

June 6, 2025

ALC File: 102683

Lee-Anne Anthony
DELIVERED
ELECTRONICALLY

Dear Lee-Anne Anthony:

Re: Reasons for Decision - ALC Application 102683

Please find attached the Reasons for Decision of the North Panel for the above noted application (Resolution #377/2025).

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* (“ALCA”), the Chair of the Agricultural Land Commission (the “Commission”) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60-day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#). Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to ALC.North@gov.bc.ca

Yours truly,

A black rectangular redaction box covering the signature of Leticia Sturlini.

Leticia Sturlini, Land Use Planner

Enclosures: Reasons for Decision (Resolution #377/2025)
Schedule A: Decision Map

cc: Regional District of Fraser-Fort George (File 7357/SW1/4)
Attention: Justin Kim

102683d1



AGRICULTURAL LAND COMMISSION FILE 102683

REASONS FOR DECISION OF THE NORTH PANEL

Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*

Applicant: Lee-Anne Anthony

Property: Parcel Identifier: 015-200-833
Legal Description: The Fractional South West 1/4 of District
Lot 7357 Cariboo District Lying East of Plan CG132 Civic:
840 Whiskeyfill Rd, Valemount, BC
Area: 15.5 ha (entirely within the ALR)

Panel: Janice Tapp, North Panel Chair
Karen McKean
Andrew Adams

OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in s. 1 of the *Agricultural Land Commission Act* (“ALCA”).
- [2] The Applicant is applying to the Agricultural Land Commission (the “Commission” or “ALC”) under s. 20(2) of the ALCA to use 3 ha of the Property for an annual three-day trail running event staging ground (start and finish line), parking and campground (the “Proposal”).
- [3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, local government, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the Applicant in advance of this decision.

BACKGROUND

[5] The Property has a residence, five barns, and a few accessory buildings on the Property. Approximately 1.8 ha of the Property is in hay production. Other activities include egg production and sale, raising sheep, goats and chickens, and a small petting zoo.

[6] The Property has Class 9 ‘farm status’ under the BC *Assessment Act* farm classification.

[7] The Property is zoned Rural 4 (Ru4) in the Zoning Bylaw No. 2892, 2014, and designated Agriculture/Resource (AG/RES) in the Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290. The Regional District of Fraser-Fort George (RDFFG) staff report states that the Proposal would

require OCP and/or zoning amendments or a Temporary Use Permit.

ANALYSIS AND FINDINGS

- [8] The Applicant is proposing to host a three-day running event on the Property between July 4th and July 6th, 2025 with a staging ground (start and finish line), parking and a campground. The Proposal would use the existing driveways, residential lawn, barns, and storage areas.
- [9] Approximately 200 attendees are expected during the event; however, the parking and camping areas are proposed for the event coordinators only, with 6 to 10 campsites for a group of 12 to 15 people, and parking space for 6 to 12 vehicles. The Applicant explains that all other attendees will have access to village and bike park parking lots as well as walkable parking spaces nearby with shuttle services available.
- [10] Additionally, the Applicant indicates that ground mats and portable platforms will be used to minimize the impact of vehicle and foot traffic on the parking, camping and staging areas. All off-limit areas are fenced and will be flagged with signage. The perimeter of the Property is also fenced, and gates will be locked to prevent access to neighbouring properties.
- [11] The Applicant explains that alternative locations outside the ALR have been explored, but none were found to be “large enough and on the proposed route, without having to navigate highway traffic, train crossings, presenting

risks”.

[12] The Applicant submits that the Proposal can benefit agriculture by promoting education on agriculture and encouraging future tourism and agri-tourism along the running route.

[13] In its review, the Panel first assessed the agricultural capability on the Property. For that, the Panel referred to agricultural capability ratings identified using the Canada Land Inventory (CLI), ‘Soil Capability Classification for Agriculture’ system. The agricultural capability rating applicable to 90% of the Property, including most of the Proposal area, is Class 3 limited by adverse climate (C).

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

[14] Based on the agricultural capability rating, the Panel finds that the Property has prime agricultural capability which can support a wide range of agricultural uses with minimal management requirements.

[15] The event is proposed to be run annually, and the Applicant does not propose any new permanent structures in connection to the event, parking is proposed on existing driveways; and productive areas, such as the hay field, are fenced and intended to be off-limits with proper signage. The

event is to occur only once a year and be limited to an ~3 ha area where all the Property's infrastructure is already clustered. The Panel considered the foregoing and finds that if mitigating measures are taken to prevent negative impacts to the agricultural use of the Property, the event may have minimal impacts on the Property.

[16] With respect to potential impacts, the Panel does have some concern regarding soil degradation due to compaction and/or rutting from the event. Therefore, the Panel will require the submission of annual post-event report submitted to the Commission within 90 days of each annual event to assess the impact of the event on the Property.

[17] The Panel did however consider that the event has not taken place on the Property before and so the event's impacts are not known. For this reason, the Panel is inclined to limit its approval to three annual consecutive events so that the Commission can evaluate the impact of the event on the Property prior to considering a longer approval time frame. A new application may then be submitted for any future events, and the Panel will consider the Applicant's performance on conditions of this decision when evaluating subsequent proposals.

[18] While the Panel approves three consecutive annual 3-day running events on the Property in July, the Panel will allow flexibility on the dates of each annual event should rescheduling of the event be required within the same

calendar year. The Panel will also allow flexibility for the three consecutive annual events to begin in 2025 or in 2026.

DECISION

[19] For the reasons given above, the Panel alternately approves the use of
(a) 3 ha of the Property for three consecutive annual, three-day trail running events including staging ground, parking and campground subject to the following conditions:

General Condition

- (a) Event use is limited to the existing structures and areas located within the generally approved area shown on Schedule A;

Time limit (End by)

- (b) This approval is valid until December 31, 2029.

Due by July 1, 2025

- (c) A detailed site plan of the event area on the Property;

Due by December 31, 2029 OR within 90 days after the final event, whichever comes first – Post-Event Report

- (d) A post-event report must be submitted within 90 days following the conclusion of the final approved event, to a maximum of three events. If fewer than three events occur, the report is still required. In all

cases, the report must be submitted for the Commission's review and approval no later than December 31, 2029, regardless of how many events have taken place. The report must include, at a minimum:

- i. Photographs of the event areas before, during and after the event;
- ii. Summary of the event, including actual attendance numbers and dates;
- iii. Description of the areas used for camping, parking, and other approved activities;
- iv. Description of any impacts on the land such as litter, soil compaction, soil erosion, soil drainage, rutting, introduction of noxious weeds or invasive species, and general site condition;
- v. Description of mitigation measures that were implemented to protect agricultural land;
- vi. Description of the reclamation efforts undertaken after the event.

[20] Should the above conditions of approval not be completed to the satisfaction of the ALC, and/or within the timeframe(s) specified, the approval will expire, and a new application may be required.

[21] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[22] These are the unanimous reasons of the Panel.

[23] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[24] Resolution #377/2025
Released on June 6, 2025



Janice Tapp, Panel Chair

On behalf of the North Panel



ALC FILE NO: 102683	RESOLUTION NO: XXX/2025
MAP PRODUCED: May 15, 2025	
MAP SCALE: 1:5,000	
DATA SOURCES & NOTES: ALC, BCGW & Google Earth. Contains information licensed under Open Government License - British Columbia.	
Map for reference only. Accuracy not guaranteed.	

	Conditionally Approved Non-Farm Use Area
	Subject Property
	Agricultural Land Reserve
	PMBC Parcel Cadastre

0 50 100 150 200 250
Metres

