



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/E20230001

ALR Application Type: Subdivision 21(2)

Electoral Area: E

Date of Referral: January 12, 2023

Date of Application: December 07, 2022

Property Owner's Name(s): BRYCE D BAYLIFF

Applicant's Name: Veronica Meister - Exton and Dodge Land
Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): Fractional North West 1/4 of Section 29, Township 45, Cariboo District, Except Plan 23751

Property Size(s): 9.18 ha (22.69 ac.)

Area of Application: 9.18 ha (22.69 ac.)

Location: 2547 Dog Creek Road

Current Designation:
Rural Residential 1

Min. Lot Size Permitted:
4 ha (9.88 ac.)

Current Zoning:
Rural 1 (RR 1)

Min. Lot Size Permitted:
4 ha (9.88 ac.)

Proposal: To subdivide the subject property into 2 lots; proposed Lot 1- 0.67 ha (1.66 ac.) and proposed Remainder Lot- 8.5 ha (21 ac.). The proposed lots are physically separated by Dog Creek Rd.

Existing Buildings: House - 253.57 sq. m (2729 sq. ft.)
Shed - 14.15 sq. m (152 sq. ft.)

Barn - 147.34 sq. m (1585 sq. ft.)
Shop - 303 sq. m (3261 sq. ft.)

Proposed Buildings: No building proposed at present.

Road Name: Dog Creek Road

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

Services Available: Telephone, hydro

Within the confines of the Agricultural Land Reserve: Yes - fully within

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: Unnamed stream

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	060, 2 Acres Or More (Single Family Dwelling, Duplex)	10.82 ha (26.73 ac.)
(b) South	150, Beef	58.81 ha (145.32 ac.)
(c) East	crown land	64.75 ha (160 ac.)
(d) West	crown land	10.1 ha (25 ac.)

Agricultural Capability Classification

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

% of parcel	Unimproved rating	Improved rating
85%	100% Class 5- Adverse Climate	Class 3- Stoniness/Topography
8%	100% Class 5- Adverse Climate	Class 2- Stoniness/Topography
7%	60% Class 4- Adverse Climate/Stoniness 40% Class 3- Adverse Climate	60% Class 3- Stoniness 40% Class 2- Adverse Climate

The agricultural capability classifications of the property are Class 3, Class 4, and Class 5. The limiting factors are noted as Adverse Climate and Stoniness. Land in Class 3 has limitations that require moderately intensive management practices or moderately restrict the range of crop, or both. The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

The improved ratings for the property are Class 2 and Class 3. The limiting factors are noted as Stoniness/Topography and Adverse Climate. Land in Class 2 has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

The applicant has applied for an Agricultural Land Commission (ALC) application for Subdivision. The application is to subdivide the subject property into two lots of 0.67 ha (1.66 ac.) and a remainder 8.5 ha (21 ac.) lot sizes. These proposed lots are physically separated by Dog Creek Road as shown in Appendix C.

The 9.18 ha (22.69 ac.) subject property is zoned Rural 1 (RR 1) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and is designated Rural Residential 1 in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2013. The property is used for residential

and agricultural purposes. There is currently a 253.57 sq. m (2,729 sq. ft.) residential dwelling, 14.15 sq. m (152 sq. ft.) shed, 147.34 sq. m (1,585 sq. ft.) barn and a 303 sq. m (3,261 sq. ft.) shop existing on the eastern portion of the property as shown in Appendix C.

Location and Surrounding:

The subject property is located at 2547 Dog Creek Road in the Williams Lake fringe area as shown in Appendix B. Completely within the Agricultural Land Reserve (ALR), the property is covered in grass and trees. Due to the presence of an unnamed stream on site, the property is within the aquatic habitat development permit area that extends 15 m (49.2 ft.) from the natural boundary of the watercourse. Existing services include hydro, telephone, lagoon and well. There are mostly single-family dwellings surrounding the property to the north, agricultural lot to the south and crown land to the east and west of the subject property.

CRD Regulations and Policies:

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

5.18 RURAL 1 (RR 1) ZONE

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2013

OBJECTIVES

- 6.2.1 To support the mandate of Agricultural Land Commission as the agency protecting agricultural land and agricultural opportunities.
- 6.2.3 To work with the Agricultural Land Commission to identify Agricultural Land Reserve lands that have limited agricultural capability and may be suitable for non-farm development (such as industrial, residential, and commercial uses) and can contribute to community development and economic sustainability.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for subdivision. It is recognized that the subject property has topographical limitations that restricts agricultural activities on the western portion of the property. Subdividing the land would allow the applicant to sell Proposed Lot 1 as vacant land and use the income to supplement the development of the rest of the property. It is intended to enhance the current agricultural operations on the Remainder Lot by creating pasture, upgrading the barn and perimeter fence, building corrals, and developing irrigation.

As the proposed lots are physically separated by Dog Creek Road, this subdivision proposal does not change the current land-use and the existing land profile of the property. Further, the access constraints due to the steepness of the property limits the agricultural potential of Proposed Lot 1. The proposal is anticipated to have minimal impact on the neighbouring properties, and therefore, planning staff recommends approval of the application being forwarded to the ALC for consideration of subdivision.

The Electoral Area 'E' Advisory Planning Commission (APC) has reviewed the application and expressed their support as the property is already split by Dog Creek Road.

The Ministry of Agriculture and Food (MAF) has indicated that subdivision, in some circumstances, has the potential to increase the operational function of the parcel if no other infrastructure/development that might inhibit agriculture is added. However, with the stated intent to sell the smaller lot and increase the allowable number of residences on the parcel, this application does not appear to support agriculture in the short or long term. The Ministry does recognize the limitations of the property due to its steepness and are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. The Ministry further recommends that water authorizations reflect land use as the current domestic water use does not allow for pasture/forage or livestock use.

Should the Agricultural Land Commission approve this application, proposed Lot 1 will need to be rezoned to the Residential 1 (R 1) zone in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and redesignated to Residential in the Williams Lake Fringe Area Official Community Plan Bylaw No. 4782, 2013 prior to the approval of the subdivision by the Approving Officer.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision, pertaining to the Fractional North West 1/4 of Section 29, Township 45, Cariboo District, Except Plan 23751 be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval, subject to rezoning and an OCP amendment.

REFERRAL COMMENTS

Advisory Planning Commission: January 26, 2023
See attached.

Ministry of Agriculture and Food: February 13, 2023
See attached.

ATTACHMENTS

Appendix A:	Application
Appendix B:	General Map
Appendix C:	Specific Map
Appendix D:	Orthographic Map
Other:	Advisory Planning Commission Comments
	Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 67014

Application Status: Under LG Review

Applicant: Bryce Bayliff

Agent: Exton and Dodge Land Surveying Inc

Local Government: Cariboo Regional District

Local Government Date of Receipt: 12/07/2022

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

Proposal Type: Subdivision

Proposal: To legally subdivide Lot into two separate lots

Agent Information

Agent : Exton and Dodge Land Surveying Inc

Mailing Address :

133 Borland Street

Williams Lake, BC

V2G 1R1

Canada

Primary Phone : (250) 392-7111

Email : vmeister@exdodge.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 013-477-374

Legal Description : FRACTIONAL NORTH WEST 1/4 OF SECTION 29 TOWNSHIP 45
CARIBOO DISTRICT EXCEPT PLAN 23751

Parcel Area : 9.1 ha

Civic Address : 2547 Dog Creek Road Williams Lake

Date of Purchase : 10/25/2017

Farm Classification : No

Owners

1. **Name :** Bryce Bayliff

Address :

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Applicant: Bryce Bayliff

Phone : [REDACTED]

Email : [REDACTED]

Current Use of Parcels Under Application

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

Small flock of chickens.

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

The portion of the property east of Dog Creek Road is currently being logged. This will increase the potential to graze a small herd of cattle or produce hay. Mr. Bayliff has plans to upgrade the perimeter fence in 2023.

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

Residential. Currently two horse board on the property.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity : residential and an BnB

East

Land Use Type: Unused

Specify Activity : crown land

South

Land Use Type: Agricultural/Farm

Specify Activity : minimal farm activity

West

Land Use Type: Unused

Specify Activity : Crown Land and residential neighborhood

Proposal

1. Enter the total number of lots proposed for your property.

0.71 ha

8.39 ha

2. What is the purpose of the proposal?

To legally subdivide Lot into two separate lots

3. Why do you believe this parcel is suitable for subdivision?

Applicant: Bryce Bayliff

The parcel is physically separated by a 50-meter wide road corridor (Dog Creek Road). The portions of the property immediately adjacent to Dog Creek Road are steep and undevelopable. Because of the steepness, Mr. Bayliff is required to use a driveway easement to access the eastern portion of his property. As a result, the two portions of his property are cumbersome to access from one another. The western portion of his property (Proposed Lot 1) is only 0.67 hectares. Because the property is steep, the potential building site area would be limited to a residence and one outbuilding (i.e. shop). The potential for agriculture is limited to a small hobby operation such as beekeeping or chickens. Currently, the western portion of the lot adds no value

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

Yes. If successful with the subdivision, Mr. Bayliff plans to sell Proposed Lot 1 as vacant land and use the income to supplement the development of the rest of the property. Future plans include creating pasture, upgrading the barn, building corrals, and developing irrigation.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Agent Agreement - Exton and Dodge Land Surveying Inc
- Proposal Sketch - 67014
- Certificate of Title - 013-477-374

ALC Attachments

None.

Decisions

None.

PLAN OF PROPOSED SUBDIVISION OF THE FRACTIONAL NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 45, CARIBOO DISTRICT, EXCEPT PLAN 23751.

BCGS 93B.010



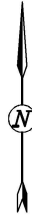
The intended plot size of this plan is 560mm in width by
432mm in height (C Size) when plotted at a scale of 1:2000.

'Bayliff Subdivision'

2547 Dog Creek Road, Williams Lake, BC

PID: 013-477-374

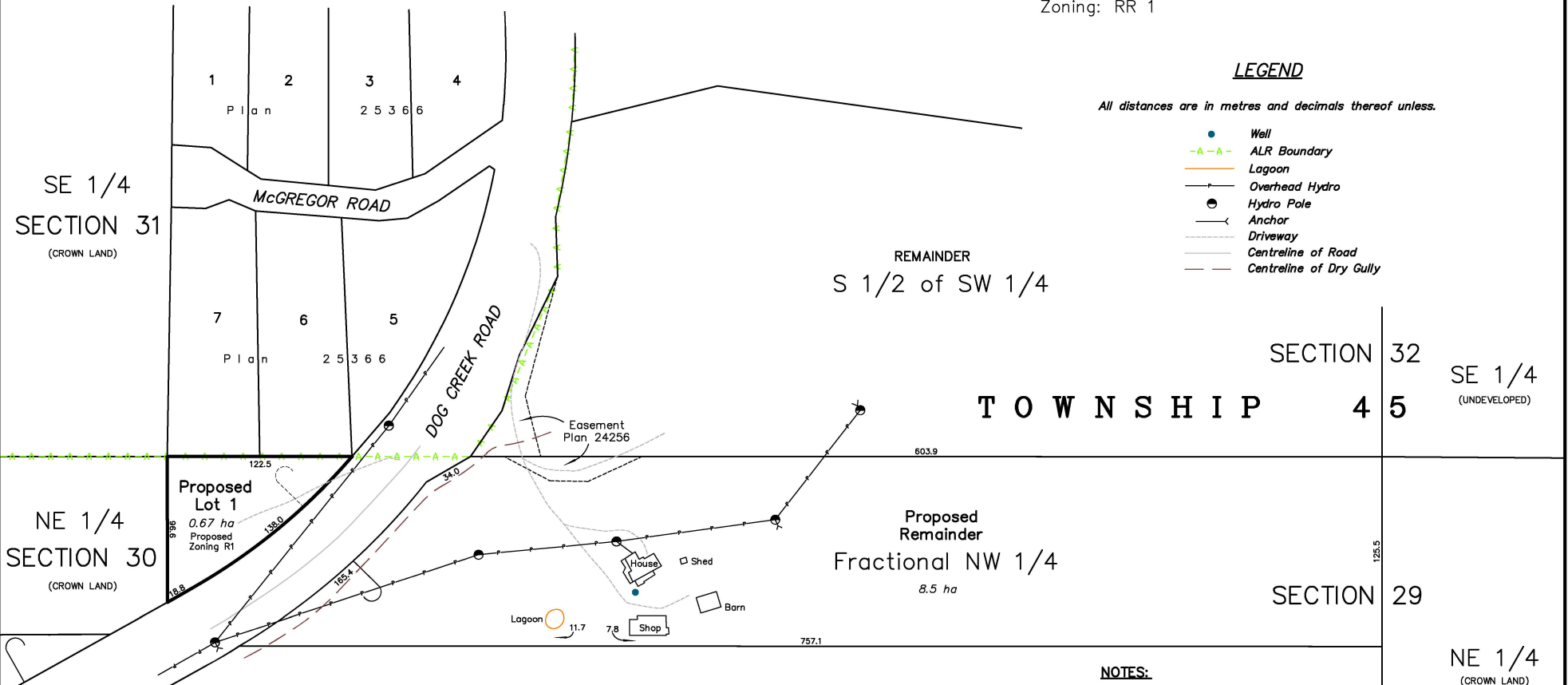
Zoning: RR 1



LEGEND

All distances are in metres and decimals thereof unless.

- Well
- A-A- ALR Boundary
- Lagoon
- Overhead Hydro
- Hydro Pole
- Anchor
- Driveway
- Centreline of Road
- Centreline of Dry Gully



NOTES:

Offset measurements are to the siding
of the building and are perpendicular
to the property line.

Zoning information derived from the
Cariboo Regional District Bylaw 3502.

Drawn December 5, 2022
according to field survey
conducted on December 5, 2022.

Legal boundaries are based on Land
Title Office Records and field survey
and are subject to change.

This Plan was prepared for design
purposes, and is for the exclusive use
of our client. The signatory accepts
no responsibility or liability for any
damages that may be suffered by a
third party as a result of
reproduction, transmission or
alteration to this documents without
the consent of the signatory.

REMAINDER
DL 7570

EXTON AND DODGE

LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.
V2G 1R1
(250) 392-7111

FILE No. 22084 Dwg. 1

AGENT AUTHORIZATION LETTER

I (we) Bryce David Bayliff
Printed/typed name(s) of landowner(s)

hereby appoint Exton and Dodge Land Surveying Inc to
Printed/typed name of agent

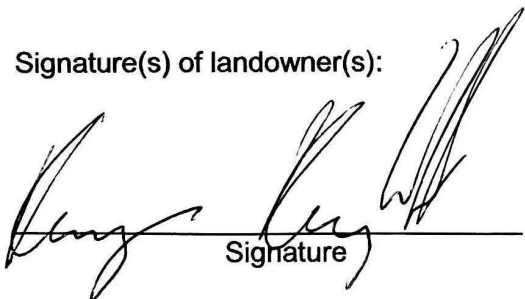
make application to the Agricultural Land Commission as agent on my/our behalf with respect to
the following parcel (s): *Insert legal description for each parcel under application*

North West ¼ of Section 29 Township 45, Cariboo District Except Plan 23751

I Veronica Meister of Exton and Dodge Land Surveying Inc understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being
submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 Bryce David Bayliff
Signature Printed Name Date

Signature Printed Name Date

Williams Lake

Appendix B: GENERAL MAP



LEGEND

- Subject Property
- ALR
- Electoral Areas and Municipalities

Designations

- Commercial
- Community Residential
- Institutional
- Manufactured Home Park
- Parks, Recreation and Open Space
- Provincial Gravel Reserve
- Residential
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3
- Agricultural

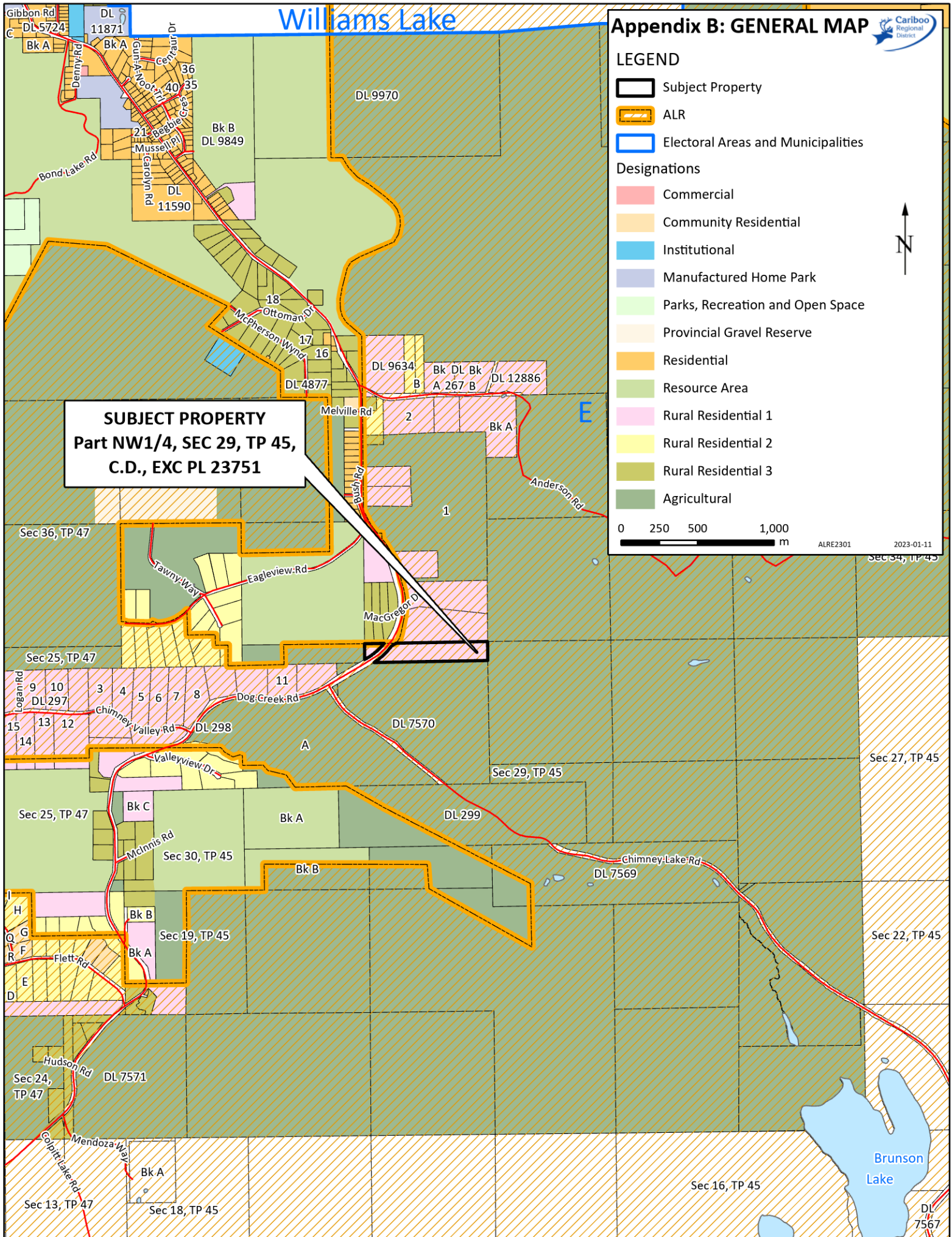


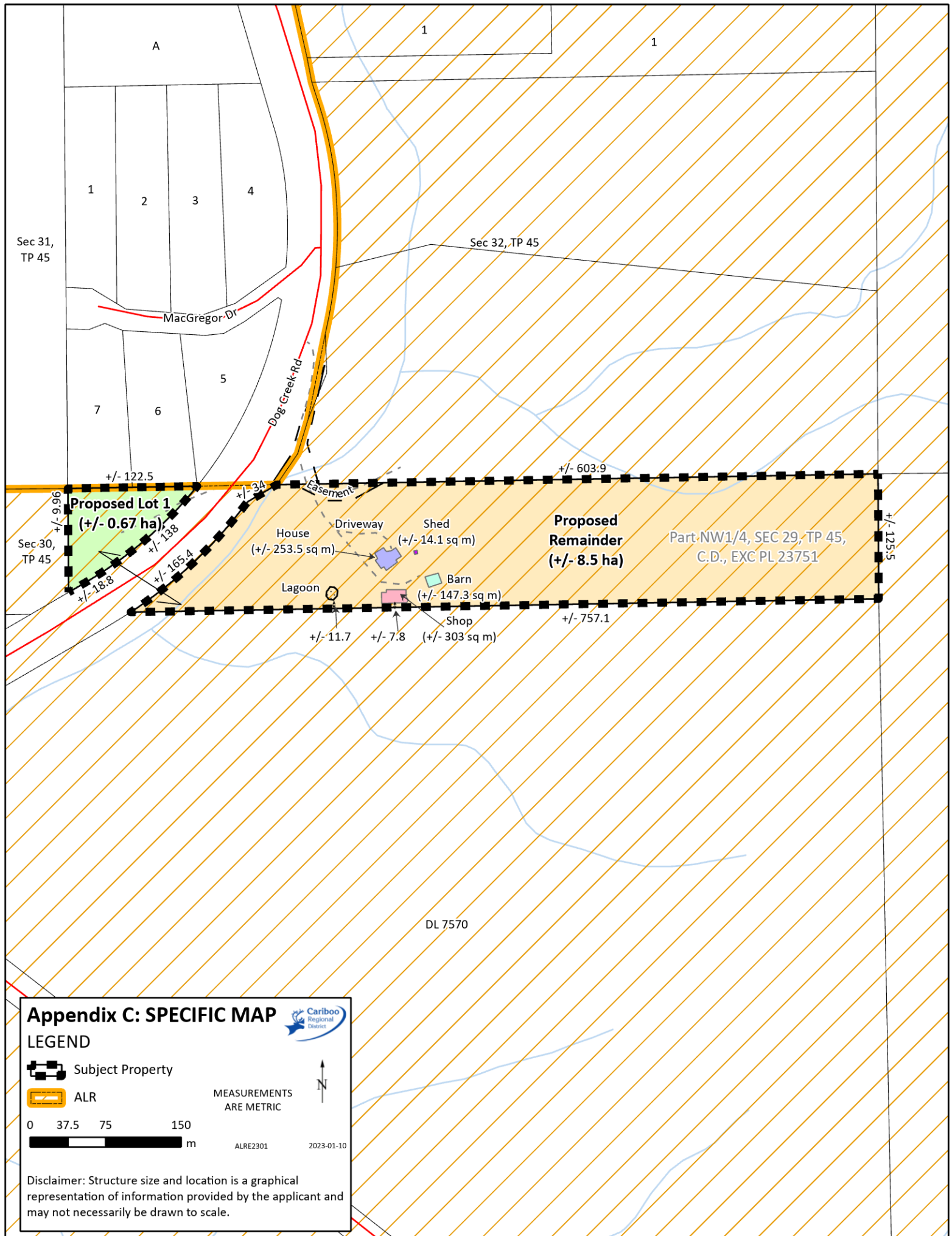
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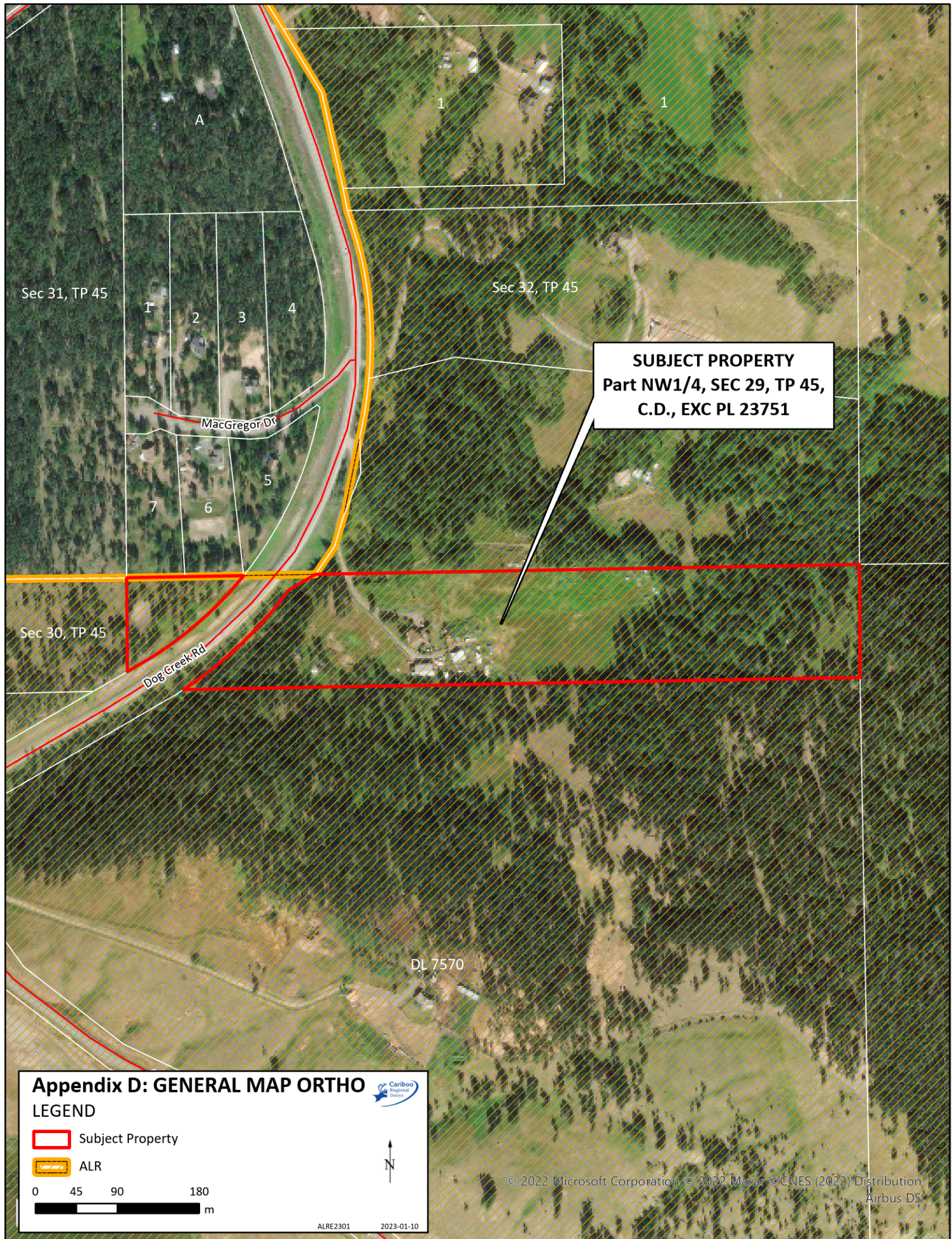
ALRE2301

2023-01-11

SUBJECT PROPERTY
Part NW1/4, SEC 29, TP 45,
C.D., EXC PL 23751







Appendix D: GENERAL MAP ORTHO

LEGEND

 Subject Property

 ALR

0 45 90 180
m



ALRE2301

2023-01-10

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JAN 26 2023

Referred To

File No: 3015-20/E20230001

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'E' advisory planning commission held on
in the , located at CRD office, BC, commencing at 11:00 am

PRESENT:

Chair John Dressler
Members Henry Van Soest
Jerry Jensen
John Dressler
Recording Secretary Candace Stafford
Owners/Agent, or Veronica Meister
☐ Contacted but declined to attend

ABSENT:

Susan Tritt

ALSO PRESENT: Electoral Area Director

Melynda Neufeld
Staff support (if present)

Agenda Items

**APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/E20230001 (FRACTIONAL NORTH WEST
1/4 OF SECTION 29, TOWNSHIP 45, CARIBOO DISTRICT, EXCEPT PLAN 23751)**

Henry Van Soest Jerry Jensen: THAT the application for submission to the ALC at 2547 DOG CREEK
ROAD 20 be supported/rejected for the following reasons:

- i) property split by the road
- ii) access should it be developed is not good.

For: all Against: none

CARRIED DEFEATED

Termination

John Dressler Jerry Jensen: That the meeting terminate.

CARRIED

Time: 11:15

Candace Stafford
Recording Secretary

John Dressler
Chair



February 13, 2023

Local government file: 3015-20/E20230001

ALC ID: 67014

Genny Hilliard
Development Services Clerk
Cariboo Regional District
VIA EMAIL: planning@cariboord.ca

Re: ALC Subdivision Application – 2547 Dog Creek Road (PID: 013-477-374)

Dear Genny Hillard,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on this Agricultural Land Commission (ALC) application to subdivide a 9.18-hectare parcel into one 0.67-hectare parcel and one 8.5-hectare parcel within the Agricultural Land Reserve (ALR). Ministry staff offer the following comments:

- The subject parcel is zoned Rural 1 (RR1) with an Official Community Plan designation of Rural Residential-1. The parcel is one of approximately two to three hundred similar sized parcels in a community along Dog Creek Road, south of the City of Williams Lake, with larger parcels beyond. Most of the surrounding region is ALR with some larger pockets of non-ALR land, mainly along Dog Creek Road. The application states the parcel has a small flock of chickens, with the potential for future pasture, barn upgrade, corrals, and irrigation.
- As per the Williams Lake Fringe Area Official Community Plan No. 4782, and the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, the Rural Residential-1 designation minimum lot size standard and RR-1 zone permitted minimum lot size is 4-hectares. The proposed 0.67-hectare portion of the proposed subdivision does not meet these criteria.
- As stated, portions of the property are steep and require the use of a driveway easement to access the eastern portion of the property. While Ministry staff understand this difficulty, it is unclear how this makes the parcel suitable for subdivision as the easement is required either way.

- Subdivision and the creation of smaller lots can erode long-term agricultural and economic potential of property parcels, increase land cost per acre which can limit farm business opportunities, and in some cases have been shown to increase conflict between adjacent land uses. It also frequently results in each parcel having diminished agricultural potential.
- Subdivision has, in some circumstances, the potential to increase the operational function of the parcel if no other infrastructure and/or development that might inhibit agriculture is added. However, with the stated intent to sell the smaller lot and increase the allowable number of residences on the parcel, this application does not appear to support agriculture in the short or long term.
- A recent 2022 Kwantlen Polytechnic University [study](#) states that, “30% of all new parcels created as a result of subdivision ceased to have a farm class status” in regions of B.C. reviewed, and that “64% of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage becomes higher for subdivided parcels” (Summary Results, p.1-2).
- Based on the [BC Soil Information Finder Tool \(SIFT\)](#) mapping system, this parcel is 75% well drained, clay loam; and 25% moderately well drained silt loam, and an agricultural capability of Class 5C, improved potential of 3PT. This is not uncommon in the area, and forage and pasture use are common in the area.
- It is suggested that water authorisations reflect land use; currently domestic water use does not allow for pasture/forage or livestock use.
- Ministry staff recognize the limitation of the parcel due to its steepness. Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle Land Use Planner
B.C. Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nicole Pressey, Regional Agrologist
Ministry of Agriculture and Food
Phone: (236) 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: ALC.Referrals@gov.bc.ca