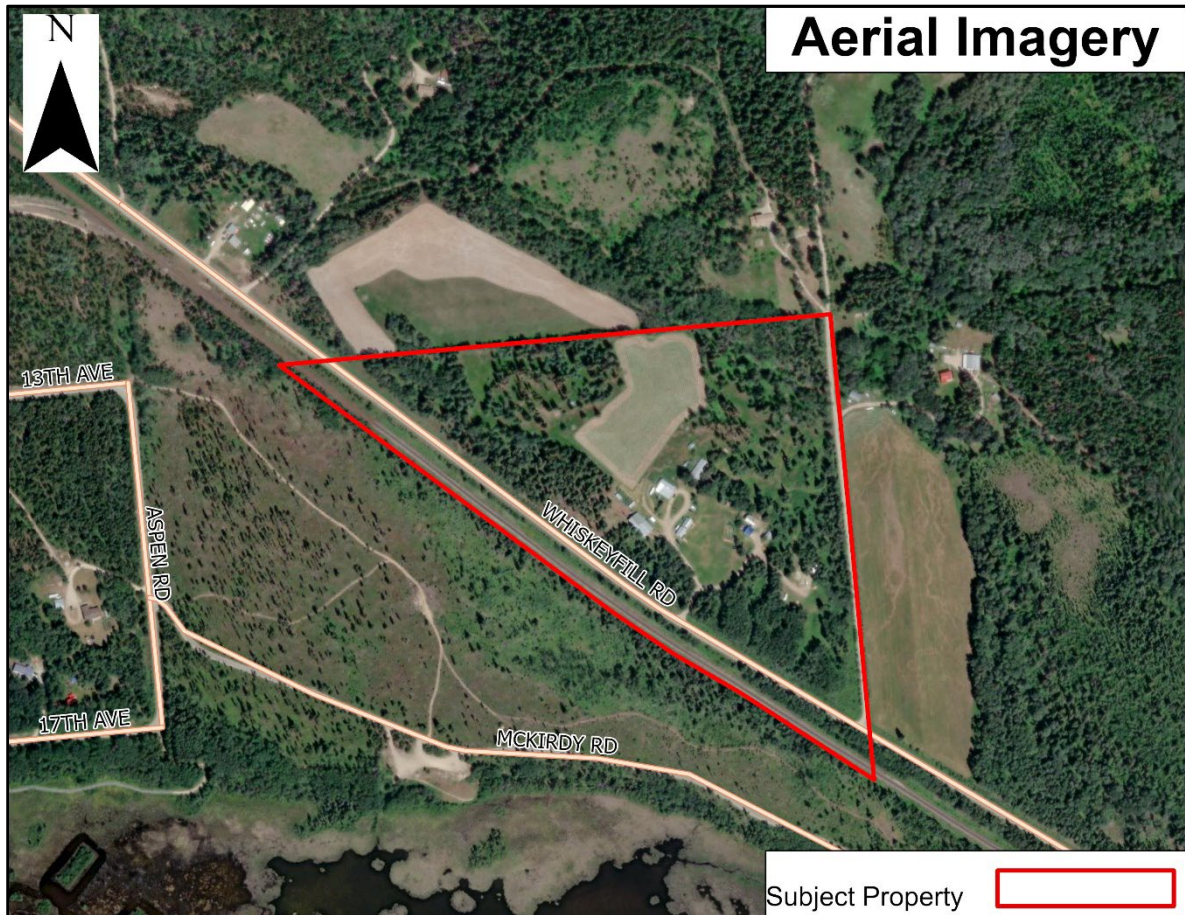
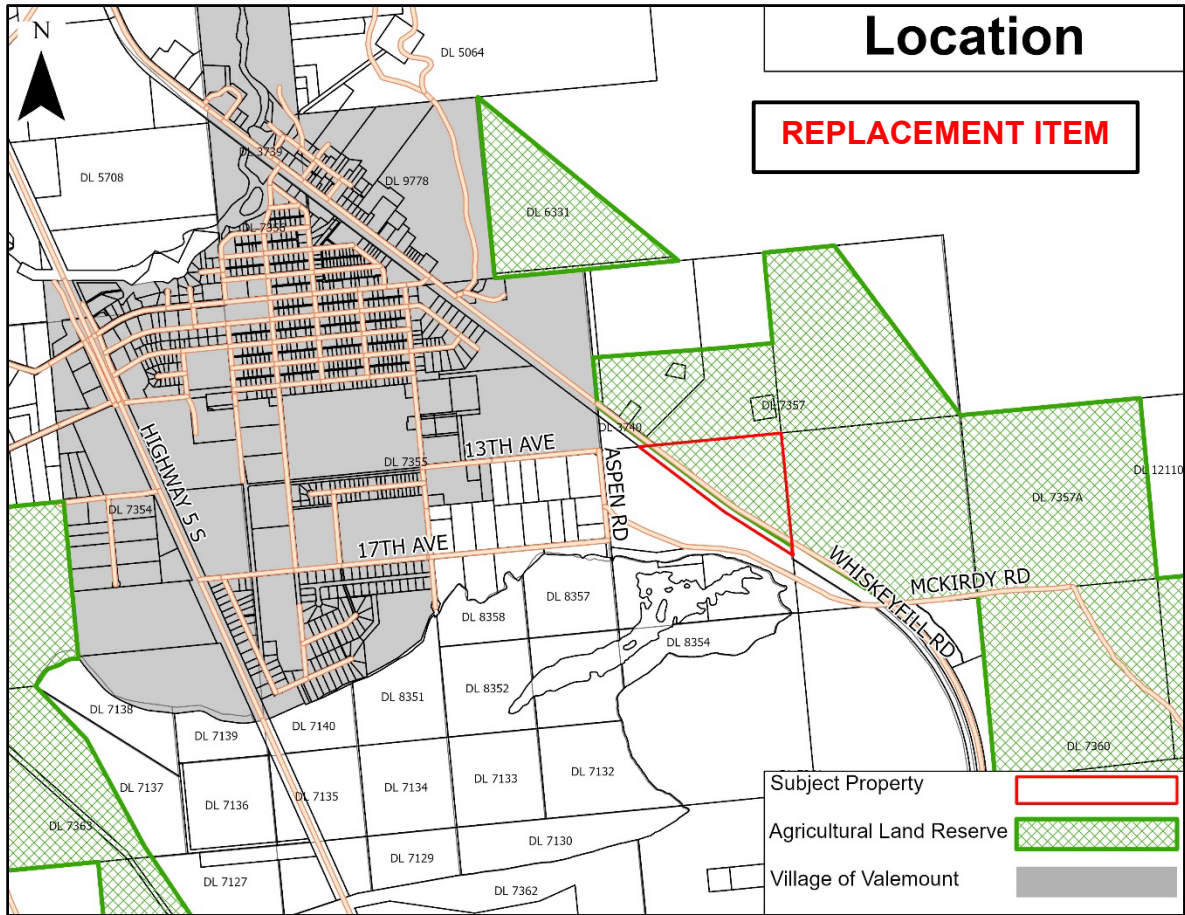
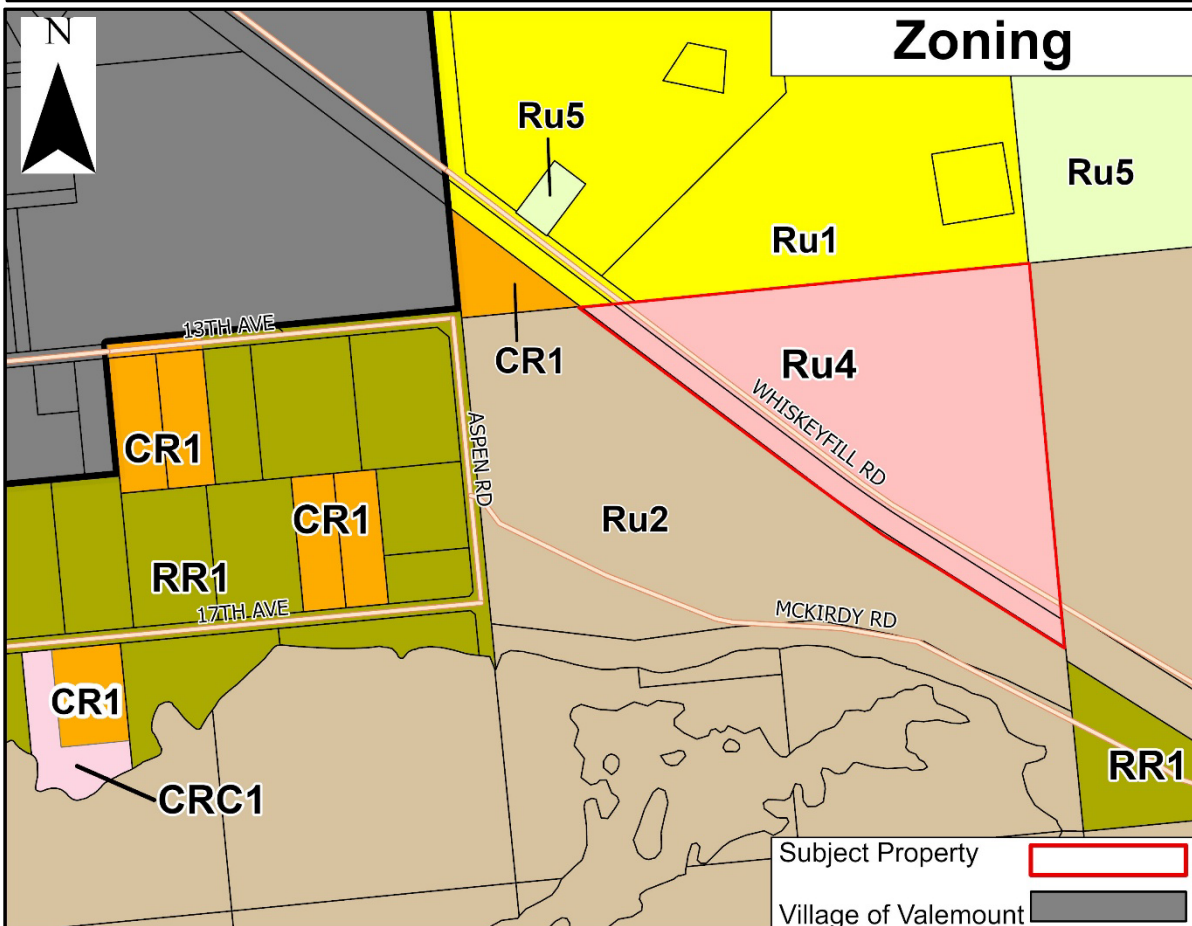
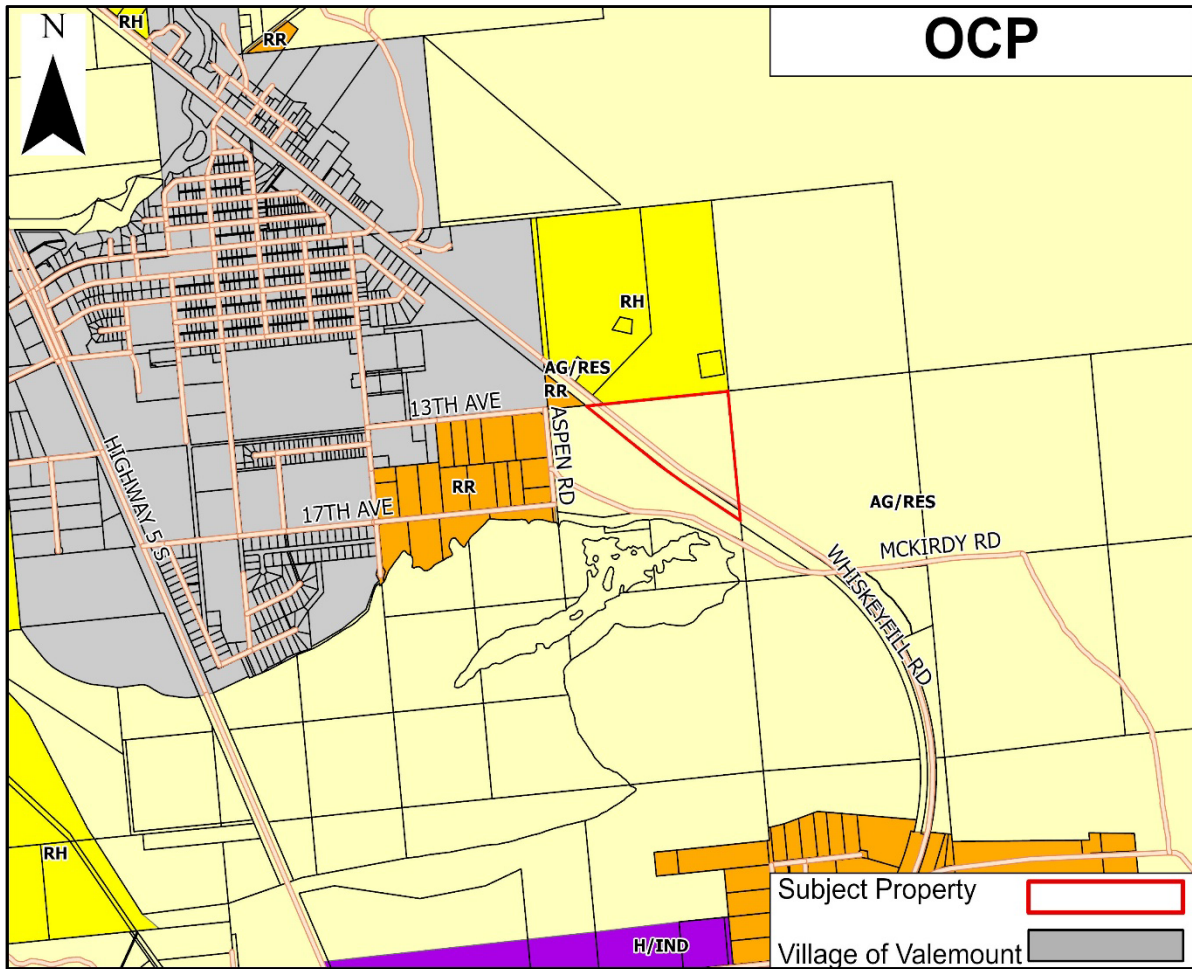


BACKGROUNDER – Application for Non-Farm Use In The ALR 102683

PARCEL MAPS



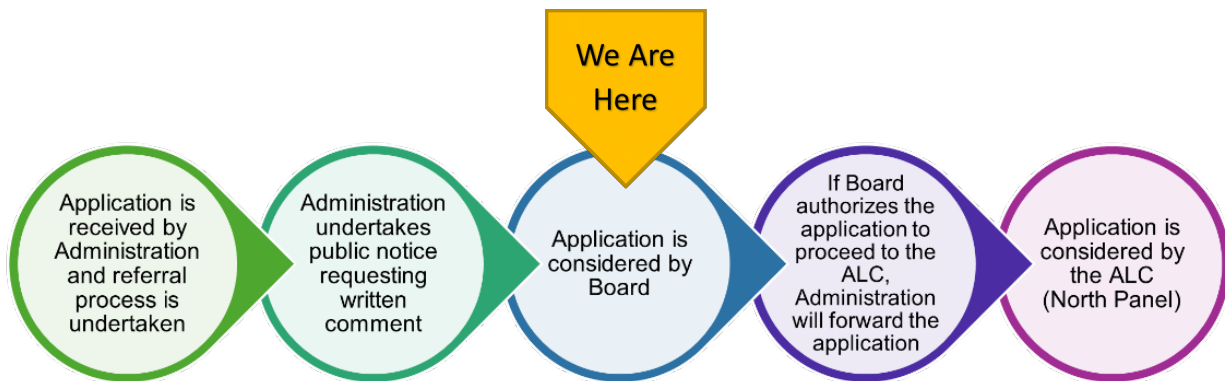


LAND USE PLANNING INFORMATION

| | |
|----------------------------|---|
| Agricultural Land Reserve: | <p>The subject property is entirely within the Agricultural Land Reserve (ALR).</p> <p>A Non-Farm Use requires approval from the Agricultural Land Commission (ALC). The Regional District Board can choose to either:</p> <ol 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: 6 (1) The following are the purposes of the commission:</i></p> <ol 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><i>(2) 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> <ol 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><i>Under the Agricultural Land Reserve Use Regulation, gathering for an event is a permitted use within the ALR. Agricultural Land Commission (ALC) Policy L-22 describes the conditions</i></p> <p>Under the Agricultural Land Reserve Use Regulation, gathering for an event is a permitted use within the ALR. Agricultural Land Commission (ALC) Policy L-22 describes the conditions that must be met for the gathering for an event to be permitted within the ALR. The proposed running event does not meet the criteria for several reasons, including: the property is not classified as a farm under the Assessment Act, the event is going to exceed more than 150 people, and the event is going to be more than 24 hours in duration.</p> <p>For this reason, an application for Non-Farm Use in the ALR is required.</p> |
| Official Community Plan: | <p>The subject property is designated Agriculture/Resource (AG/RES) by the Robson Valley-Canoe Upstream Official Community Plan. This designation supports Recreation Commercial uses if it meets the following requirements:</p> <ul style="list-style-type: none"> • There is minimal impact on adjacent agricultural activities • A campground/lodge use shall be limited to a maximum of 10 units of accommodation either in a lodge or cabins, and a maximum of 25 campsites <p>The OCP does not presently support an annual multi-day running event gathering with overnight accommodation that will exceed 25 units.</p> |
| Special Events Bylaw: | <p>Control of Special Events Bylaw No. 1717 requires a permit issued by the Regional District for any function, gathering, or entertainment 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. Consideration of a Special Events License will be required if the event increases in scale.</p> |
| Zoning: | <p>The subject property is zoned Rural 4 (Ru4) by Zoning Bylaw No. 2892, 2014. Campground is not a permitted use in the Ru4 zone.</p> |
| Other: | <p>The subject area is in the following service areas:</p> <ul style="list-style-type: none"> • Valemount & District Fire • Canoe Valley Recreation Centre • Robson Valley Ice Arena • Valemount TV Rebroadcasting <p>The subject property is accessed on Whiskeyfill Road.</p> |

Future RDFFG Applications: If the ALC application is approved, a land use application (rezoning or TUP) will need to be submitted and approved by the Regional District Board to allow the use.

APPLICATION PROCESS OVERVIEW



REFERRAL COMMENTS

Regional District of Fraser Fort-George: Building Inspections

No Concerns
 Dana Ferguson
 Senior Building Inspector

Regional District of Fraser Fort-George: Environmental Services

The Regional Solid Waste Management Plan outlines the current Solid Waste Management system for the RDFFG. The local area transfer station, the Valemount Regional Transfer Station and Recycling Depot is designated for residential usage and small loads of commercially generated waste.

As this is an event that would generate additional amounts of solid waste, any loads of municipal solid waste generated from this operation would be subjected to a tipping fee at the transfer station.

The following materials would qualify for the Recycle BC program run at the transfer station site and would be required to be source separated and recycled: paper products, containers, non-deposit glass bottles and jars, soft plastics and foam packaging. For a full list of items that can be recycled at the depot, please visit [Recycle-BC-Material-List-2023-English.pdf](#)

Most materials identified have recycling and re-use options which the applicant is required to use to ensure safe and proper disposal and so that these waste products do not enter the municipal solid waste stream.

Laura Zapotichny
 General Manager of Environmental Services

Ministry of Transportation and Transit

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Fraser Fort-George regarding the proposed Non-Farm Use in the Agricultural Land Reserve (ALR). The application has been reviewed and approved. Please note the following:

- Due to the proximity of the proposed activity to an Arterial road, the Applicant will require a Special Events Permit from MoTT for the duration of the event.
- Should the event lead to any traffic disruptions, the Applicant is required to complete and submit an H1080 form to Ops.FortGeorge@gov.bc.ca
- Restriction on placement of buildings or other structures
 - 12. An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:
 - if a public lane or alley provides secondary access to the property, 3 m;
 - in any other case, 4.5 m

If you have any questions, please feel free to contact myself at (250) 649-7726, or by email at Leah.Labarrere@gov.bc.ca.

Léah Labarrère
 A/Senior Development Officer

Village of Valemount

Good afternoon,

The Village of Valemount does not have any concerns with the attached proposal.

Krista ETTY

Planner and Subdivision Approving Officer

McBride Farmers Institute

The McBride Farmers' Institute has no objection to the proposed non farm use of this land. The event is of short duration and we don't feel it will have a negative impact on the present use of the land as the area proposed for the event is not in production and is an uncleared area. The hay fields will not be used for the event. The organizers seem to have a good understanding of stewardship of the land as they are also using it for their own farming purposes. This event would be a great economic boon to the area.

In conclusion the McBride Farmers Institute supports the application.

Jacke Edwards

Secretary

Northern Health

Applicant is required to submit a list of all permitted mobile food vendors that will be attending the event.

Applicant is required to apply for a temporary food permit for the charity BQQ.

Once both requirements are completed – NH will have no more concerns pertaining to this application.

Nikita Tchou-San-Da

Environmental Health Officer

Ministry of Agriculture and Food:

Please see attached.



Local Government File: DL 7357 Fraction SW1/4
ALC ID: 102683

January 21, 2025

ATTN: Justin Kim
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8

VIA EMAIL: developmentsservices@rdffg.bc.ca

Re: ALC NFU application – 720 and 840 Whiskeyfill Road (PID: 015-200-833)

Dear Justin Kim,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on this proposed Agricultural Land Commission (ALC) Non-Farm Use (NFU) application to allow for the hosting of an annual three-day trail running event on a 15.52-hectare parcel located in the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- The subject parcel is located near the eastern border of the Village of Valemount, generally surrounded by similar sized parcels, on the northern edge of a larger ALR area.
- The proposed event will include camping, vendors, and parking on the parcel. The subject parcel is zoned Rural Residential 1 (Ru1) which does not allow for a campground and is designated Agriculture/Resource (AG/RES) in its associated Official Community Plan (OCP). It appears both zoning and OCP bylaw amendments will be required if the proposal is approved by the ALC.
- The parcel is also identified as not holding BC Assessment property class 9, farm; however, as described in the application, some agricultural activity takes place including hay and egg production. Portions of the parcel, where parking and camping is planned, have an agriculture capability of Class 3C with a limitation for climate. (Soils of the Upper Part of the Fraser Valley in the Rocky Mountain Trench

of British Columbia). It is worth noting that only 4% of the soils of the mapped area belong in Class 3. With this in mind, Class 3 land can be considered scarce in the region, and as such the parcel is best suited for agricultural use.

- Ministry staff also note that if the event does occur annually, there could be uncertainty to invest further in agriculture development on the parcel, such as the growing of crops, as the fields will likely already be required for the event's scheduled programming.
- In addition, approval of this application could demonstrate to nearby ALR property owners that non-farm uses such as being proposed are okay to pursue on the ALR and may initiate a multiplying impact on farming. As such the proposal is more appropriately suited to a non-ALR property.
- While Ministry staff 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 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: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Karen Tabe, Regional Agrologist
Ministry of Agriculture and Food
Ph: (236) 409-2004
Email: Karen.Tabe@gov.bc.ca

Email copy: Agricultural Land Commission - ALC.Referrals@gov.bc.ca

Justin Kim

From: Megan Vicente [REDACTED]
Sent: Saturday, January 25, 2025 11:31 AM
To: Development Services
Subject: Fwd: Application 102683

Categories: Justin

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

My apologies, I submitted this statement below but entered your email incorrectly. I don't know if I've missed the input date at this point, but hope you can include my comment.

Sincerely,

Megan

Sent from my iPhone

Begin forwarded message:

From: Megan Vicente [REDACTED]
Date: January 19, 2025 at 2:23:06 PM MST
To: developmentsservices@rdffg.bc.cs
Subject: Application 102683

To whom it may concern,

We live at [REDACTED] Whiskeyfill Road and received a request for comment on proposal 102683. As business owners and neighbours with the proponent we are very much in support of this event! The Robson Valley has struggled over the last few years due to covid and the fires in Jasper, AB and an event like this could be great for our Village. We know the proponent and they are great neighbours!

Please allow this event to take place!

Sincerely,

Megan Vicente