



# 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 / [www.rdffg.ca](http://www.rdffg.ca)

## REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: DL 809/SW1/4

FROM: Justin Kim, Planner I

DATE: March 3, 2025

SUBJECT: Application for Non-Farm Use in the Agricultural Land Reserve - 103214

SUMMARY: Purpose: Consider Application  
 Location: Beaver Forest Road – Electoral Area F  
 Owner: Canfor Forest Products Ltd.  
 Agent: Jay Strand

Attachments:

1. Backgrounder
  2. Agricultural Land Commission (ALC) Application No. 103214
- Previous Reports: None

**RECOMMENDATION(S):**

1. THAT the report dated March 3, 2025 regarding “Application for Non-Farm Use in the Agricultural Land Reserve - 103214” be received for information.
2. THAT Application 103214 for Non-Farm Use in the Agricultural Land Reserve on That Part of the South West 1/4 of District Lot 809 Cariboo District Lying to the West of Plan A108 Except the West 66 Feet and Parcel A (G8957) of District Lot 809 Cariboo District Except Plan 20951 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>	Beaver Forest Road– Electoral Area F
<b>Legal Description and PID:</b>	<b>Property 1:</b> That Part of the South West 1/4 of District Lot 809 Cariboo District Lying to the West of Plan A108 Except the West 66 Feet – 55.53 hectares – 015064689 <b>Property 2:</b> Parcel A (G8957) of District Lot 809 Cariboo District Except Plan 20951–51.98 hectares – 015141381
<b>Owner:</b> <b>Agent:</b>	Canfor Forest Products Ltd. Jay Strand
<b>Existing Uses:</b>	Property 1 is currently used as a storage and processing area for forestry material and a gravel source for on-site road construction. Property 2 has previously been used for log storage but is currently not being used.
<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 continue Canfor’s utilization of both properties for forestry product storage. The ALC application is attached.

**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 proposal is <u>consistent</u> with the Willow River-Upper Fraser Valley Official Community Plan No.1589, 1996.
<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 submissions was mailed to property owners within 200 metres of the subject properties 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 is March 18, 2025. Any submissions received will be forwarded to Board as additional agenda items.

**DECISION OPTIONS:**

1. 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 103214 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 103214 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 103214 for Non-Farm Use in the Agricultural Land Reserve on That Part of the South West ¼ of District Lot 809 Cariboo District Lying to the West of Plan A108 Except the West 66 Feet and Parcel A (G8957) of District Lot 809 Cariboo District Except Plan 20951 be authorized to proceed to the Agricultural Land Commission.</i>

**SUMMARY COMMENTS:**

The subject properties are located approximately 380m southwest of Shelley. They are accessed from Beaver Forest Road.

- The applicant proposes to continue to utilize both properties as a storage facility for forestry products, as well as bridge and culvert storage. The properties have been used for forestry product storage for 40 years.
- The properties are designated Agriculture/Resource (AG/RES) by the Willow River-Upper Fraser Official Community Plan (OCP).
  - The OCP supports the preliminary processing of resource products in the AG/RES designation subject to a rezoning process.
- The properties are zoned Rural 3 (Ru3) by Zoning Bylaw No. 2892, 2014.
  - The Ru3 zone does not permit the commercial storage of forestry products.
  - In 1974, prior to the Regional District's Zoning Bylaw, a Land Use Contract (No. 202) was signed between the Regional District and Northwood Pulp and Timber; this contract permitted the storage of forestry products on a section of Property 2.
    - In 2014, the *Local Government Act* was modified to terminate all land use contracts by June 30, 2024, to be replaced with local government zoning.
  - If the Non-Farm Use application is approved by the ALC, a land use application will be required.
- A referral comment was received from the Ministry of Agriculture and Food.
  - They state that the application is unlikely to provide a benefit to agriculture but recognizes that the non-farm use has existed at this location for approximately 40 years.
  - The Ministry also requests the applicant submit a comprehensive reclamation and invasive weed control plan for the two subject properties.
- No public comments were 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.
- 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 for the Board to consider forwarding the application to proceed to the Agricultural Land Commission for consideration, as the proposed use is supported by the OCP and has been in use since 1974.

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

Respectfully submitted,

“J. Kim”

Justin Kim  
Planner I

JK:cc