

ALR Information Package

File Number: 3015-20/D20190046

Subdivision 21(2) **Non-Farm Use 20(3)** **Exclusion 30(1)**

Electoral Area: D

Date of Referral: August 21, 2019

Date of Application: August 12, 2019

Property Owner's Name(s): UBC Alex Fraser Research Forest

Applicant's Name: Stephanie Ewen

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 8864, Cariboo District, Plan 29894

Area of Application: Non-Farm Use 2 ha (4.94 ac)
Property Size 22.3 ha (55.28 ac)

Location: 795 Campbell Road

Current Designation:

Rural Residential 1

Current Zoning:

Rural 1 (RR 1)

Current Land Use: *BC Assessment - 190 - Other*

Agricultural Capability Classification:

Canada Land Inventory: Class 1 = Best, Class 7 = Worst

% of parcel	Unimproved rating	Improved rating
%6	% 70 Class 7 – Topography, Stoniness % 30 Class 6 – Topography	No Improved rating
%94	% 50 Class 4 – Stoniness % 30 Class 5 – Topography, Stoniness % 20 Class 6 - Topography, Stoniness	% 40 Class 3 – Cumulative Minor Adverse Characteristics % 40 Class 4 – Stoniness % 20 Class 6 - Topography, Stoniness

The agricultural capability classification of the property ranges from class 4 - 7. The limiting factors are noted as topography and stoniness. Class 4 soils have such limitations that they are only suitable for a few crops, or the yield for a range of crops is low, or the risk of crop failure

is high. Soil and/or climate limitations are restrictive and require special conservation practices. Class 5 soils have severe soil, climatic, or other limitations that they are not capable of use for sustained production of annual field crops. Soils and/or climate in this class have very severe limitations that restricts their capability to producing perennial forage crops, and improvement practices are feasible. Soils in Class 6 have some natural sustained grazing capacity for farm animals but have such serious soil, climatic, or other limitations as to make impractical the application of improvement practices that can be carried out in Class 5. Soils and/or climate in this class are only capable of producing perennial forage crops, and improvement practices are not feasible. The soils and lands in Class 7 have limitations so severe that they are not capable of use for arable culture or permanent pasture. Soils and/or climate in this class have no capability for arable culture or permanent pasture.

Lands on 94% of the subject property have improvement capabilities. These bring 80% of the lands in this area down to Class 3 and Class 4 from Class 4 and Class 5. Class 3 soils have more severe limitations than those in Class 2, and conservation practices are more difficult to apply and maintain. Soils and/or climate in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.

note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #92P/11 (scale 1:50,000). An on-site visit of the property has not been conducted.

Proposed Use: To use the site for a wildfire research institute with the University of British Columbia (UBC) which will include office, classroom, and accommodation space. Other non-agricultural uses may include a portable sawmill, silviculture, small scale timber harvesting, and wildfire risk reduction demonstration sites.

SECTION 2: Planning Report

Background:

The application is to use the site for a wildfire research institute with the University of British Columbia (UBC) which will include office, classroom, and accommodation space. Other non-agricultural uses may include a portable sawmill, silviculture, small scale timber harvesting, and wildfire risk reduction demonstration sites. An estimate of 2 ha area is proposed for the non-farm use. The property has an existing single-family dwelling on site with a shop, barn, two sheds and a chicken coop as shown in Appendix D.

The subject property is currently zoned Rural 1 (RR 1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and is designated as Rural Residential 1 in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2012.

Location and Soil Information:

The table presented in the property summary shows the agricultural capability ratings for the whole property based on the Canada Land Inventory. The property's agricultural capability mostly ranges from Classes 4 to 7. The limiting factors are noted as topography and stoniness. Class 4 soils have such limitations that they are only suitable for a few crops, or the yield for a range of crops is low, or the risk of crop failure is high. Soil and/or climate limitations are

restrictive and require special conservation practices. Class 5 soils have such serious soil, climatic, or other limitations that they are not capable of use for sustained production of annual field crops. Soils and/or climate in this class have very severe limitations that restricts their capability to producing perennial forage crops, and improvement practices are feasible. Soils in Class 6 have some natural sustained grazing capacity for farm animals but have such serious soil, climatic, or other limitations as to make impractical the application of improvement practices that can be carried out in Class 5. Soils and/or climate in this class are only capable of producing perennial forage crops, and improvement practices are not feasible. The soils and lands in Class 7 have limitations so severe that they are not capable of use for arable culture or permanent pasture. Soils and/or climate in this class have no capability for arable culture or permanent pasture.

The land capability classification gives two ratings: unimproved and improved. The “improved” rating indicates the land’s potential once the appropriate management practice identified by the limiting factors has been implemented. The soil map indicates improved ratings for 6% of the parcel remain unchanged. Lands on 94% of the subject property have improvement capabilities. These bring 80% of the lands in this area down to Class 3 and Class 4 from Class 4 and Class 5. Class 3 soils have more severe limitations than those in Class 2, and conservation practices are more difficult to apply and maintain. Soils and/or climate in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.

It is mostly surrounded by rural residential properties with agricultural land to the east and Williams Lake Airport to the further north of the subject property.

CRD Regulations and Policies:

Williams Lake Fringe Area and 150 Mile House Area Zoning Bylaw No. 3502, 1999

5.18 RURAL 1 (RR 1) ZONE

5.18.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

- i) a community facility, including a community hall, fire hall, library and school;
- xvi) agricultural operations, including horticulture, silviculture;
- xviii) growing, tending and harvesting of trees produced on the property;
- xix) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property.

Rationale for Recommendations:

Based on permitted land uses in the existing RR 1 zone and minimal impact on the surrounding properties, the application for non-farm use be authorized for submission to the Provincial Agricultural Land.

SECTION 3: Referral Comments

Advisory Planning Commission: Sept. 06, 2019
Supported. See attached.

Ministry of Agriculture: Sept. 20, 2019
See attached.

SECTION 4: Board Action

ATTACHMENTS

Appendix A: Application

Appendix B: Local Government Report

Appendix C: General Map

Appendix D: Specific Map

Appendix E: Orthographic Map

Other: Project Proposal

 Proposal Sketches

 APC Comments

 Ministry of Agriculture Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59571

Application Status: Under LG Review

Applicant: UBC Alex Fraser Research Forest

Agent: UBC Alex Fraser Research Forest

Local Government: Cariboo Regional District

Local Government Date of Receipt: 08/12/2019

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: UBC's Faculty of Forestry is seeking ownership of a facility from which to operate their current Williams Lake office, and expand their research and education opportunities in the Cariboo Region. The long-term objective is to develop the Cariboo Fire and Ecology Research Institute to stimulate and support enhanced wildfire research in the region. There is also a unique opportunity in the Cariboo to demonstrate, research and educate people on forest-range interactions in collaboration with range education occurring at the Williams Lake campus of Thompson Rivers University.

To serve this vision and mission for research and education, we have identified that we will need Office, Classroom & Accommodation Space.

These three functions can all be accommodated in existing buildings on the property. Further accommodation may be necessary and would be built in future years within the 2 hectares proposed for non-farm use. We've considered that there is a small (~5 acre) parcel of non-ALR land on the northern part of the property in question that could be developed for non-farm use. However our preference is to maintain the productive capacity of that parcel while building upon previously-developed areas and utilizing existing buildings as much as possible.

Other future uses includes:

- Portable Sawmill
- Maintain hay fields / grazing
- Practicing silviculture in forested areas for education purposes
- Small scale timber harvest
- Wildfire risk reduction demonstration

Agent Information

Agent: UBC Alex Fraser Research Forest

Mailing Address:



Applicant: UBC Alex Fraser Research Forest

Primary Phone: [REDACTED]
Mobile Phone: [REDACTED]
Email: stephanie.ewen@ubc.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
Parcel Identifier: 005-562-805
Legal Description: L A DL 8864 CARIBOO PL 29894
Parcel Area: 21.1 ha
Civic Address: 795 Campbell Road
Date of Purchase: 09/27/2019
Farm Classification: Yes

Owners

1. **Name:** UBC Alex Fraser Research Forest

Address:

[REDACTED]

Phone:

Cell:

Email: stephanie.ewen@ubc.ca

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

7.28 ha hay crop, 6 laying hens

2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**

2.87 km of farm fencing installed, 6.47 ha of land cleared for grazing/hay, 1000 ft of water line run for water troughs, sheep barn (currently vacant), chicken coop (currently approximately 6 laying hens).

3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

House and 210 square metre detached woodworking shop.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: 80 acre parcel, residence plus hay & a few horses

East

Applicant: UBC Alex Fraser Research Forest

Land Use Type: Residential

Specify Activity: Subdivision, 10 acre parcels

South

Land Use Type: Agricultural/Farm

Specify Activity: 55 acre parcel, 25 acres used as feed lot to cattle in the winter

West

Land Use Type: Agricultural/Farm

Specify Activity: 40 acre parcel, 25 acres hay, 15 acres forest

Proposal

1. How many hectares are proposed for non-farm use?

2 ha

2. What is the purpose of the proposal?

UBC's Faculty of Forestry is seeking ownership of a facility from which to operate their current Williams Lake office, and expand their research and education opportunities in the Cariboo Region. The long-term objective is to develop the Cariboo Fire and Ecology Research Institute to stimulate and support enhanced wildfire research in the region. There is also a unique opportunity in the Cariboo to demonstrate, research and educate people on forest-range interactions in collaboration with range education occurring at the Williams Lake campus of Thompson Rivers University.

To serve this vision and mission for research and education, we have identified that we will need Office, Classroom & Accommodation Space.

These three functions can all be accommodated in existing buildings on the property. Further accommodation may be necessary and would be built in future years within the 2 hectares proposed for non-farm use. We've considered that there is a small (~5 acre) parcel of non-ALR land on the northern part of the property in question that could be developed for non-farm use. However our preference is to maintain the productive capacity of that parcel while building upon previously-developed areas and utilizing existing buildings as much as possible.

Other future uses includes:

- Portable Sawmill*
- Maintain hay fields / grazing*
- Practicing silviculture in forested areas for education purposes*
- Small scale timber harvest*
- Wildfire risk reduction demonstration*

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

We are seeking a property with facilities large enough to accommodate an office, classroom, outdoor demonstration areas, accommodation for staff, students and researchers and for hosting educational tourism.

We need this property to be easily accessible to the City of Williams Lake, and in close range to amenities necessary for operating a business and maintaining communication with central UBC.

Ideally, the property would be large enough to operate our portable sawmill and store all related forest-maintenance/management equipment, e.g. trucks, quads, snowmobiles, tools, etc.

The area surrounding the City of Williams Lake has a large proportion of ALR land and so finding a property that meets our needs has been difficult to find outside of the ALR. Additionally, we feel our long-term objectives for the property align with the values of the ALR and we hope to maintain the current farm use (grazing/hay and silviculture) on the remaining ~50 acres of the property.

4. Does the proposal support agriculture in the short or long term? Please explain.

Yes. The 18 acres that is currently used as hay will remain so and will be leased to adjacent farmers to hay.

Further farm-use will be enhanced by practicing silviculture in the forested areas of the property for the purpose of wildfire risk reduction and providing extension and education opportunities based on these activities.

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

No

Applicant Attachments

- Agent Agreement - UBC Alex Fraser Research Forest
- Proposal Sketch - 59571
- Other correspondence or file information - Faculty of Forestry Proposal for CFERI
- Other correspondence or file information - Current Farm Use
- Other correspondence or file information - Neighboring Uses
- Other correspondence or file information - Non-ALR portion of property
- Certificate of Title - 005-562-805

ALC Attachments

None.

Decisions

None.

**Local Government Report
under the Agricultural Land Reserve
Use, Subdivision and Procedure Regulation**

R.D./Mun. File No. 3015-20/20190046
Fee Receipt No. 0001018152
Fee Amount \$1500
ALR Base Map No. 093B020
ALR Constituent Map No.
Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Stephanie Ewen

Name of Applicant

PLANS and BYLAWS *(Attach relevant sections of bylaws)*

Zoning Bylaw name and designation: Williams Lake Fringe Area Zoning Bylaw 3502, 1999

Rural 1 (RR 1)

Minimum Lot Size: 4ha (9.88 ac)

Uses permitted: Please refer to Sections 5.18.1 of the Williams Lake Fringe Area Zoning Bylaw 3502, 1999

Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan Yes No Bylaw Yes No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes *(If yes, please attach resolution or documentation)* No

COMMENTS AND RECOMMENDATIONS *(Include copies of resolution)*

Board or Council:

Advisory Planning Commission:

Agriculture Advisory Committee:

Planning staff:

Others:

Signature of Responsible Local Government Officer

Date

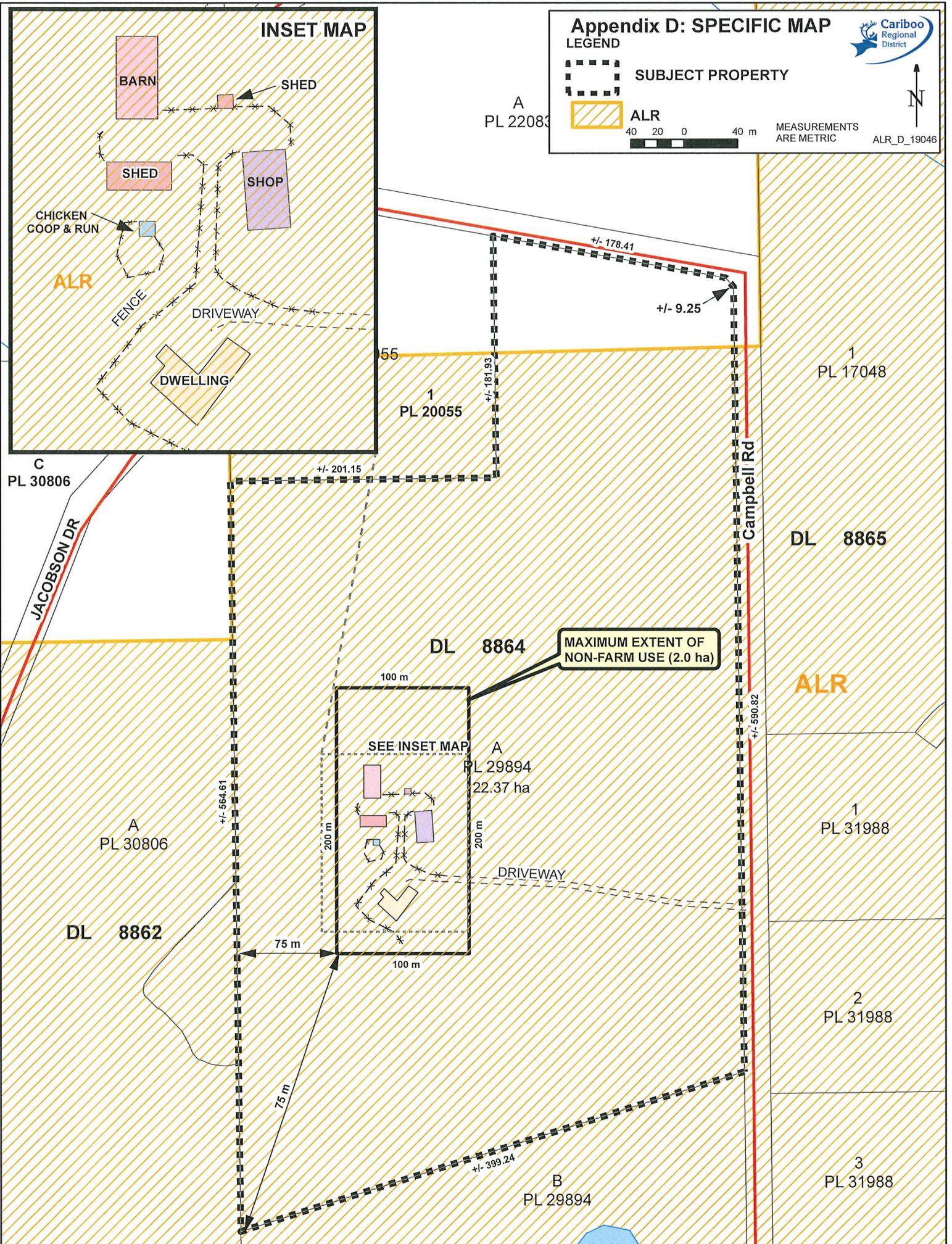
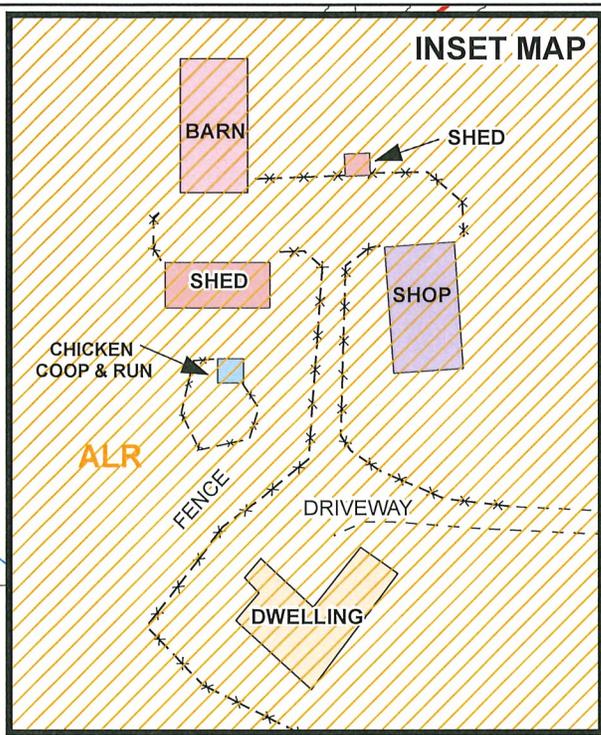
Appendix D: SPECIFIC MAP

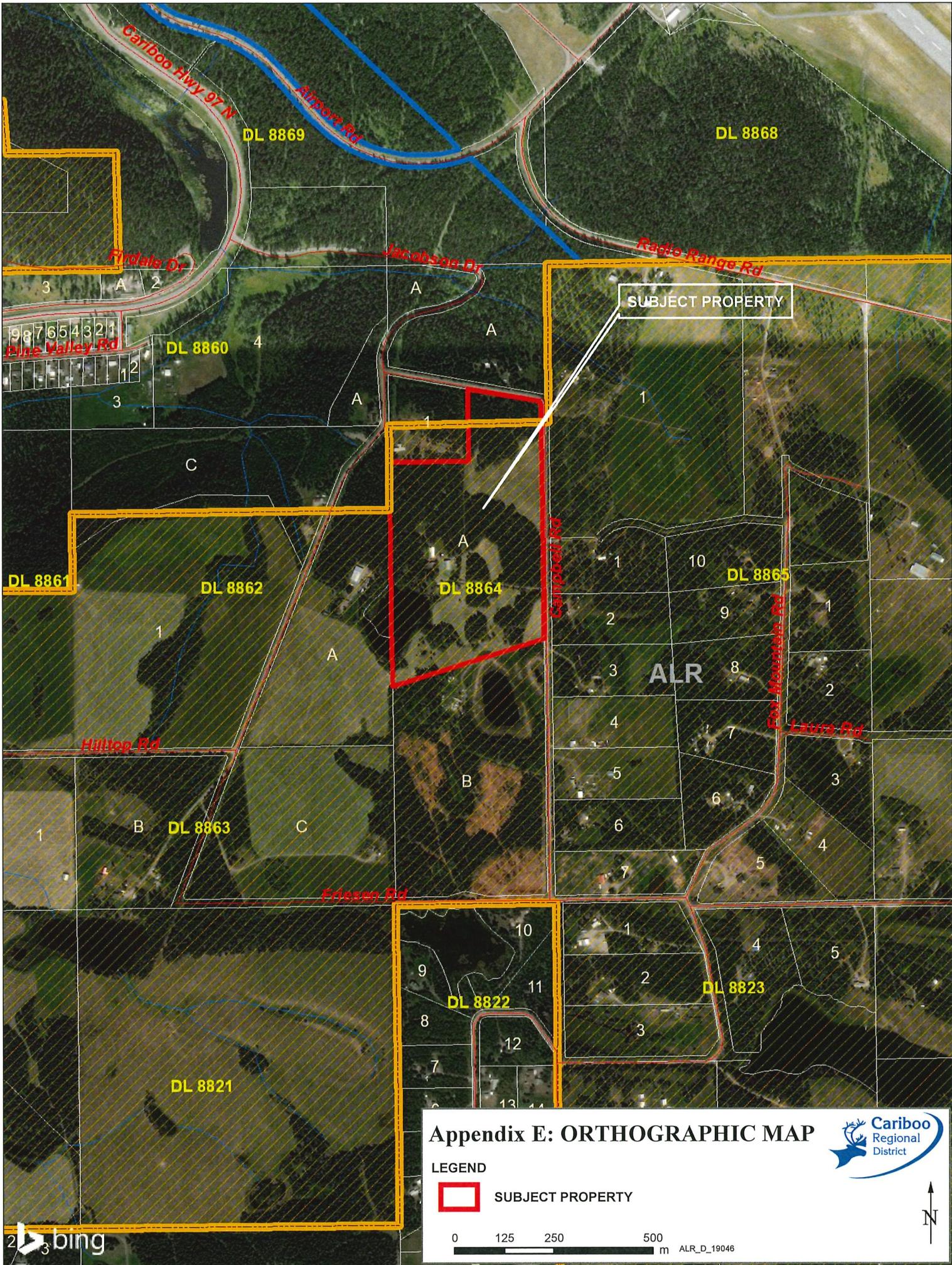
LEGEND

 SUBJECT PROPERTY
 ALR
 40 20 0 40 m
 MEASUREMENTS ARE METRIC
 ALR_D_19046



INSET MAP





Appendix E: ORTHOGRAPHIC MAP



LEGEND

SUBJECT PROPERTY

0 125 250 500 m ALR_D_19046



PROJECT PROPOSAL

Project Title	Cariboo Fire & Ecology Research Institute		
Project Lead	Paul Lawson, Director UBC Research Forests	Key Contact	Stephanie Ewen, Manager Alex Fraser Research Forest
Project Sponsor	Prof. John Innes, Dean Faculty of Forestry		
Primary Core Area	Research Excellence		
Associated Strategy	Research Support		
2nd Core Area/Strategy	Community Engagement/Coordinated Engagement		
Pilot/Change Project	Pilot = feasibility, community outreach, market analysis, business plan and facility plan		

Project Overview

The resilience of forests and communities to impacts from wildfire has become a topic of urgent social discourse as the effects of climate change unfold on our forested landscapes. Williams Lake and the Cariboo region have become ground-zero for the study of these impacts and development of adaptive management strategies. UBC's presence in Williams Lake since 1987 has given us a platform with which to engage communities and First Nations in the region as well as to host researchers and students from around the world who are interested in this area of study.

This proposal will examine the feasibility of creating a UBC-owned facility in the Cariboo, which will be dedicated to support of research into wildfires and the ecology of forest renewal and protection. It will complement our Research Forest and provide a permanent operational base for our staff located in Williams Lake. The facility will serve local as well as international visitors and provide them with a jumping-off point for investigation and learning. This project will enable us to seek out local partners, examine markets for cost recovery services, and develop plans for the facility.

If carried through to completion, this project will meet several of UBC's strategies. The Institute itself will be an inspiring space in which students can undertake experiential learning in a way that is impossible at Point Grey (Strategies 2 and 13). The Institute will facilitate engagement beyond the university (Strategy 3). By providing a suitable space (Strategy 7), it will help develop research collaboration on the pressing issue of community resilience in the face of wildfires (Strategies 6 and 14) and encourage student research on the topic (Strategy 8). Being located in an impacted community, it will facilitate knowledge exchange (Strategy 9), and will have an impact on both Indigenous and non-Indigenous communities (Strategies 10 and 17) given that part of the Research Forest lies within the Tsilhqot-in settlement. It will be a hub for community engagement in a part of the province where UBC currently plays very little role (other than the Research Forest) (Strategies 16 and 20). It will be a focus for international training (Strategy 19), as the problem of wildfires is increasingly a global issue.

Implementation Area	All V	CentralV	APSCI	Arts	Sauder	Dent.	Educ.	Forest	LFS	Law	Med	Pharm	Science	Other
	All O	CentralO	A&S		CCS		Educ	Engineering		HSD	MGMT	Medicine	Other	

How does this project support the themes?

Collaboration	This project will be built on partnerships with local communities and First Nations
Inclusion	It will be multi-national, multi-university and multi-faculty in scope
Innovation	It will foster knowledge designed to improve and protect the forest land base and forest-reliant communities from fire impacts

What will be different as a result of this project?

Researchers interested in fire science will have a place to come together and base their fieldwork within the heavily impacted Cariboo wildfire region. Canadian and International students to UBC will have an opportunity to learn experientially within this outdoor laboratory and to work with First Nations peoples to understand the historic role that fire played in the Cariboo ecosystem prior to colonial contact. Educational programming that has never been available before will also be offered to guests of this facility to ensure that they are informed about local history and context. The Alex Fraser Research Forest will successfully transition away from reliance on timber harvest revenues to support its operation. Such a transition is important as it will represent a microcosm of what the communities of the Cariboo and Chilcotin will have to do to adapt to climate change. The Institute will have the added credibility because the Research

Forest itself has been subject to the same forces that are affecting all parts of the region: a devastating attack by the Mountain Pine Beetle and severe wildfires.

What are our key metrics? How will we know if we are successful?

If local partners can be found and the facility can be financed and built, UBC will have established itself as the premier research institution studying this pressing societal problem in Canada. We will be able to measure the origin and occupancy of persons using this facility as it grows over time. Programme offerings and evaluations will enable us to measure guest satisfaction and the number of successfully completed research projects will also be tracked. Student engagement will be tracked through exit surveys of students attending field courses and using the facility as a research base. This project will ensure the financial and social sustainability of the Alex Fraser Research Forest. Likely the most important metric will be a positive (or neutral) financial balance for the Research Forest given the mid-term disruptions to timber harvesting revenues caused by the 2017 fires.

If a pilot, how will the results of the pilot be used? What will happen if the pilot is unsuccessful? If successful, how will the pilot result in sustainable change?

The Williams Laker Research Forest already has a strong level of recognition within the community, as it played a major role in the establishment of the Williams Lake Community Forest. The further engagement of local partners will provide us with a solid base of local support with which to move forward. The consultations that will be a part of this proposal will provide a focus for assessing the future of the community of Williams Lake, regardless of whether or not the pilot indicates that an Institute in the region is feasible. The feasibility study and business plan will tell us whether we can finance the project internally or through donations. The market analysis will reveal how large the education tourism demand will be for this facility. If these indications are all positive, the results will be used to market the project to donors, researchers and content providers.

PROPOSAL SKETCH

- UNDER GROUND GAS LINE
- ELECTRIC POWER LINES. ALL UNDER GROUND EXCEPT OVER HEAD SERVICE LINES TO SHOP & HOUSE (AS NOTED)
- UNDER GROUND WATER LINE. (EXCEPT AS NOTED)
- PERIMETER AND/OR ROOF DRAIN



boundary of maximum extent of proposed non-farm use. Rough estimate of a 100m x 200m 2-ha area.

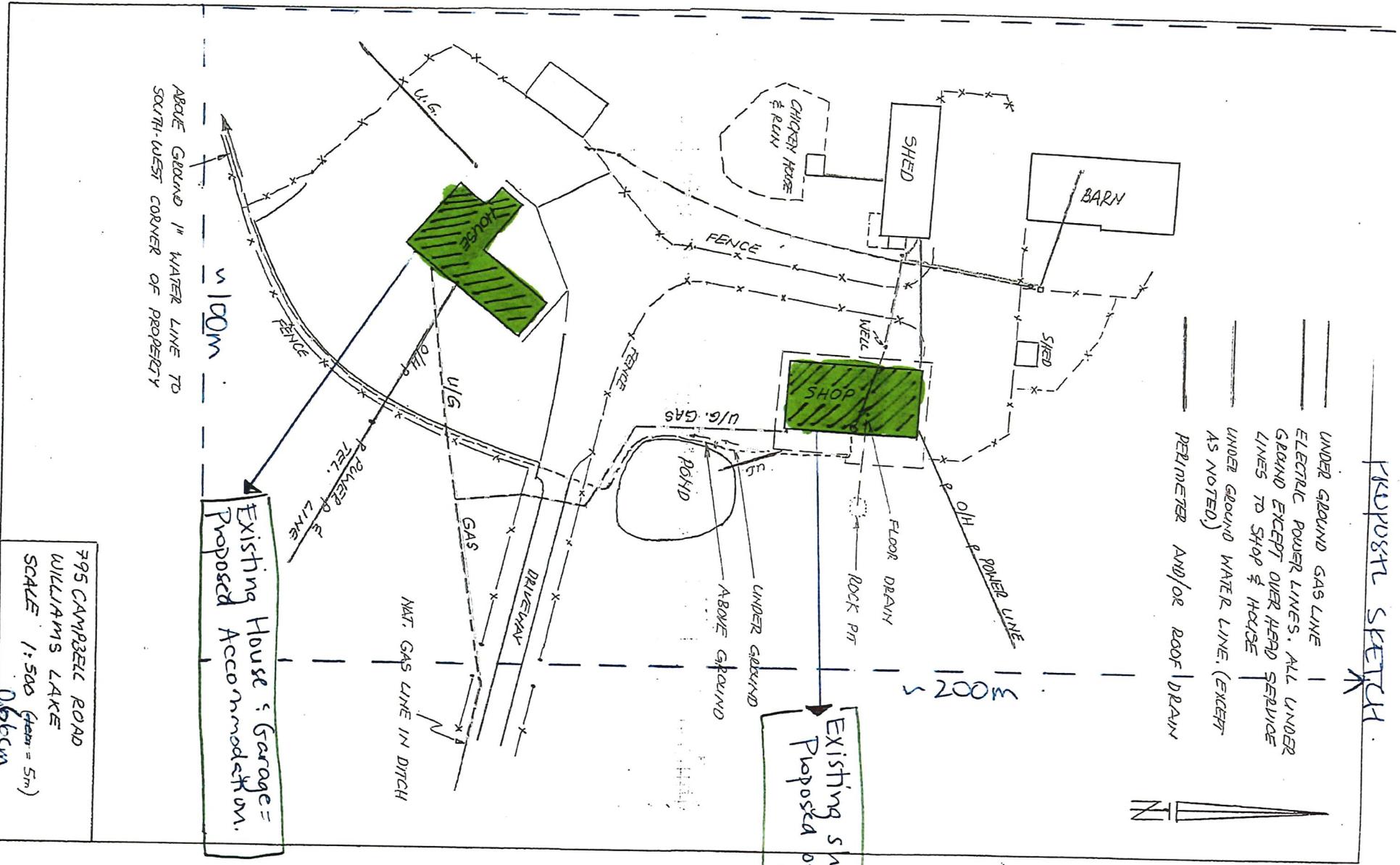
Existing shop = office's classroom.

Existing House's Garage = Proposed Accommodation.

ABOVE GROUND 1" WATER LINE TO SOUTH-WEST CORNER OF PROPERTY

100m

200m

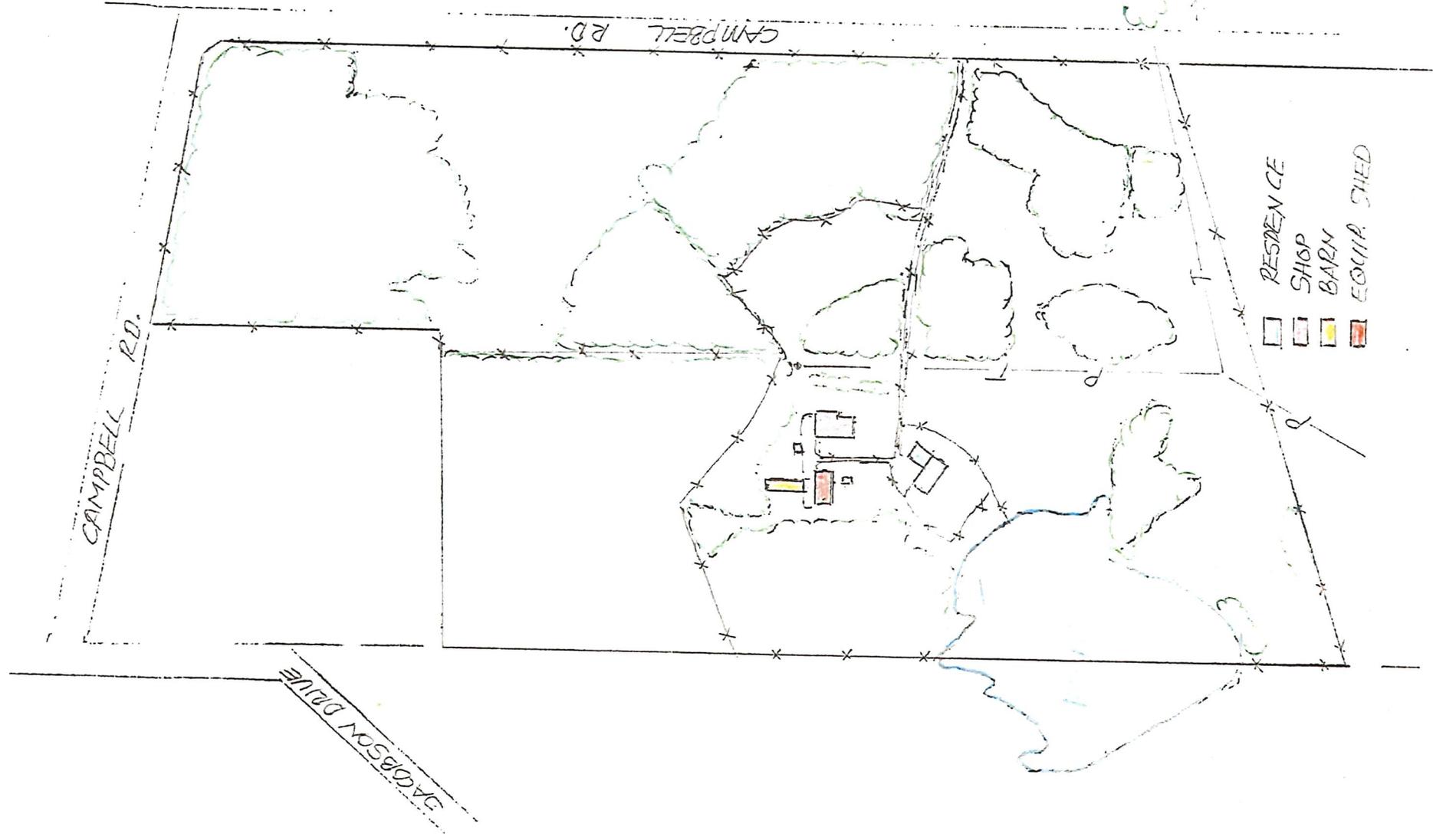


795 CAMPBELL ROAD
WILLIAMS LAKE
SCALE 1:500 (1cm = 5m)
D. B. C. M.

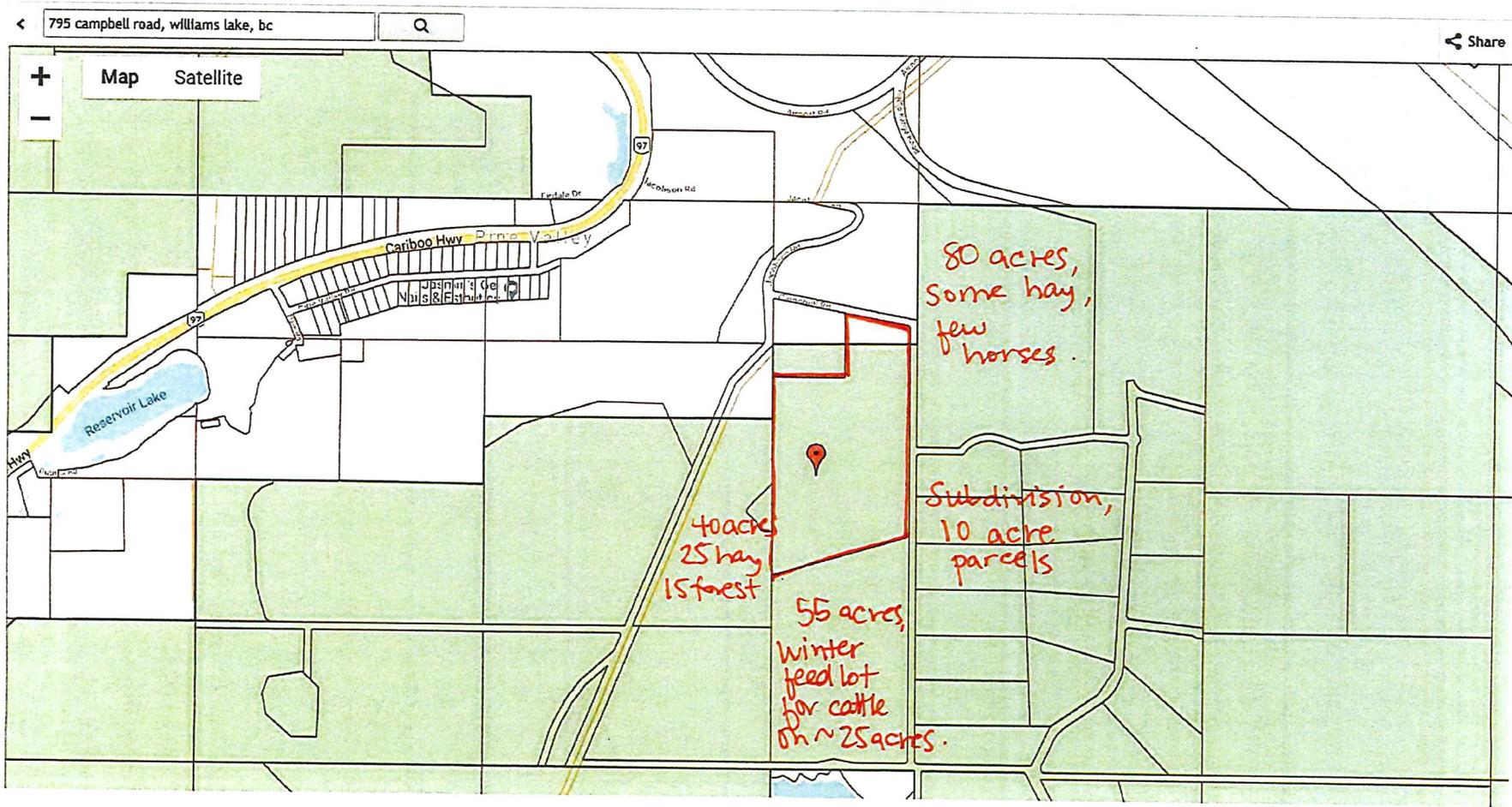


SCALE :
1cm = ± 34m

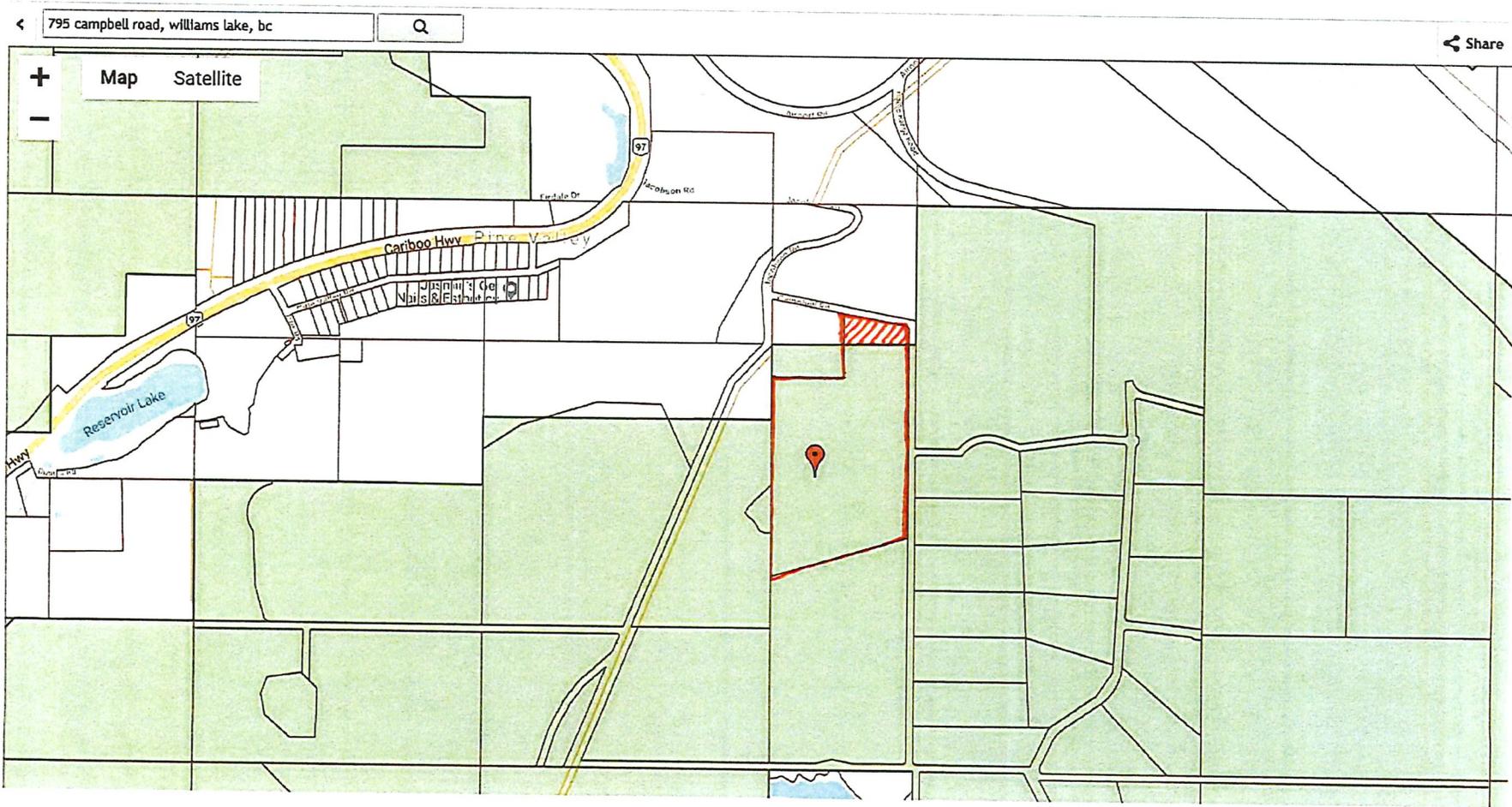
TREED AREAS
-x-x- TINY



-  RESIDENCE
-  SHOP
-  BARN
-  EQUIP. SHED



Land Use of Adjacent Parcel(s)



 = Part of Property currently not part of ALR.

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on SEPT 5, 2019 in the CRD BUILDING, located at WILLIAMS LAKE, BC, commencing at 7:05 PM.

Cariboo Regional District

File No.

PRESENT: Chair RON KAUFMAN

Members TORY LEE
DANIEL JALBERT

SEP 06 2019

Referred To

Recording Secretary RON KAUFMAN

Owners/Agent, or

Contacted but declined to attend

STEPHANIE EWEN

ABSENT: PHYLLIS WEBSTAD KATHERINE ROURKE
GORD KEENER HOWIE CHAMBERLAIN
CHARLENE HAYES

ALSO PRESENT: Electoral Area Director STEVIE FORSETH
Staff support (if present)

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/D20190046 (Lot A, District Lot 8864, Cariboo District, Plan 29894)

/ : "THAT the application for submission to the ALC at 795 CAMPBELL ROAD be supported/rejected for the following reasons:

- i)
- ii)

For: UNANIMOUS Against:

CARRIED/DEFEATED

Termination KAUFMAN/JALBERT
/

: That the meeting terminate.

CARRIED

Time: 7:25 PM

[Signature]
Recording Secretary

Chair



Date: Sept 20, 2019

Nyree Alexander
Cariboo Regional District
Suite D, 180 North 3rd Avenue
Williams Lake, BC V2G 2A4

Via email: nalexander@cariboord.bc.ca

Dear Nyree Alexander,

Re: ALC Non-Farm Use Application – 795 Campbell Road

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the proposed ALC Non-Farm Use application for a UBC Wildfire Research Centre. I have reviewed the documents you have provided. From a Ministry perspective I can provide the following comments for your consideration:

- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.
- Ministry staff encourage the proposed development be located outside of the ALR on the non-ALR portion of the property. To maximize the greatest long-term potential for agriculture in the area, it is important to maintain the most optimal configuration of contiguous and productive land.
- In addition to fences, vegetative screens including retaining existing vegetation between agriculture and any non-agricultural development can provide a valuable buffer between land uses and reduce the potential for future conflict. Buffers can be established using covenants. Additional details are available in the Ministry's Guide to Edge Planning.
- If non-farm use is approved, the layout that is the least detrimental to the long-term interests of agriculture on the site is preferred.
- Further, the application proposes to "operate our portable sawmill and store all related forest-maintenance/management equipment, e.g. trucks, quads, snowmobiles, tools, etc.", but does not state whether that equipment would be stored within the proposed 2 ha non-farm use area or elsewhere on the property. Ministry staff question where on the subject property is the equipment proposed to be stored?
- The applicant could propose placing the ~5 acre parcel outside the ALR into the ALR to serve as a land swap, provided the ALC is agreeable.

- With regards to creating an educational facility on the subject property, Ministry staff ask approximately how many students the applicant anticipates will be present on the property? Will there be adequate parking currently on the property to accommodate the anticipated number of students/staff, or will additional parking need to be developed? Will any additional parking be developed within the proposed 2 ha non-farm use area?

If you have any questions, please contact me directly at Nicole.Pressey@gov.bc.ca or 236-213-2223.

Sincerely,

Nicole Pressey, P. Ag.,
Regional Agrologist
Cariboo Chilcotin Coast

Email copy:

Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca

Gregory Bartle, AGRI Land Use Planner, Gregory.Bartle@gov.bc.ca