



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/20230062

ALR Application Type: Non-Farm Use 20(2)

Electoral Area: D

Date of Referral: December 19, 2023

Date of Application: December 12, 2023

Property Owner's Name(s): SUSAN L PRICE

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

SECTION 1: Property Summary

Legal Description(s): District Lot 5081, Cariboo District

Property Size(s): 60.42 ha (149.3 ac.)

Area of Application: 60.42 ha (149.3 ac.)

Location: 5914 Soda Creek Macalister Road

Current Designation:

n/a

Min. Lot Size Permitted:

n/a

Current Zoning:

Resource / Agricultural (R/A)

Min. Lot Size Permitted:

32 ha (79.07 ac.)

Proposal: To allow for events to be hosted within the Agricultural Land Reserve. It is proposed to upgrade the existing barn to allow for events within it. The property currently has a hayfield.

Existing Buildings:

Shop 174.74 sq. m (1880.89 sq. ft.)
Shed 113.70 sq. m (1223.86 sq. ft.)
Barn 220.51 sq. m (2373.55 sq. ft.)
House 275.26 sq. m (2962.87 sq. ft.)
Coop 79.84 sq. m (859.39 sq. ft.)
Shed 54.19 sq. m (583.30 sq. ft.)

Proposed Buildings: none

Road Name: Soda Creek - Macalister Road

Road Type: Gravel/Dirt Road

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

Services Available: Hydro, well, septic, telephone.

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

Required to comply with the Shoreland Management Policy: N/A

Name of Lake/Contributing River: 3 unnamed creeks

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Crown Land	n/a
(b) South	Mixed farm use	35.57 ha (87.9 ac.) and 108.94 ha (269.2 ac.)
(c) East	Mixed farm use	47.75 ha (118 ac.)
(d) West	2 Acres Or More (Vacant)	36.47 ha (90.14 ac.)

Agricultural Capability Classification:

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

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting

% of parcel	Unimproved rating	Improved rating
70%	60% Class 6- Topography 40% Class 5- Moisture	60% Class 6- Topography 40% Class 2- Cumulative minor adverse characteristics
25%	70% Class 5- topography 30% Class 5- Moisture	70 % Class 5- Topography 30% Class 2- Cumulative minor adverse characteristics
5%	100% Class 4 Adverse Climate/ Moisture	Class 2- Cumulative minor adverse Characteristics

factors are noted as topography, adverse climate and a low moisture holding capacity.

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.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. 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. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

The improved ratings for the property are Class 2, Class 5, and Class 6. The limiting factors are noted as topography and Cumulative minor adverse characteristics. Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

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 Non-Farm Use. The property is partially within the Agricultural Land Reserve (ALR) and this application is to permit the use of an existing barn for weddings and events. The subject property is zoned as Resource/ Agricultural (R/A) in Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

As per the applicant, the property is currently used for bee keeping and was previously used for hay production. The applicant plans to bring ten cattle on the property and hay the field in the future. The barn is approximately 220.51 sq. m (2373.55 sq. ft.) and will require upgrades in order to allow for public assembly. The building and bylaw departments are actively confirming compliance regarding work that may be taking place without a valid building permit.

As the property is located within the ALR it is permitted to host events in accordance with ALC Policy L-22 and Section 17 of ALR Use Regulations. ALC Policy L-22 permits properties within the ALR to host up to 10 events each year of not more than 150 people on agricultural land classified as a farm under the assessment act provided no permanent facilities are constructed or erected in connection with the event. The barn is proposed as a facility for such events and therefore requires a non-farm use application as per ALC guidance.

Location and Surrounding:

The subject property is located at 5914 Soda Creek Macalister Rd, 5 km northwest of Soda Creek as shown in Appendix B. The property is divided north-south by a railroad and has active farms located to the east, west and south.

CRD Regulations and Policies:

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

3.4 Economic Development

- a) to encourage the growth and expansion of service commercial and industrial uses to locate within or in proximity to the existing settlement areas, but so as not to conflict with residential or agricultural uses;

ALC Regulations and Policies:

Agricultural Land Commission Act, 2002, Amended October 2021.

Policy L-22 Gathering for an event

Section 17

The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

- (a) the event is conducted on agricultural land that is classified as a farm under the Assessment Act;
- (b) no permanent facilities are constructed or erected in connection with the event;
- (c) parking for those attending the event
 - i. is available on that agricultural land,
 - ii. occurs only in connection with that event, and
 - iii. does not interfere with the productivity of that agricultural land;
- (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- (e) the event is of no more than 24 hours in duration;
- (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for non-farm use to allow for the use of an existing barn for wedding and events. ALC Policy L-22 allows for the hosting of events which the applicant intends to follow. The use of an existing permanent structure instead of or in addition to non-permanent structures is the only aspect of the proposed use that does not meet the requirements of ALC Policy L-22. The proposal is unlikely to have a negative impact on the agricultural operation of the property and adjacent properties because the structure is not currently used for agricultural purposes. If events beyond the scope of ALC Policy L-22 were to take place such as increased attendance or increased frequency, rezoning would be required.

The Electoral Area 'D' Advisory Planning Commission (APC) has reviewed the application and is in favour of the application. The APC saw the proposal as positive to both the promotion and sustainability of agricultural as well as community development.

The subject property is located within the CRD Building Inspection Service Area. The CRD Chief Building Official (CBO) states that the building and bylaw departments are actively confirming compliance regarding work that may be taking place without a valid building permit.

The Ministry of Agriculture and Food (MAF) has not provided comments.

The Interior Health Authority (IHA) has not made a comment on this application.

In summary, planning staff are supportive of the proposed non-farm use application, subject to the applicant applying for and receiving a valid building permit for occupancy conversion of the barn.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use, pertaining to District Lot 5081, Cariboo District be received and authorized for submission to the Provincial Agricultural Land Commission, with a recommendation for approval, subject to the applicant applying for and receiving a valid building permit for occupancy conversion of the barn.

REFERRAL COMMENTS

Advisory Planning Commission: February 10, 2023
See attached

Ministry of Agriculture and Food:
No Response

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Advisory Planning Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69873

Application Status: Under LG Review

Applicant: Sue Price

Agent: Exton and Dodge Land Surveying

Local Government: Cariboo Regional District

Local Government Date of Receipt: 12/12/2023

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

Proposal Type: Non-Farm Use

Proposal: To bring barn up to Public Assembly Code in order to host events in accordance with Policy L-22 and Section 17 of ALR Use Regulations

Agent Information

Agent : Exton and Dodge Land Surveying

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 : 015-117-367

Legal Description : DISTRICT LOT 5081 CARIBOO DISTRICT

Parcel Area : 60 ha

Civic Address : 5914 Soda Creek Macalister Road

Date of Purchase : 09/01/2023

Farm Classification : Yes

Owners

1. **Name :** Sue Price

Address :

[REDACTED ADDRESS]

Applicant: Sue Price

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).

Haying, grazing, gardening, and horse boarding. Owner has made arrangements to acquire 10 cattle in 2024.

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

Upgraded fencing, irrigation (ditching and sprinkler guns), gardens, greenhouses, orchards, barns, and two riding arenas.

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

None.

Adjacent Land Uses

North

Land Use Type: Unused

Specify Activity : Crown Land

East

Land Use Type: Agricultural/Farm

Specify Activity : Farming

South

Land Use Type: Agricultural/Farm

Specify Activity : Farming

West

Land Use Type: Agricultural/Farm

Specify Activity : Undeveloped

Proposal

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

0.01 ha

2. What is the purpose of the proposal?

To bring barn up to Public Assembly Code in order to host events in accordance with Policy L-22 and Section 17 of ALR Use Regulations

Applicant: Sue Price

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.

No - Williams Lake is encompassed by the ALR. There isnt privately owned, rural, picturesque land available that could safely accommodate up to 150 guests that arent within the ALR. Other event venues outside the City of Williams Lake include McLeese Lake Hall (within ALR), Sunshine Ranch Weddings (within ALR, approved to host non-farm events), Historic Chilcotin Lodge (within ALR), 108 Mile Resort and Golf Centre (not in ALR), Big Lake Community Hall (property is partially within the ALR), and the Miocene Hall (within ALR).

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

Diversification of income for farmers ->revenue from events will aid the economic viability of the farm without having to rely on secondary off-farm income (i.e. second job). The area north of the railway is unreliable for grazing (only suitable during a wet year). The owner is currently facing a slowdown in her primary role within the forest industry and is actively exploring new business opportunities.

Rural Economic Development >events will bring more people to the area. The property is located adjacent to the Dunlevy Ranch which is known for its u-pick corn and grass-fed beef sales.

Education and Awareness ->hosting events provides an opportunity to educate the public about local agriculture

Promotion of local products ->provides opportunity to showcase and sell agricultural products and market a farm-to-table experience

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

No

Applicant Attachments

- Agent Agreement - Exton and Dodge Land Surveying
- Proposal Sketch - 69873
- Other correspondence or file information - drone sketch
- Certificate of Title - 015-117-367

ALC Attachments

None.

Decisions

None.

SITE PLAN OF DISTRICT LOT 5081, CARIBOO DISTRICT

BCGS 93B.039

100 80 60 40 20 0 100 200 Metres

The intended plot size of this plan is 550mm in width by 432mm in height (C Size) when plotted at a scale of 1:4000.

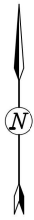
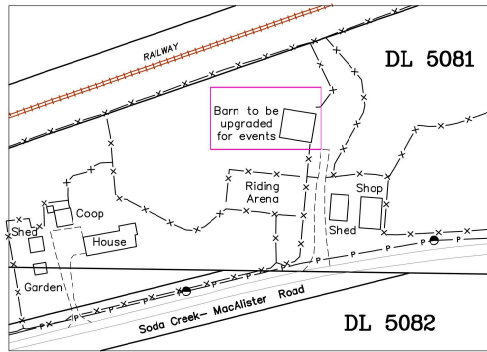
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5914 Soda Creek MacAlister Road, Soda Creek

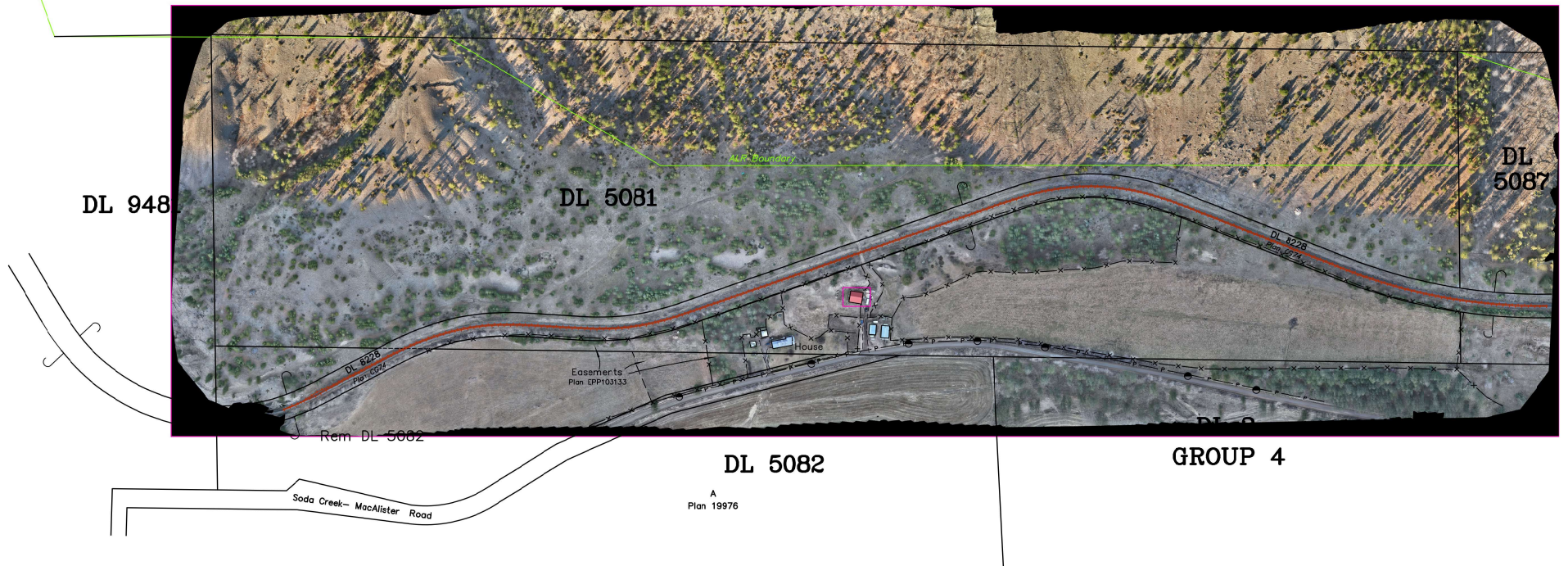
PID: 015-117-367

Zoning: Resource Agricultural – Bylaw 3503

DETAIL



UNSURVEYED CROWN LAND



LEGEND

All distances are in metres and decimals thereof unless.

- Driveway
- Edge of pavement
- P— Overhead Hydro
- x-x- Fence
- Hydric Pole
- ++++ Rail
- ALR Boundary

NOTES:

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

District Lot 5081 is subject to the following non-financial charges which may affect the positioning of structures on property:
—Easement Areas 1 and 2 as shown on Plan EPP103133

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.

Drawn December 11, 2023 according to field survey conducted on December 5, 2023.

Certified Correct
Dated this 11th Day of December, 2023

Veronica Meister BCLS, CLS

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

EXTON AND DODGE

LAND SURVEYING INC.
133 BORLAND STREET
WILLIAMS LAKE, B.C.

V2G 1R1
(250) 392-7111

FILE No. 23144 Dwg. 1

SITE PLAN OF DISTRICT LOT 5081, CARIBOO DISTRICT

BCGS 93B.039

100 80 60 40 20 0 100 200 Metres

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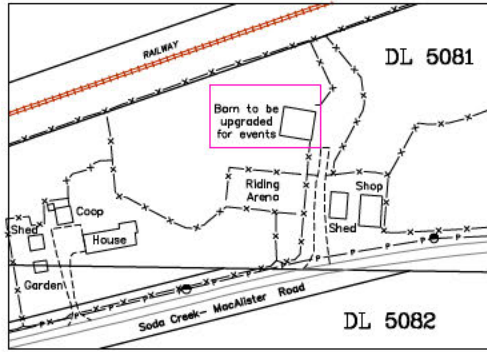
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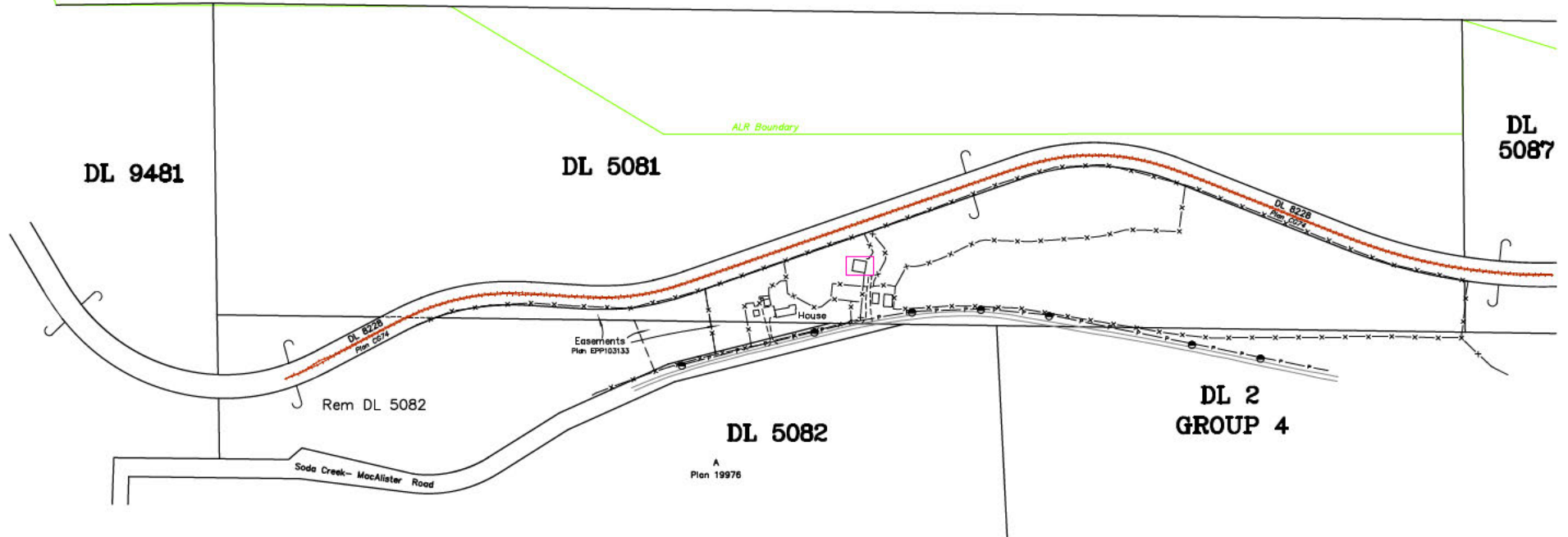
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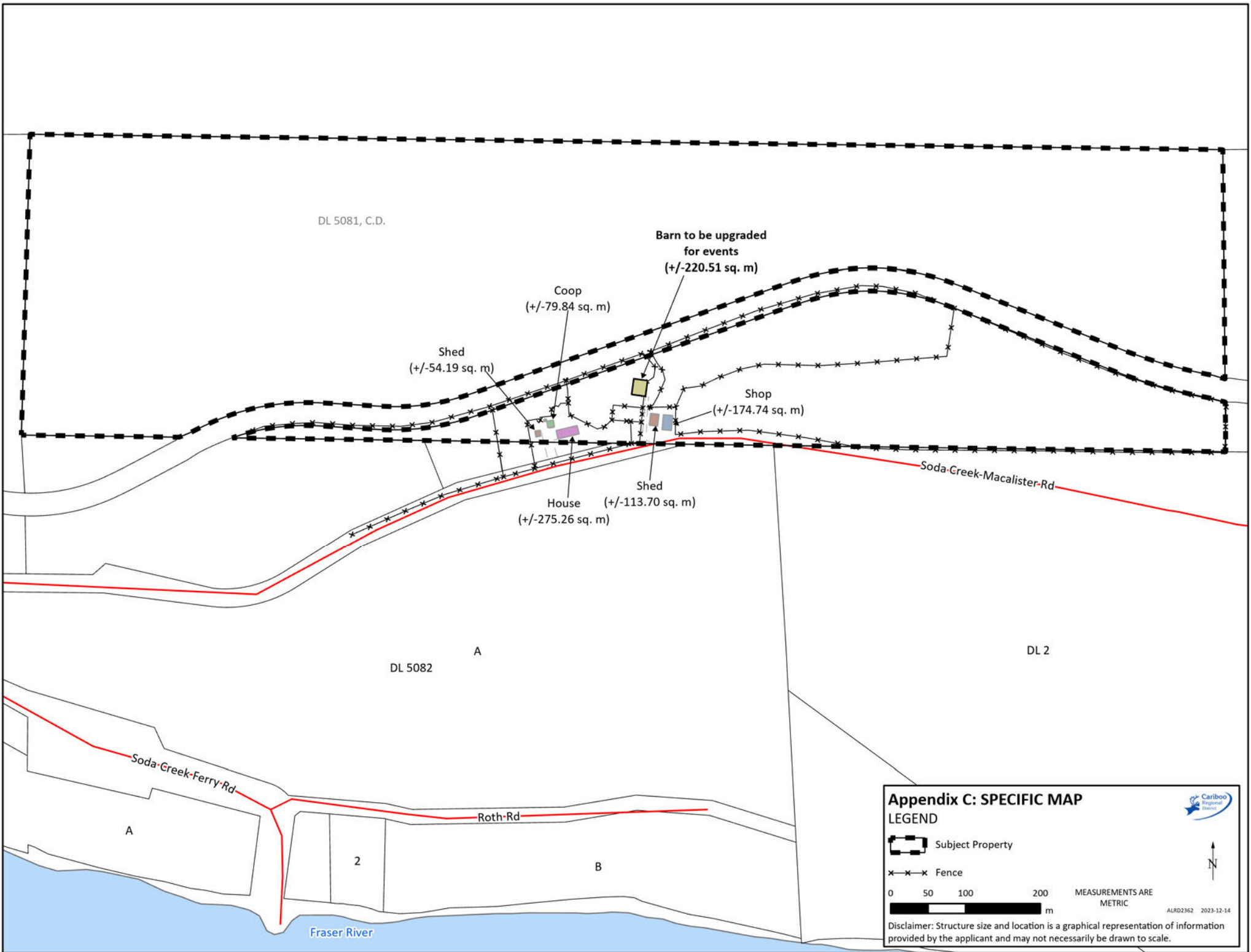
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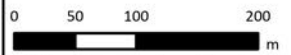


Appendix C: SPECIFIC MAP
LEGEND



Subject Property

Fence

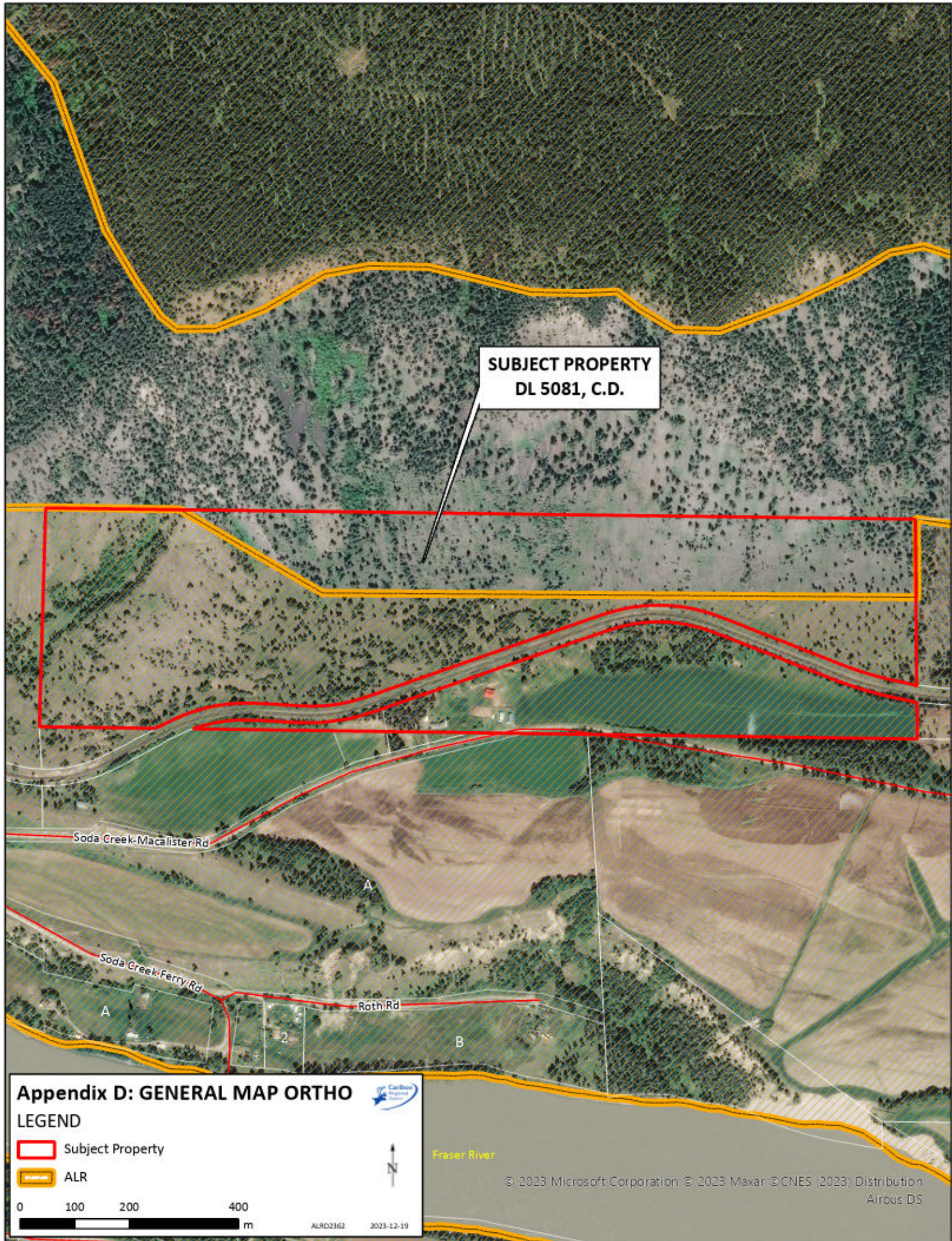


MEASUREMENTS ARE METRIC



ALRD2362 2023-12-14



Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.



**SUBJECT PROPERTY
DL 5081, C.D.**

Appendix D: GENERAL MAP ORTHO

LEGEND

-  Subject Property
-  ALR



ALRD2362 2023-12-19



Fraser River

© 2023 Microsoft Corporation © 2023 Maxar © CNE5 (2023) Distribution Airbus DS



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: February 9¹⁰, 2024
Location of Meeting: Williams Lake

File Number: 3015-20/D20230062
Application Type: Agricultural Land Reserve
Electoral Area: D
Legal Description: District Lot 5081, Cariboo District
Property Location: 5914 Soda Creek Macalister Road

ATTENDANCE

Present:

Chair: RON KAUFMAN
Members: KATYA POTEKHINA
DANIEL JALBERT
HOWIE CHAMBERLAIN
TORRY LEE
CLAUDIA BLAIR
Recording Secretary: RON KAUFMAN
Owners/Agent: SUE PRICE / VERONICA HEISTER

Contacted but declined to attend

Absent: GORD KEENER, KATHY ROURKE
LAIZA POTVIN

Also Present:

Electoral Area Director: STEVE FORSETH
Staff Support: _____

RESOLUTION

THAT application with File Number 3015-20/D20230062 be **SUPPORTED** / REJECTED for the following reasons:

1) THE PROPOSAL WAS SEEN AS POSITIVE TO BOTH THE PROMOTION AND SUSTAINABILITY OF AGRICULTURE AS WELL AS COMMUNITY DEVELOPMENT.

2)

For: 7 Against: 0

CARRIED / DEFEATED

Termination:

That the meeting terminate.

Moved: HOWIE CHAMBERLAIN

Seconded: TOREY LEE

CARRIED

Time: 14:01

Recording Secretary

Chair