



# REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8  
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 Toll Free: 1-800-667-1959 / [www.rdffg.ca](http://www.rdffg.ca)

## 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:**

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 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,

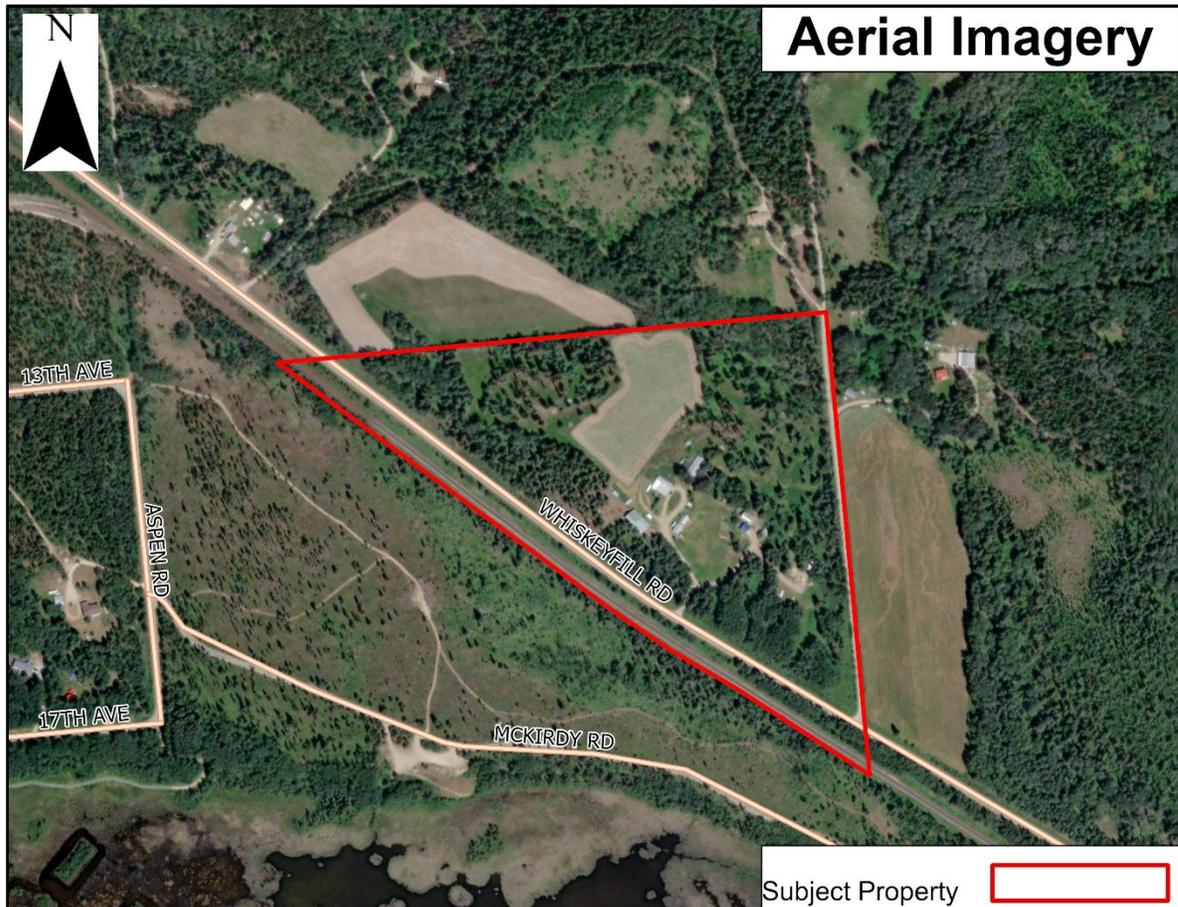
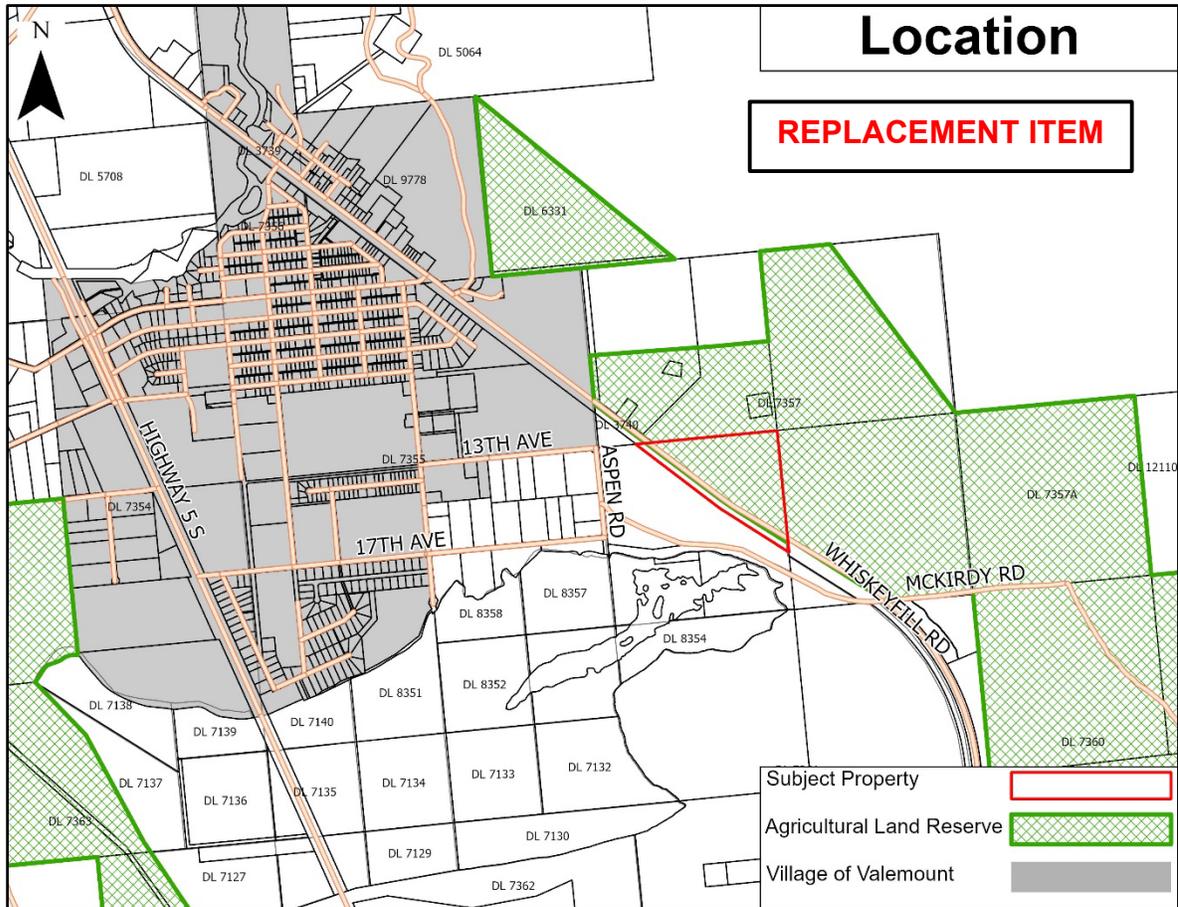
“Justin Kim”

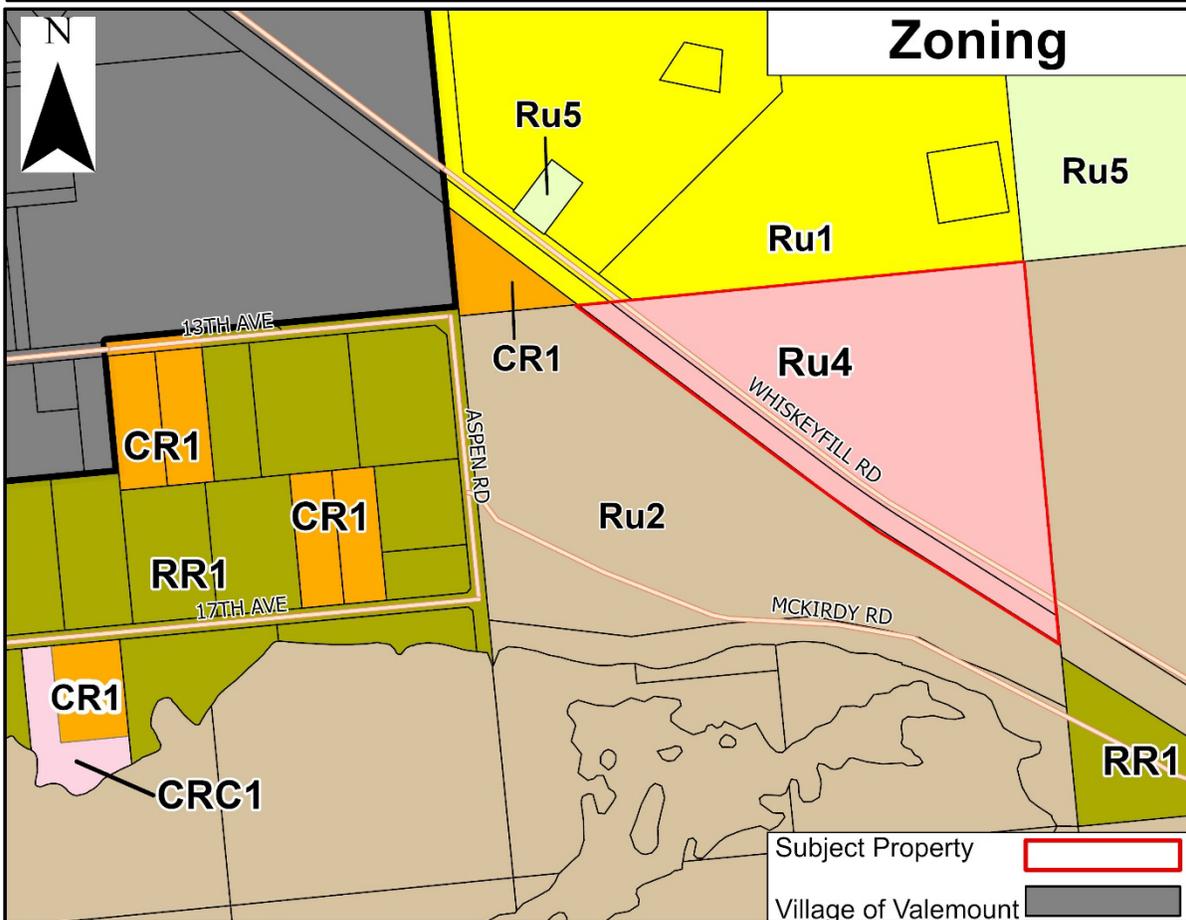
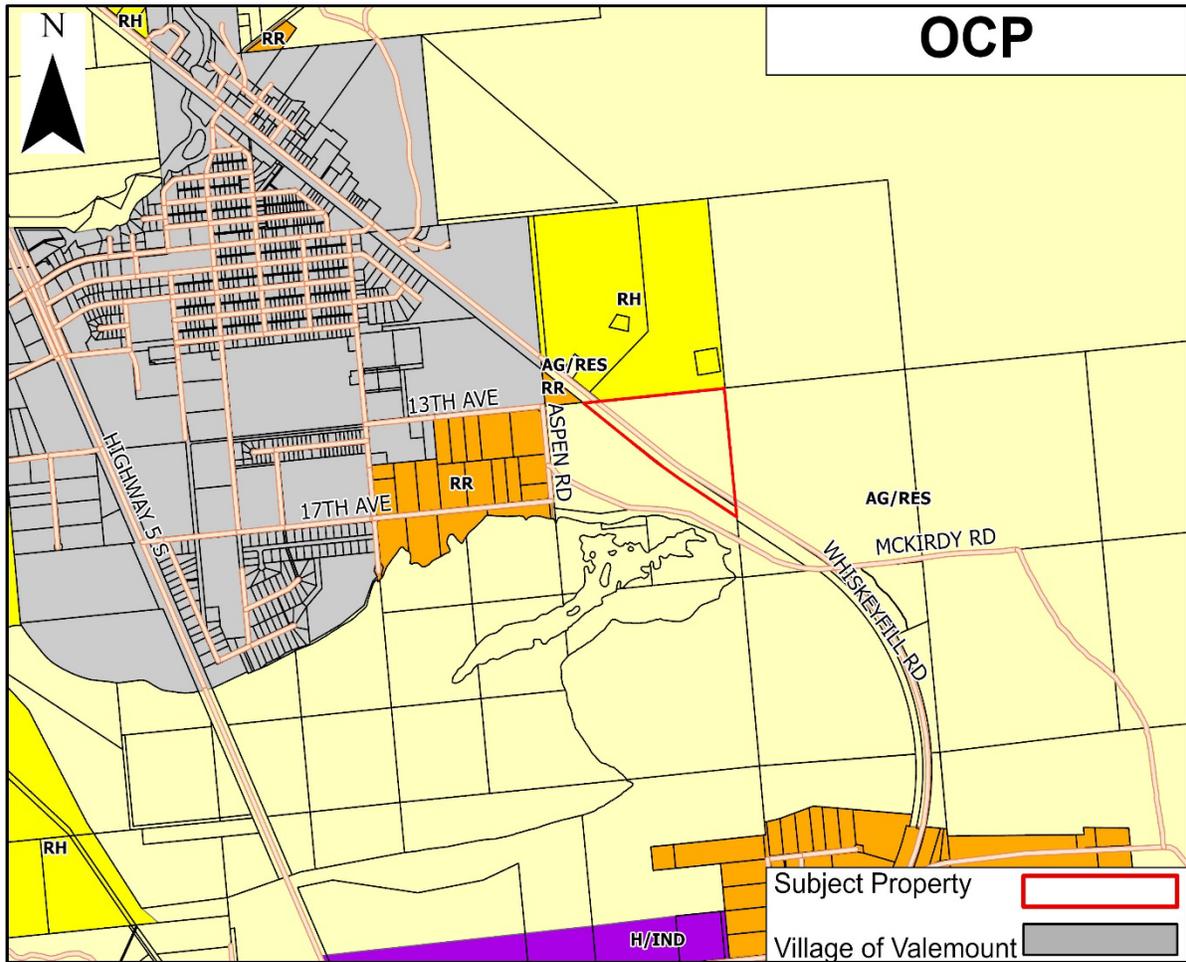
Justin Kim  
Planner I

JK:dk

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

## PARCEL MAPS



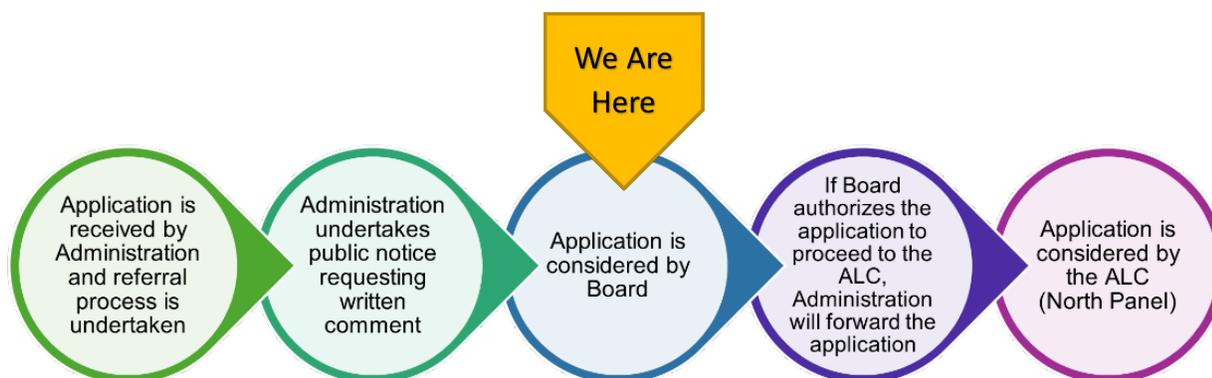


## **LAND USE PLANNING INFORMATION**

- Agricultural Land Reserve: The subject property is entirely within the Agricultural Land Reserve (ALR).
- A Non-Farm Use requires approval from the Agricultural Land Commission (ALC). The Regional District Board can choose to either:
- prevent the application from proceeding to the ALC for a decision; or
  - approve the application to proceed to the ALC for a decision (with or without comments)
- 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 *Agricultural Land Commission Act: 6 (1) The following are the purposes of the commission:*
- to preserve agricultural land reserve;*
  - to encourage farming on agricultural land reserve in collaboration with other communities of interest;*
  - 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.*
- (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:*
- the size, integrity and continuity of the land base of the agricultural land reserve;*
  - the use of the agricultural land reserve for farm use.*
- 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*
- 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. For this reason, an application for Non-Farm Use in the ALR is required.
- Official Community Plan: 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:
- 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
- The OCP does not presently support an annual multi-day running event gathering with overnight accommodation that will exceed 25 units.
- Special Events Bylaw: 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.
- Zoning: The subject property is zoned Rural 4 (Ru4) by Zoning Bylaw No. 2892, 2014. Campground is not a permitted use in the Ru4 zone.
- Other: The subject area is in the following service areas:
- Valemout & District Fire
  - Canoe Valley Recreation Centre
  - Robson Valley Ice Arena
  - Valemout TV Rebroadcasting
- The subject property is accessed on Whiskeyfill Road.

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](mailto: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](mailto: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](mailto: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](mailto:Gregory.Bartle@gov.bc.ca)

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

Email copy: Agricultural Land Commission - [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

## Justin Kim

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**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



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			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

Justin Kim

---

**From:** bryan hannis [REDACTED]  
**Sent:** Sunday, February 16, 2025 4:11 PM  
**To:** Development Services  
**Subject:** Request for comment : Application for non farm use in the ALR#102683

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Justin, ALR

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I Betty Lou Hannis totally support Lee Anne Anthony's Application

**Justin Kim**

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**From:** bryan hannis [REDACTED]  
**Sent:** Sunday, February 16, 2025 3:51 PM  
**To:** Development Services  
**Subject:** request for comment[102683]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Justin, ALR

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I approve the request made by Lee-Anne Anthony.

Bryan Gary Hannis