



**REPLACEMENT ITEM**

## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 102683  
**Application Type:** Non-Farm Uses within the ALR  
**Status:** Under Review by L/FNG  
**Name:** Anthony  
**Local/First Nation Government:** Regional District of Fraser-Fort George

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** THE FRACTIONAL SOUTH WEST 1/4 OF DISTRICT LOT 7357 CARIBOO DISTRICT LYING EAST OF PLAN CG132  
**Approx. Map Area** 15.52 ha  
**PID** 015-200-833  
**Purchase Date** Apr 1, 2021  
**Farm Classification** Yes  
**Civic Address** 840 Whiskeyfill Rd, Valemount BC  
**Certificate Of Title** cCERTIFICATE OF TITLE 2023.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Lee-Anne Anthony	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

<b>Type</b>	Land Owner
<b>First Name</b>	Lee-Anne
<b>Last Name</b>	Anthony
<b>Organization (If Applicable)</b>	No Data
<b>Phone</b>	[REDACTED]
<b>Email</b>	[REDACTED]

## 4. Government

**Local or First Nation Government:** Regional District of Fraser-Fort George

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** Production of hay (approx 4.5 acres) , eggs and egg sales, sheep (just starting this year) small petting zoo, sheep, goats, chickens.

**Describe all agricultural improvements made to the parcel(s).** water lines run to all barns and near hay field. Clearing and brushing begun in back field to create grazing areas for sheep/horses. fencing improvements and repairs. current building upgrades and improvements being made.

**Describe all other uses that currently take place on the parcel(s).** Residential home, own family. home based business office.

## Land Use of Adjacent Parcels

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Hay Feild
<b>East</b>	Agricultural / Farm	Hay and Horses
<b>South</b>	Other	CNR rail and preserved wetland
<b>West</b>	Agricultural / Farm	Hay feild

## 6. Proposal

**How many hectares are proposed for non-farm use?**

10 ha

**What is the purpose of the proposal?**

We propose to host a, recurring yearly, three day trail running event with the start and finish line on the property. This event will include tiered races and varied start and ending times, in which we do not anticipate over 300 people in attendance at one time, an awards ceremony, and field camping options. The organization proposing the race concept is very environment and local development friendly, priding themselves on running events that encourage participants to actively engage in litter pick up, land and trail preservation and environmental education. They run at nearly zero carbon footprint and anticipate a carbon neutral event. They focus on "commitment to support the local community and protect the land we're sharing - via both fundraising and volunteer contributions. We aspire to work with community partners to identify the best projects or programs to partner on, whether its it trail maintenance, search and rescue, local sports programs, funding for underserved communities, or any combination of the above." They also plant one tree for every participant in the event and strive to maintain as small a footprint as possible, encouraging "trail trash" programs in which participants are rewarded for picking litter during the race. The event is geared toward education and introduction to the community and could include an education piece around the Agricultural Land Reserve, land preservation, farming and agriculture. The event is also creating a documentary/videography on the process of getting a trail running event set up from start to end and they would like to highlight the land, preservation and the farming community and also offer the chance for local farmers/vendors to present or sell their products to a new

demographic and encourage agritourism in the valley. The event will also bring funds to the community for land improvements, and for our farm in particular the funds raised from the event will help us to complete our fencing and building repairs to increase our sheep and laying hen numbers. Our neighbors are interested in the event and in favor, some hope to attend as a vendor. Working with the event organizers, a safety plan will be created and implemented, as well as all required event insurances and liability insurances. Additional documents can be provided at request to include the Organization name, Event concept, safety plan etc.

**Could this proposal be accommodated on lands outside of the ALR?**

At this time, we and the organizers have not found a location outside of the ALR that is large enough and on the proposed route, without having to navigate highway traffic, train crossings, presenting risks. The event is proposed on flagged and maintained trails on both Swift Mountain and McKirdy Mountain, this route is intended to highlight the varying landscapes and trail networks in the area including the preserved farm land, runners will run past several areas of farm land and utilize trails in the Valemount Bike Park, and hiking trails on Swift and McKirdy, the idea is to encourage participants to return in the future and promotes tourism and agritourism in the Valley and community of Valemount, holding this event on land within the ALR aids in the education piece and promotes land preservation while providing the safest and most scenic route for the racers.

**Does the proposal support agriculture in the short or long term?**

Short term with immediate education/promotion and fundraising as well as local vendors sales and use of agritourism accommodations. Long term with the potential of returning participants as tourists, supporting agritourism and local sales and the potential for this event to become annual and increasing in size bringing more and new people to the valley, introducing different cultures to agriculture and agritourism and increasing the support, donations, and sales to local Land owners and presenting future opportunities to vendors, farm stand sales, etc.

**Proposal Map / Site Plan**

WHISKEYFILL FARM MAP.pdf

**Do you need to import any fill to construct or conduct the proposed Non-farm use?**

No

## 7. Optional Documents

<b>Type</b>	<b>Description</b>	<b>File Name</b>
Other files that are related	Letter of Support	CMTR Race Support Letter.doc



FEILD CAMPING

hay feild,  
no use  
permitted

Whiskeyfill  
Road

tent camping

event barn

Private

Staging

parking/tents



Y<sub>ellowhead</sub> O<sub>utdoor</sub> R<sub>ecreation</sub> A<sub>ssociation</sub>  
Box 278 Valemount BC V0E 2Z0

November 20, 2024

To whom it may concern,

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The Yellowhead Outdoor Recreation Association (YORA) would like to give its full support for [REDACTED] (CMTR) Annual Ultra Distance Trail event proposed for July of 2025 and beyond.

[REDACTED] is a well-recognized and community-oriented organization that supports inclusive events for runners. [REDACTED] has been coordinating and hosting running events since 2012 and has significant additional experience in the sporting event world.

[REDACTED] currently hosts seven annual events in five communities. The organization has demonstrated a strong ability to maintain relationships with key stakeholders and community partners. They prioritize giving back to the community and creating opportunities for supporting the community and the lands they stewarded. YORA appreciates this environmental stewardship and commitment. [REDACTED] environmental commitment ensures they have a minimal carbon footprint and contributes to reforestation programs - they strive to leave the community cleaner and better than they found it. [REDACTED] values align with those of YORA in their vision of creating non-motorized outdoor recreation opportunities in the Canoe and Robson Valleys.

The current proposal of a single day multi-distance race, with the intention of building it into a multi-day event, will bring many runners and tourists into the community and support the local businesses and economy. The following of [REDACTED] events will draw registrants to the event and to our community.

The proposed date works well with current YORA events as it is in advance of our scheduled events and is not in conflict or in competition. We believe the proposed trail race will complement the currently offered YORA events.

YORA endorses [REDACTED] and the addition of their Ultra Distance Trail Event in the Robson Valley and are excited for the opportunity to showcase our spectacular trails and community to a wider platform.

Sincerely,

Patricia Thoni

YORA President