Services](#)
Cc: [Heather Meier](#)
Subject: ALR Application 65162 - DO NOT AGREE
Date: 2022-07-18 10:40:36

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good day,

We live at [REDACTED], our property lies adjacent to Johnson's Pit and our family has enjoyed this area for generations. Growing up I lived on Westlund Road as well.

Please accept this email as our opportunity to provide comment on the "Application for Subdivision in the ALR No. 65162", in the vicinity of the Dore River, Johnson's Pit and Westlund Road West.

We have reviewed the Application package and subsequent information helpfully provided by one of your Planning Leaders. Additionally have had numerous conversations and questions answered.

With this we have concluded that we **DO NOT AGREE** with the subdivision for the declaration of any road specifically as a Provincial Public Highway.

Our reasons for your consideration are as follows:

- #1 reason is the LMWUC / we are part of this community and agree that it would only allow for the potential for contamination, exposure and damage to our water source and/or infrastructure - we have excellent more direct access currently;
- ALR - this would diminish the land value, the ALR should remain as is; Agriculture Land is fairly important to have access to - more so every day, and this road would not benefit the ALR or this property;
- we are under the impression the MCFC is not looking at any additional development in this area, and again these areas were accessed previously in the winter months with no issues;
- we do not understand why a road would be declared in this gravel pit now especially with the source depleted;
- this road would just allow additional locations further in the bush for people to abuse and dispose of non biodegradable garage items;
- this pit and wilderness/recreation access has been like this for 30-40 years with no problems why would we or do we need to change it now. We can see no benefit to any person, property or animal

This application is pretty vague, hard to understand and misleading for a lot of people receiving it.

Even to date we still do not understand why this road would be declared NOW and for WHAT REASON....? The application is being made by Ministry of Transportation? But yet they know nothing about it?

Regardless, thank you for your time and consideration,

Tovi Thiel and Darvin Goodkey

From: [loranne martin](#)
To: [Development Services](#)
Subject: ALC Application No. 65162 Road Dedication within the ALR
Date: 2022-07-17 16:23:17

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My name is Wolf Osterberg, my property is immediately adjacent to the subject properties. I am also one of the properties with water rights under the Lucille Mountain Water Users Group. For the record the Water Users Committee did not notify me as to their thoughts or response to the application.

I have reviewed the application and its attachments in their entirety.

I am opposed to the application for the following reasons:

- 1) There is no rationale for the purpose of the road let alone dedicating it as a public highway. In the application Johnson's Pit is described as defunct and actual use of the existing agricultural usage is none.
- 2) Dedicating and extending a 20 meter wide public highway by over a kilometer that literally goes nowhere, makes no sense;
- 3) Investing in extending, dedicating a road as a public highway and installing cattle fences is a gross misuse of taxpayer's money.
- 4) There is no information as to expected increases in user groups and therefore traffic which may include large volumes of logging trucks and equipment, hunters, tourism or sledgers, all which could affect the value of my property. Please note none of these are agricultural in nature.

I oppose the application.

Respectfully submitted,

Wolf Osterberg;
as dictated and sent by Lorraine Martin

From: Jackie Edwards

Sent: Saturday, July 16, 2022 7:14 PM

To: Richard Buchan <richard.buchan@rdffg.bc.ca>

Subject: Item Referred: Application for a Subdivision in the ALR - 65152

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Item Referred: Application for a Subdivision in the ALR - 65152

File No: ALR 8945 & 8946

General Location: Westlund West Road – Electoral Area 'H'

PID: 010-492-119, 010-492-135 & 010-498-371

Hello Richard

Please find attached below McBride Farmers Institute's response to the above application for subdivision as submitted by the Ministry of Transportation and Infrastructure.

Please take our concerns into consideration when you are reviewing the application.

Thank you for your cooperation in this matter.

Jackie Edwards

Secretary McBride Farmers Institute.

McBRIDE FARMERS INSTITUTE



Development Services
Regional District of Fraser-Fort George
155 George St
Prince George, B.C.
V2L 1P8

July 8, 2022

Attention : Richard Buchan

Re : Application for a Subdivision in the ALR 65152

The McBride Farmers Institute would like to voice its opposition to this application proposal for principle of preserving agricultural land in the area. The application proposes to divide two existing parcels of ALR land diagonally into four triangular parcels to create a road right-of-way. The right-of-way follows an existing trail used to access a depleted gravel pit and crown land beyond the parcels.

The proposed subdivision does not increase the agricultural value or development potential above that already offered with the existing parcels. In addition to legitimate access for grazing use, logging, and a water user's association, the area is also used by the public for indiscriminate disposal of garbage and general waste. Development of the proposed road right-of-way and upgrading it as part of the local road network will encourage further access for dumping of garbage. Additionally, the areas of the proposed lots are smaller than indicated in the application.

The parcel (PID 010-498-371) is currently 5.781 ha as indicated in the application and from the online property report. The proposed road right-of-way is indicated on the attached survey report as 0.712 ha, leaving 5.069 ha of area, split diagonally into two areas about 1/3 and 2/3 or approximately 1.7 ha and 3.3 ha.

The parcel (PID 010-492-119) is currently 19.384 ha as indicated in the application and from the online property report.

The proposed road right-of-way is indicated on the attached survey report as 1.19 ha, leaving 18.194 ha of area, split diagonally into two roughly equal areas 9 ha each.

The parcel (PID 010-492-135) is currently 19.409 ha as indicated in the application and from the online property report.

The proposed road right-of-way encroaches on this parcel by 0.138 ha as is indicated on the attached survey report reducing the parcel to 19.271 ha of area.

In summary, this application a subdivision is proposing to change three existing parcels to create a road right of way and two additional parcels, all of smaller area as follows : 19.271 ha, ~9 ha, ~9 ha, ~3.3 ha and ~1.7 ha. This does not match the proposed lot sizes listed in the application.

McBRIDE FARMERS INSTITUTE

The McBride Farmers Institute would like to suggest an alternative to the proposal based on the submitted data and a site visit. This would be to create a legal easement for the affected users which need access through the properties on the existing trail being proposed as a dedicated road.

Another option would be to extend the the short road south to the existing road right-of-way (Survey plan 4Tu1414) noted on the submitted survey plan. This would leave all three parcels at their current size, with road access.

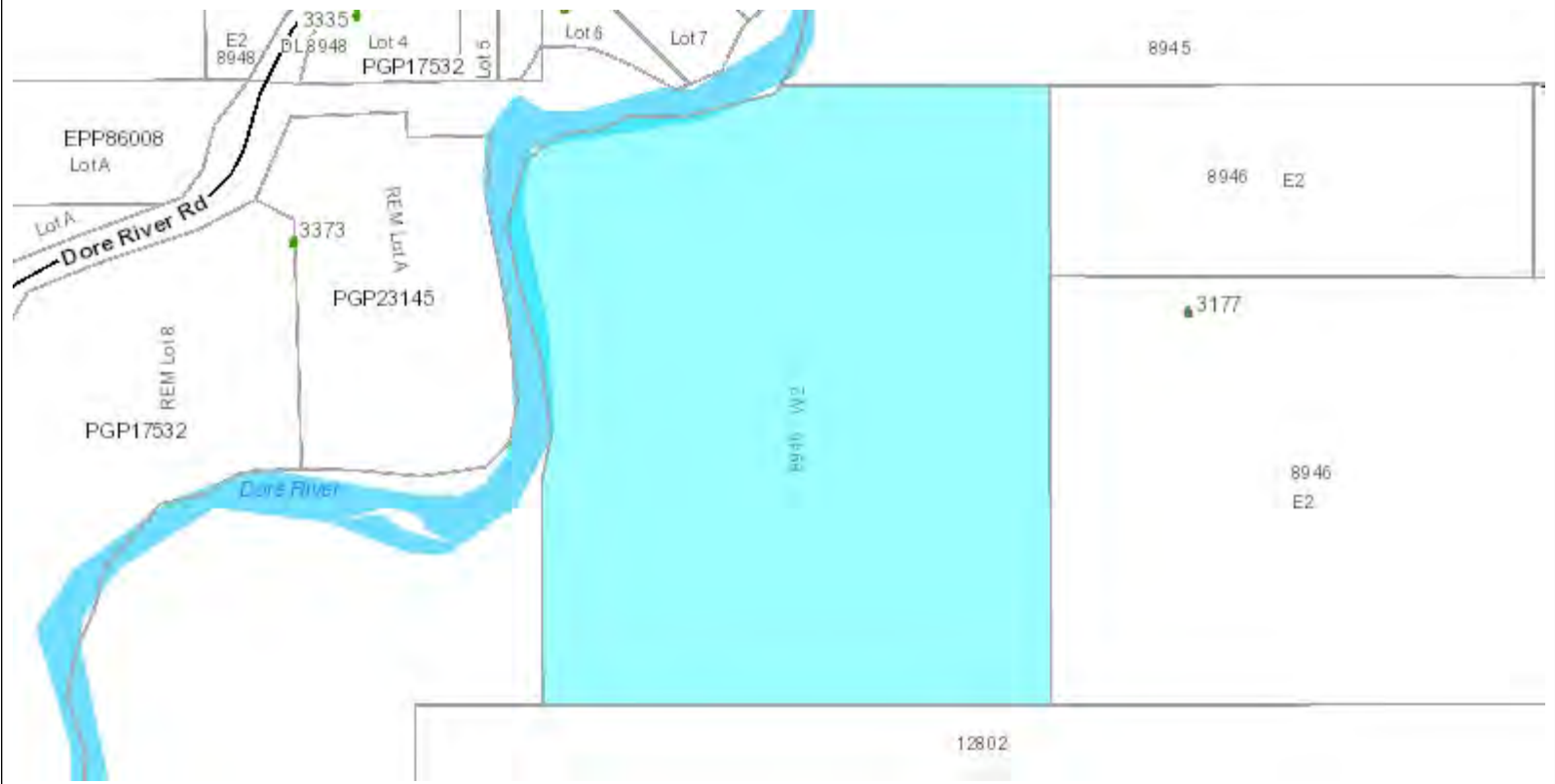
Please find attached the on-line property reports for the affected parcels

Sincerely

A black rectangular redaction box covering a handwritten signature.

Jackie Edwards
Secretary
McBride Farmers Institute

Attachments (3)



Property Information

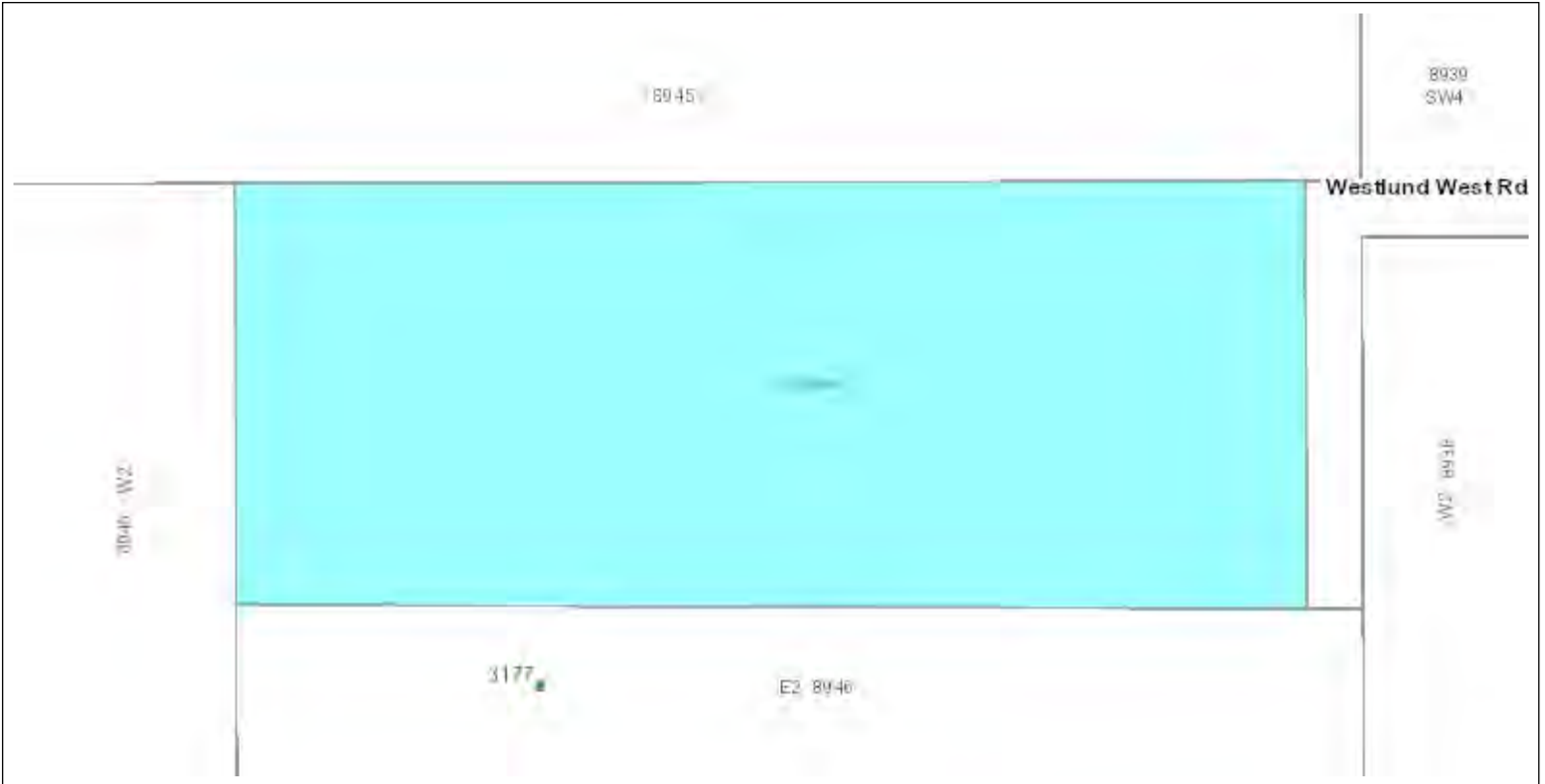
| | | | |
|--------------------|---|------------------------|------------------|
| PID: | 010492119 | Parcel Map BC Area AC: | 47.899 |
| JUROL: | | Parcel Map BC Area HA: | 19.384 |
| Legal Plan: | NO_PLAN | Ownership Type: | CROWN PROVINCIAL |
| Civc Address(es): | | | |
| Legal Description: | THE FRACTIONAL WEST 1/2 OF DISTRICT LOT 8946 CARIBOO DISTRICT | | |

Land Use Information

| | | |
|--|--|-----|
| Electoral Area/Municipality: | Area H - Robson Valley-Canoe | |
| Is all or part of this property within a Development Permit Area? | | NO |
| Is all or part of this property within the Agriculture Land Reserve? | | YES |
| Zoning Designation(s) on this property? | Rural 5 (Ru5) | |
| OCP Designation(s) on this property? | Robson Valley-Canoe Downstream Agriculture/Resource (AG/RES) | |

Service Area Information

| | |
|--|---|
| Is all or part of this property within a Fire Protection Area? | MCBRIDE DISTRICT FIRE |
| Is all or part of this property within a RDFFG Service Area? | Robson Valley T.V. Rebroadcasting, Robson Valley Exploration & Learning, Rob: |



Property Information

| | | | |
|--------------------|---|------------------------|------------------|
| PID: | 010498371 | Parcel Map BC Area AC: | 14.285 |
| JUROL: | | Parcel Map BC Area HA: | 5.781 |
| Legal Plan: | NO_PLAN | Ownership Type: | CROWN PROVINCIAL |
| Civic Address(es): | | | |
| Legal Description: | PARCEL A (E15879) OF THE EAST 1/2 OF DISTRICT LOT 8946 CARIBOO DISTRICT EXCEPT PLAN 21329 | | |

Land Use Information

| | |
|--|--|
| Electoral Area/Municipality: | Area H - Robson Valley-Canoe |
| Is all or part of this property within a Development Permit Area? | NO |
| Is all or part of this property within the Agriculture Land Reserve? | YES |
| Zoning Designation(s) on this property? | Rural 5 (Ru5) |
| OCP Designation(s) on this property? | Robson Valley-Canoe Downstream Agriculture/Resource (AG/RES) |

Service Area Information

| | |
|--|--|
| Is all or part of this property within a Fire Protection Area? | MCBRIDE DISTRICT FIRE |
| Is all or part of this property within a RDFFG Service Area? | Robson Valley T.V. Rebroadcasting, Robson Valley Exploration & Learning, Robson Valley |



Local Government File: ALR 8945 & 8946
ALC ID: 65162

July 20, 2022

ATTN: Richard Buchan, Planner II
Development Services
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8

VIA EMAIL: Richard.Buchan@rdffg.bc.ca

Re: Application for Subdivision – Westlund West Road (PID: 010-492-119, 010-492-135, 010-498-371)

Dear Richard Buchan:

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed application for a subdivision to permit a road dedication through the subject properties of a B.C. Ministry of Transportation and Infrastructure depleted gravel pit within the Agriculture Land Reserve (ALR) “in order to dispose of the surrounding lands”. Ministry staff have reviewed and offer the following comments:

- As described in the provided information, the subject parcels were previously used for agricultural activity, and they are adjacent to other parcels in the same soil and capability categories that are actively supporting agricultural operations (forage). This indicates that there is potential for successful agricultural development on the subject parcels.
- The subject parcels include a mix of agricultural capability classes with four agriculture capability polygons:
 - The majority of the parcel adjacent to the access road is in an area of unimproved agricultural capability class 7TR; the subclass T reflects that management may be required for topographic features on the site. The subclass R indicates that there could be management considerations that

result from consolidated bedrock. Pasture can be an effective production approach on areas with topographic limitations.

- Portions of the parcel adjacent to the Dore River are in an area of unimproved agricultural capability class 4X. Between the Dore River and the access road is an area of unimproved agricultural capability classes 3x (80%) and 5I (20%). The subclass X indicates that there are management considerations that result from a cumulative effect of two or more factors. Subclass I reflects that management may be required for flooding.
- In the lower south-east corner of the subject parcels is a small area of unimproved agricultural capability classes 3D (60%) and 4WD (40%). The subclass D and W indicates management considerations that result from low permeability and excess water. It is worthwhile to note that only 4% of the soils in the Upper Fraser are Class 3.
- Ministry staff note that it is unclear from the application whether the road dedication is necessary to sell the land, if access to the McBride Community Forest and local water users' society water works requires this road, or to what extent there is interest in this road dedication by the two referenced groups. Regional District staff may wish to confirm with the affected parties. A road dedication such as this will likely increase public traffic and disruptions to any future agricultural operations on the subject parcels.
- Ministry staff also note that while the provided information states that no agricultural activity is currently taking place, it also states that the subject property includes fencing and cattle guard infrastructure improvements and was previously used by a local producer "...to move and hold cattle while transporting to and from winter and spring grazing". Regional District staff may wish to confirm the historic, current, and potential agricultural use of the property.
- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle, Land Use Planner
Ministry of Agriculture and Food
Phone: [REDACTED]
Email: Gregory.Bartle@gov.bc.ca

Karen Tabe, Regional Agrologist
Ministry of Agriculture and Food
Ph: [REDACTED]
Email: Karen.Tabe@gov.bc.ca

Email copy: ALC.Referrals@gov.bc.ca

From: Chavez, Solangel

Sent: Wednesday, July 20, 2022 12:15 PM

To: Development Services <developmentservices@rdffg.bc.ca>

Subject: RE: RDFFG – Referral Report – ALR SUBDIVISION No. 65152 – Westlund Road (West)

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Hello,

Thank you for the opportunity to comment. The Ministry does not have any concerns with this proposal. Please let me know if you have any questions.

Kind regards,



Sol Chavez (She/Her)

Development Officer

Suite 360 – 1011 4th Avenue

Prince George, BC V2L 3H9

Office: [REDACTED]



DEVELOPMENT
SERVICES

From: [Olson, Rae-Lynn TRAN:EX](#)
To: [Heather Meier](#)
Subject: RE: Agricultural Land Commission Application ID 65162 - Response to Community Comments
Date: 2022-07-19 15:58:23
Attachments: [image001.png](#)

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Hi Heather,

It appears there is much confusion with the word "subdivision", and the residents believing the land is being subdivided off and developed beyond the three parcels that currently exist. This is not what is taking place – and unfortunately, the ALC uses the term subdivision quite loosely. We are simply dedicating the already existing road as a Provincial Public Highway (road) in order to allow legal access to the three parcels, and to Crown lands beyond. The Ministry plans to dispose of the three parcels after dedication has been completed.

The road dedication will benefit the community forest, and the Lucille Mountain Water Users' Society directly by dedicating permanent access to their infrastructure. Without road dedication, it is possible access will be removed by a new landowner once the Ministry disposes of the parcels. An easement is not a suitable instrument for access in this instance. The grazing lease of a local resident, that the water users' society previously accessed through, has not been renewed, and this road dedication was to grant the community forest and water users' society access before disposition.

The Ministry, along with any future landowners are required to abide by the policies and regulations of the Agricultural Land Commission, including setbacks from the Dore River riparian zone. The road dedication is not removing land from the ALR, the ALC application is for transportation use through the ALR. There are currently **no plans** to upgrade or extend the road beyond what exists today, including installing cattle fences.

Multiple comments from the community indicate that Johnson Pit has regularly been used for recreational activities; the three parcels in question are NOT public lands, but are fee simple parcels owned by the Ministry of Transportation and Infrastructure, and therefore, private. Gravel pits are not places for recreation, nor are recreational activities permissible.

Please let me know if you require additional comments or clarity.



Ministry of
Transportation
and Infrastructure

Rae-Lynn Olson (she/her)
Assistant Property Acquisition Coordinator
Ministry of Transportation & Infrastructure | Northern Region
213-1011 4th Avenue, Prince George, BC, V2L 3H9
Office: [REDACTED] | raelynn.olson@gov.bc.ca

From: Heather Meier <hmeier@rdffg.bc.ca>
Sent: July 19, 2022 10:00 AM

To: Olson, Rae-Lynn TRAN:EX <RaeLynn.Olson@gov.bc.ca>
Cc: Richard Buchan <richard.buchan@rdffg.bc.ca>
Subject: RE: Agricultural Land Commission Application ID 65162

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Rae-Lynn,

The RDFFG Board has a policy to request public comments for ALR applications that will not require any additional RDFFG land use applications. A notice requesting comment regarding agricultural impacts is sent to owners of land within 200 metres of the subject land. We received quite a few comments by the deadline yesterday afternoon. They are attached for your review.

Many of the comments are questions about the purpose and outcomes of the proposed road dedication. If you would like to provide any response comments/context for the Board to consider, we need to receive them by 11 am tomorrow Wednesday July 20th so they can be added to the additional agenda item list. Sorry that is such a short turn around time.

The Board will be considering the ALR application at their next regular meeting on Thursday, July 21 starting at 1:30 pm in the Regional District Board Room at the 155 George Street. Open Board and Committee meetings are also [livestreamed](#) (link is updated just prior to each month's meeting date). The meetings are open to the public and you are welcome to attend, but there will not be any opportunity to address the Board.

The report to Board is available on the agenda website under Item # 7.6
<https://pub-rdffg.escrimemeetings.com/Meeting.aspx?Id=c3093de5-e6d1-4f3c-96ec-a1b73679b341&Agenda=Agenda&lang=English>

Direct link to report (see agenda for attachment links)
<https://pub-rdffg.escrimemeetings.com/filestream.ashx?DocumentId=4448>

The attached public comments were received after the main agenda deadline and will be provided to Board as additional agenda items.

Please let me know if you have any questions

Heather Meier RPP, MCIP
Planning Leader
Regional District of Fraser-Fort George
Phone: 250-960-4455
Toll Free: 1-800-667-1959
Email: hmeier@rdffg.bc.ca
Web: www.rdffg.bc.ca

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