



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: ALR 7357/SW1/4

FROM: Justin Kim, Planner I

DATE: February 6, 2025

SUBJECT: Application for Non-Farm Use in the ALR – 102683  
 SUMMARY: Purpose: Consider Application  
 Location: 720 and 840 Whiskeyfill Road – Electoral Area H  
 Owner: Lee-Anne Anthony

Attachments:

1. Backgrounder
  2. Agricultural Land Commission (ALC) Application No. 102683
- Previous Reports: None

**RECOMMENDATION(S):**

1. That the report dated February 6, 2025 regarding “Application for Non-Farm Use in the ALR - 102683” be received for information.
2. THAT Application 102683 for Non-Farm Use in the Agricultural Land Reserve on The Fractional South West 1/4 of District Lot 7357 Cariboo District Lying East of Plan CG132 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

**SUMMARY OF APPLICATION:**

<b>Location:</b>	720 and 840 Whiskeyfill Road– Electoral Area H
<b>Legal Description and PID:</b>	The Fractional South West 1/4 of District Lot 7357 Cariboo District Lying East of Plan CG132 – 15.52 ha– PID: 015200833
<b>Applicant(s):</b>	Lee-Anne Anthony
<b>Existing Uses:</b>	The subject property currently has two Residential-Single Family dwellings, a barn, and accessory buildings. The remainder of the property has cleared areas for hay production.
<b>Application Type:</b>	Application for Non-Farm Use (NFU) in the Agricultural Land Reserve (ALR)
<b>Proposal:</b>	The NFU application has been made to permit the hosting of an annual three-day trail running event at the property. This three-day event will include camping, vendors, and parking on 10 ha of the subject property. The ALC application is attached.
<b>Regulation Changes/ Content of Permit:</b>	If approved by the Board, the application will proceed to the Agricultural Land Commission (ALC) for final approval.

**BOARD CONSIDERATION:**

The Board is being asked to consider authorizing the application to proceed to the ALC.

**RELEVANT POLICIES:**

<b>Official Community Plan:</b>	The Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290 is <u>inconsistent</u> with the proposed use of an annual, three-day running event.
<b>Zoning Bylaw:</b>	The proposal is <u>inconsistent</u> with Zoning Bylaw No. 2892, 2014, and an amendment is required.
<b>Agricultural Land Reserve Applications Policy No. RD-15-19:</b>	Provides the framework for processing ALR applications. A notice requesting written submission was mailed to property owners within 200 metres of the subject lands and was posted to the Regional District website.
<b>Agricultural Land Commission Act:</b>	Sets the legislative framework for the establishment and administration of the Agricultural Land Commission and Agricultural Land Reserve.
<b>Agricultural Land Reserve Use Regulation:</b>	Subsidiary legislation that details permitted uses and application processes within the ALR.

**STRATEGIC PRIORITIES ALIGNMENT:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input checked="" type="checkbox"/> Awareness and Engagement           | <input type="checkbox"/> Statutory or Routine Business            |   |   |

**SERVICE RELEVANCE:**

Regional District Land Use Planning 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, an Agricultural Land Reserve Application requires a written submission process to take place before the application is provided to Board for consideration. Notice requesting written submission was mailed to neighbouring property owners and posted to the Regional District's website. The deadline for submissions was February 18, 2025. Any submissions received will be forwarded to Board as additional agenda items.

**DECISION OPTIONS:**

- Approve recommendations:
  - The report will be received.
  - The application will proceed to the ALC for a decision.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Authorize the application to proceed to the ALC with comments.	An additional resolution may be made to recommend that the Regional District supports approval of the application, and the resolution may include a rationale for support.	<i>THAT the Regional District Board supports approval of Application 102683 for Non-Farm use in the Agricultural Land Reserve due to the reasons [insert reason].</i>
B. Postpone consideration pending receipt of further information.	The application will return for further Board consideration when information is available.	<i>THAT consideration of Application 102683 for Non-Farm Use in the Agricultural Land Reserve be postponed pending receipt of [insert requirement].</i>
C. Deny authorization for the application to proceed to the ALC.	The application will not be forwarded to the ALC.	The Regional District Board <u>defeats</u> the following:  <i>THAT Application 102683 for Non-Farm use in the Agricultural Land Reserve on The Fractional South West 1/4 of District Lot 7357 Cariboo District Lying East of Plan CG132 be authorized to proceed to the Agricultural Land Commission.</i>

**SUMMARY COMMENTS:**

The subject property is located 250m south of the Village of Valemount and is accessed from Whiskeyfill Road.

- The applicant proposes to host an annual, three-day running event on approximately 10 ha. of the property. The three-day event will include vendors, parking, and camping accommodation.
- The property is zoned Rural 4 (Ru4) by Zoning Bylaw No. 2892, 2014 and designated Agriculture/Resource (Ag/Res) by the Robson Valley-Canoe Upstream Official Community Plan.
  - The Ru4 zone does not permit a Campground and Tourist Accommodation use.
  - The AG/Res designation does not support the proposed use of an annual, three-day running event. If the Non-Farm use is approved by the ALC, a land use application will be required.
- Control of Special Events Bylaw No. 1717 requires a permit issued by the Regional District for any function or gathering which might be reasonably expected to be attended by more than 1000 people. The event is not expected to exceed over 300 people in its first year.
- One public comment of support was received to date;
  - If any submissions are received, they will be forwarded to the Board as an additional item.
- The Backgrounder contains all comments received to date from the referral process regarding the proposal.
- The Ministry of Agriculture and Food had comments regarding this application:
  - While the Ministry recognize there may be some peripheral benefit in raising awareness with event participants regarding the existing farm activity on the parcel, the proposal does not appear to demonstrate a clear, long-term benefit to agriculture.
- If additional information is requested; consideration of the application can be postponed pending receipt of further information (Other Decision Options “B”).
- If the application is denied (Other Decision Options “C”), the proposal will not be permitted within the ALR.

It may be reasonable to authorize the application to proceed to the Agricultural Land Commission for consideration; thus, allowing them to evaluate if the proposal would be appropriate within the ALR.

Further details pertaining to the application can be found in the Backgrounder attachment.

Respectfully submitted,

“Justin Kim”

Justin Kim  
Planner I

JK:dk