



## Planning Application Information Sheet

**Application Type:** Agricultural Land Reserve

**File Number:** 3015-20/A20230064

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

**Electoral Area:** A

**Date of Referral:** January 5, 2024

**Date of Application:** December 15, 2023

**Property Owner's Name(s):** Boat Lake Ventures Ltd.

**Applicant's Name:** Lindsay Cutrell - Ultrawest Restorations

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### SECTION 1: Property Summary

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**Legal Description(s):** Block A (Plan B5167), District Lot 3139, Cariboo District

**Property Size(s):** 3.64 ha (9.0 ac.)

**Area of Application:** 3.64 ha (9.0 ac.)

**Location:** 1387 Maple Dr

**Current Designation:**

Rural Residential 2

**Min. Lot Size Permitted:**

1.5 ha (3.7 ac)

**Current Zoning:**

Rural 3 (RR 3)

**Min. Lot Size Permitted:**

0.8 ha (1.98 ac.)

**Proposal:** To continue to use and expand upon the veterinary clinic that exists on the lot.

**Existing Buildings:** Veterinary Clinic 252.70 sq. m (2720 sq. ft.)

Barn 69.98 sq. m (750 sq. ft.)

Shed 40.69 sq. m (438 sq. ft.)

**Proposed Buildings:** Addition to Veterinary Clinic 360 sq. m (3875 sq. ft.)

**Road Name:** Maple Drive

**Road Type:** Paved

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

**Services Available:** Hydro, telephone, septic, well.

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

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

**Name of Lake/Contributing River:**

**Lake Classification:** N/A

**Within Development Permit Area:** No

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Single Family Dwelling, Duplex)	1.1 ha - 1.72 ha (2.71 ac. - 4.26 ac.)
(b) South	Grain & Forage	41.43 ha (102.38 ac.)
(c) East	Schools & Universities, College Or Technical Schools	5.26 ha (13.0 ac. )
(d) West	Grain & Forage	41.43 ha (102.38 ac.)

**Agricultural Capability Classification:**

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

**% of parcel**  
100%

**Unimproved rating**  
50% Class 1  
50% Class 2- Undesirable Soil Structure  
And/ Or Low Perviousness

**Improved rating**  
50% Class 1  
50% Class 2- Undesirable Soil Structure  
And/ Or Low Perviousness

The agricultural capability classifications of the property are Class 1 and Class 2. The limiting factor is noted as undesirable soil structure and/ or low perviousness.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

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.

The improved ratings for the property are the same as the current ratings.

\*\*\*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.\*\*\*

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## PLANNING COMMENTS

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### Background:

The applicant has applied for an Agricultural Land Commission (ALC) application for Non-Farm Use. The property is fully within the Agricultural Land Reserve (ALR) and this application is to permit the construction of an addition to the existing Veterinary Clinic. The subject property is zoned as Rural 3 (RR 3) in South Cariboo Area Zoning Bylaw No. 3501, 1999. If this ALC application is successful a rezoning application would also be required.

The applicant states that the expansion is essential to the business to support the growing demand of farmers and their large food producing animals. The expansion that is planned is approximately 360 sq. m (3875 sq. ft.) The total size of the property is 3.64 ha (9.0 ac.).

As per the applicant, the business in its current location was established in the early 1970's, prior to the establishment of the Agricultural Land Reserve. The property was originally zoned Rural in Community Planning Area No. 9. The previous owner made an application in 1972 to rezone the property however, an interpretation by the planning department at the time determined that hospitals were permitted in the Rural zone, and a veterinary clinic could be considered an animal hospital. Due to the date of the original application, it is possible that the business was lawfully non-conforming within the ALR. The adoption of Quesnel Fringe Area

Zoning Bylaw 3504, 1999 changed the zone to Rural 3 (RR 3) which did not allow for animal hospitals.

The original building permit for the animal hospital is dated to 1974. In 2016 a building permit for a carport and addition was issued, the permit has since expired.

#### Location and Surrounding:

The 3.64 ha (9.0 ac.) subject property is located at 1387 Maple Drive southwest of an elementary school on Maple Drive as shown in Appendix B. To the north and south of the property is an active farm.

#### CRD Regulations and Policies:

*Quesnel Fringe and Area Official Community Plan Bylaw 4660, 2013.*

### **7.2 Objectives**

7.2.1) Provide sufficient opportunities for commercial development to allow for local responses to the needs of area residents.

#### Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for non-farm use to allow for the construction of an addition to the existing animal hospital. It is recognized that there are limited options for veterinary services in the Quesnel area, especially ones that are capable for providing care for surrounding agriculture operations. The proposed addition is unlikely to have a significant impact on the agricultural that takes place on the property or adjacent property as the area of expansion is not farmed. The agriculture that does take place on the property is proposed to continue.

The Electoral Area 'A' Advisory Planning Commission (APC) has reviewed the application and is in support as it enhances the existing services available and provides support to the Agricultural Community.

The Ministry of Agriculture and Food (MAF) provided comments stating that the location of the proposed building will have less of an impact than if the building were located further from the road. The comments explain that while the veterinary clinic will likely provide support for the regional agriculture sector the rationale provided by the applicant demonstrates that the work could be done outside of the ALR. The Ministry also notes that the proposed building would remove a portion of rare Class 1 and Class 2 agricultural lands that are currently productive.

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. If the application is approved the applicant will require rezoning prior to the construction of the proposed addition.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use, pertaining to Block A (Plan B5167), District Lot 3139, Cariboo District be received and authorized for submission to the Provincial Agricultural Land Commission, with a recommendation for approval, subject to rezoning.

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**REFERRAL COMMENTS**

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Advisory Planning Commission: January 16, 2024  
See attached

Ministry of Agriculture and Food: February 5, 2024  
See attached

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**ATTACHMENTS**

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



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 70025

**Application Status:** Under LG Review

**Applicant:** Boat Lake Ventures LTD., INC. NO. BC1301857

**Agent:** Lindsay Cutrell

**Local Government:** Cariboo Regional District

**Local Government Date of Receipt:** 12/20/2023

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

**Proposal Type:** Non-Farm Use

**Proposal:** The purpose of this proposal is to request your consideration for the rezoning to facilitate an addition onto an existing veterinary clinic which is situated on land designated as both commercial and agricultural. The addition would be a 3875 sq ft structure on (less than an acre) to focus on providing dedicated care and services to both farmers and their large food producing animals, fostering the well-being of both agricultural communities and livestock they depend on. Quesnel Veterinary aims to improve this facility by investing in agriculture technology as there is a demand for these services in Quesnel and this structure would provide this. The expansion is crucial to meet the growing demands of our agricultural community and provide optimal care for the livestock. They play a pivotal role in supporting local agricultural practices, health and productivity of livestock, ultimately benefiting the agricultural sector. We want to assure you that the expansion of this facility will adhere to all relevant zoning regulations and guidelines. Any potential environmental concerns and outline measures will be taken to minimize the ecological footprint of the expansion.

## Agent Information

**Agent :** Lindsay Cutrell

**Mailing Address :**

1210 Chew Rd

Quesnel, BC

V2J 4E1

Canada

**Primary Phone :** (250) 983-4414

**Mobile Phone :** (250) 983-4414

**Email :** Lindsay@ultrawest.ca

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 015-159-663

**Legal Description :** BLOCK A (PLAN B5167) DISTRICT LOT 3139 CARIBOO DISTRICT

**Parcel Area :** 3.6 ha

**Applicant:** Boat Lake Ventures LTD., INC. NO. BC1301857

**Civic Address :** 1387 Maple Dr

**Date of Purchase :** 03/25/1975

**Farm Classification :** Yes

**Owners**

1. **Name :** Boat Lake Ventures LTD., INC. NO. BC1301857



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**Current Use of Parcels Under Application**

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

*PID: 015-159-663 - Quesnel Veterinary Clinic*

*Block A, Plan B5167*

*75% hay field that is cut down yearly for the family cows.*

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

*No Agricultural Improvements.*

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

*Existing veterinary clinic - 3100 sq ft*

*2 - small farm sheds*

*1 - barn for storage*

**Adjacent Land Uses**

**North**

**Land Use Type:** Commercial / Retail

**Specify Activity :** Veterinary Clinic

**East**

**Land Use Type:** Agricultural/Farm

**Specify Activity :** Hay Feild

**South**

**Land Use Type:** Agricultural/Farm

**Specify Activity :** Hay Feild

## West

**Land Use Type:** Agricultural/Farm

**Specify Activity :** Hay Feild

## Proposal

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

3.6 ha

### 2. What is the purpose of the proposal?

*The purpose of this proposal is to request your consideration for the rezoning to facilitate an addition onto an existing veterinary clinic which is situated on land designated as both commercial and agricultural. The addition would be a 3875 sq ft structure on (less than an acre) to focus on providing dedicated care and services to both farmers and their large food producing animals, fostering the well-being of both agricultural communities and livestock they depend on. Quesnel Veterinary aims to improve this facility by investing in agriculture technology as there is a demand for these services in Quesnel and this structure would provide this. The expansion is crucial to meet the growing demands of our agricultural community and provide optimal care for the livestock. They play a pivotal role in supporting local agricultural practices, health and productivity of livestock, ultimately benefiting the agricultural sector. We want to assure you that the expansion of this facility will adhere to all relevant zoning regulations and guidelines. Any potential environmental concerns and outline measures will be taken to minimize the ecological footprint of the expansion.*

### 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.

*This proposal could be accommodated on lands outside of the ALR but with the history of the clinic being established and has been carried on from generation to generation they feel this would be the best place for the structure to be expanded on and developed and support a sustainable agricultural practice, yet keeping the hay field as is.*

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

*This proposal will support the agricultural sector long term as only a small footprint of this land will be used to provide support for sustainable agriculture practices, improved disease prevention and contributed to the immediate animal health and wellbeing. It will also provide job creation in this community as there is a lack of veterinary clinics that service the large animals around this community that would further others to exceed in this field.*

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

Yes

## Proposal dimensions

**Total fill placement area (0.01 ha is 100 m<sup>2</sup>)** 359999 ha

**Maximum depth of material to be placed as fill** 0.1524 m

**Volume of material to be placed as fill** 55 m<sup>3</sup>

**Estimated duration of the project.** 9 Months

### Describe the type and amount of fill proposed to be placed.

55 meters square of 3/4" crush for concrete slab.

30 cubic meters of sand for the plumbing.



*50 cubic meters of topsoil around the building.  
200 cubic meters of 3/4" crush for driveway/parking lot.*

**Briefly describe the origin and quality of fill.**

*The fill will be coming from United Concrete & Gravel and will meet the standards of the agricultural land reserve.*

**Applicant Attachments**

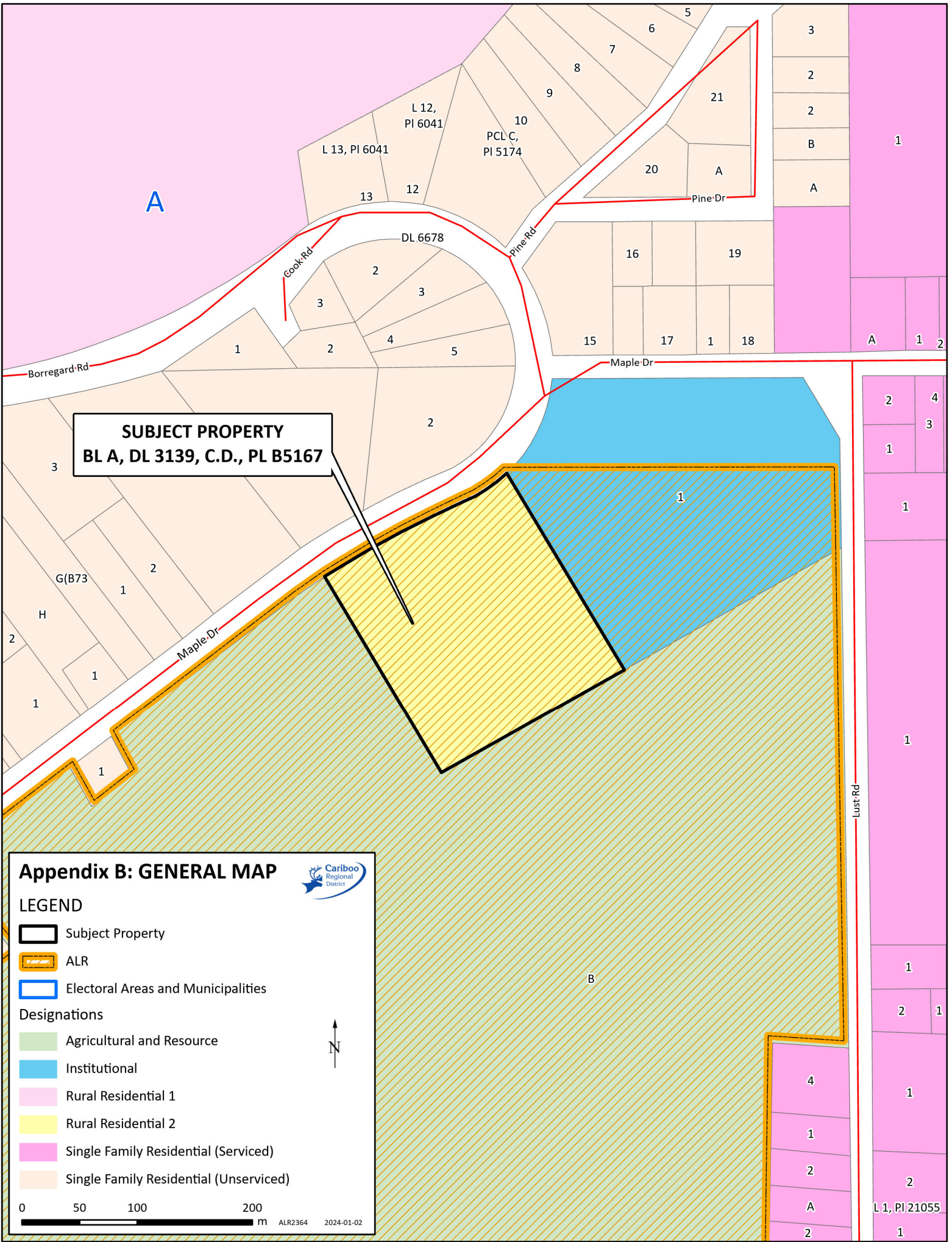
- Agent Agreement - Lindsay Cutrell
- Proposal Sketch - 70025
- Professional Report - Site Survey
- Other correspondence or file information - Site Drawing Plan
- Other correspondence or file information - Google Map
- Professional Report - Site Drawing Plan
- Site Photo - Photos of Existing Building
- Certificate of Title - 015-159-663

**ALC Attachments**

None.

**Decisions**

None.



**SUBJECT PROPERTY**  
**BL A, DL 3139, C.D., PL B5167**

**Appendix B: GENERAL MAP**



**LEGEND**

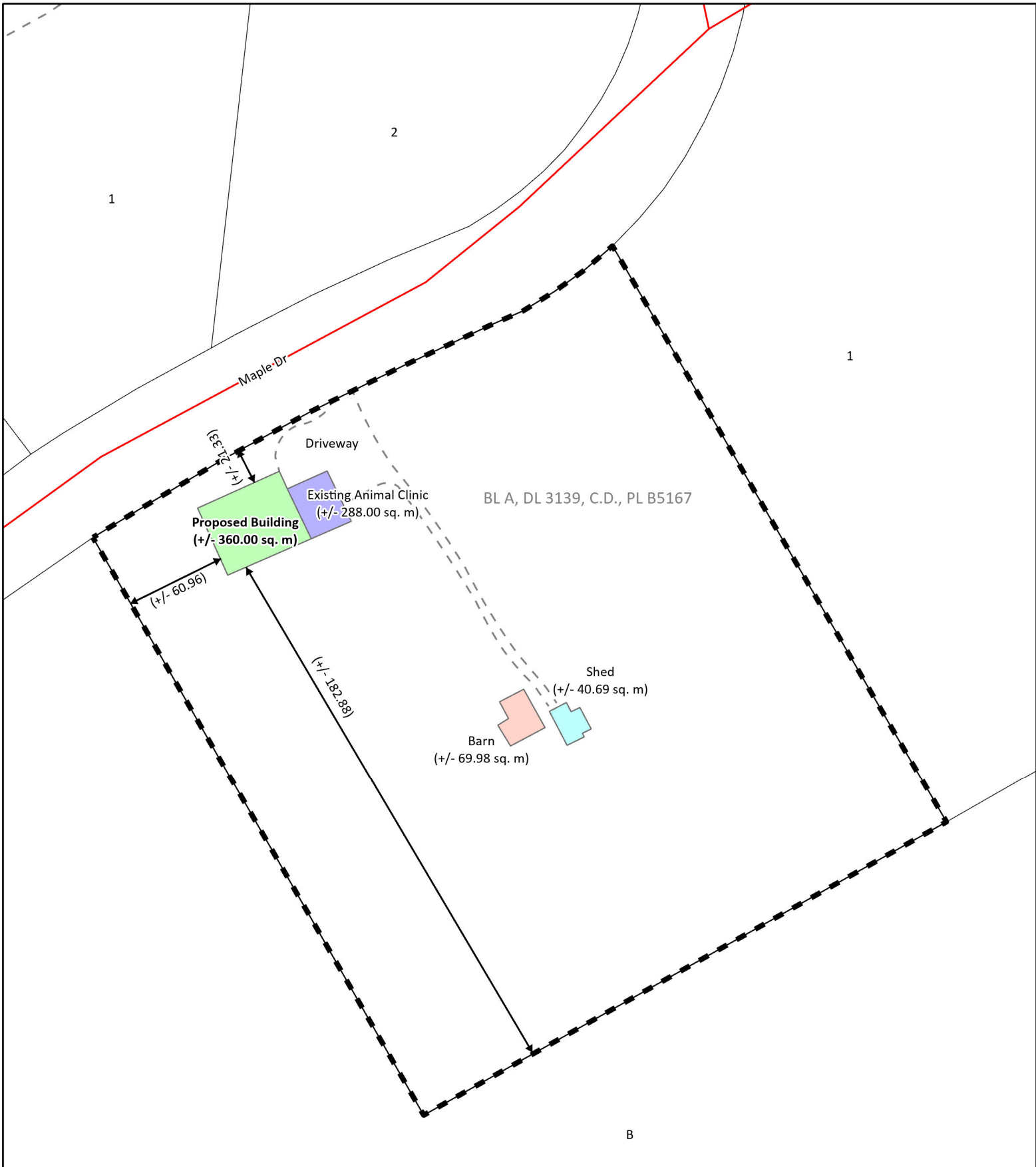
- Subject Property
- ALR
- Electoral Areas and Municipalities

**Designations**

- Agricultural and Resource
- Institutional
- Rural Residential 1
- Rural Residential 2
- Single Family Residential (Served)
- Single Family Residential (Unserved)



0 50 100 200 m ALR2364 2024-01-02

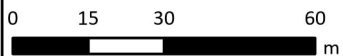


### Appendix C: SPECIFIC MAP

#### LEGEND

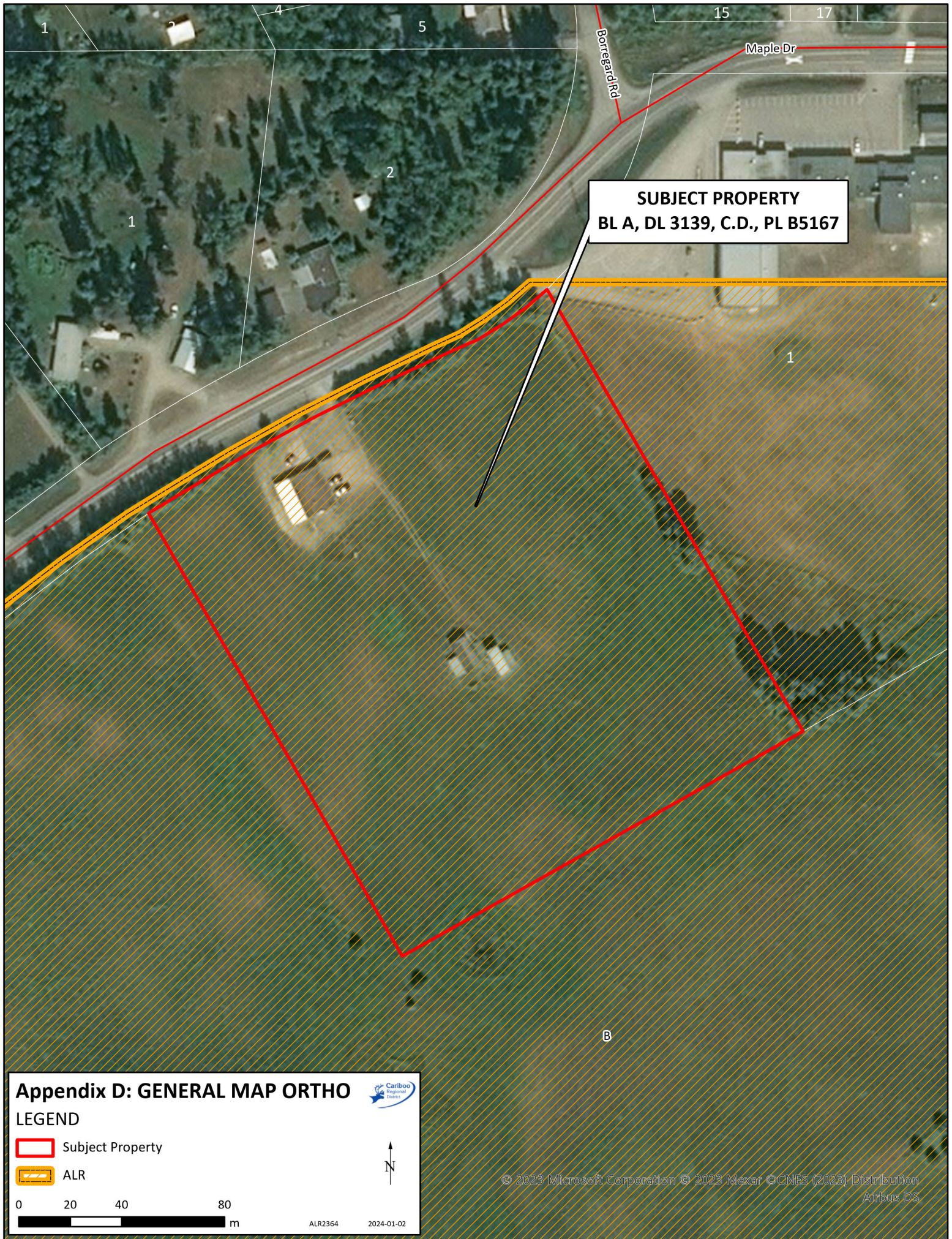
 Subject Property

MEASUREMENTS  
ARE METRIC



ALR2364 2024-01-02

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and



**SUBJECT PROPERTY**  
**BL A, DL 3139, C.D., PL B5167**

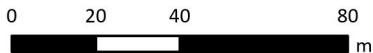
### Appendix D: GENERAL MAP ORTHO



#### LEGEND

 Subject Property

 ALR



ALR2364 2024-01-02

JAN 23 2024



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 16 January 2024

Location of Meeting: CAO office

File Number: 3015-20/A20230064

Application Type: Agricultural Land Reserve

Electoral Area: A

Legal Description: Block A (Plan B5167) District Lot 3139 Cariboo District

Property Location: 1387 Maple Dr

ATTENDANCE

Present:

Chair: DAVE SERVICE

Members: TED ARMSTRONG, DAVE MOFFAT

SIMON TURNER

Recording Secretary: SIMON TURNER

Owners/Agent: MARK MATHIASON, URBANIST

☐ Contacted but (Applicant)

declined to attend

Absent: MARJORIE SALES, ROY JOSEPHY,

VINCE BELLINGUETTE

Also Present:

Electoral Area Director: MARY SPYDLOM

Staff Support: NA

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**RESOLUTION**

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THAT application with File Number 301520/A20230064 be <sup>STRONGLY</sup> **SUPPORTED** / ~~REJECTED~~ for the following reasons:

- 1) ENHANCES EXISTING SERVICES + SUPPORT TO AGRICULTURAL COMMUNITY.

2)

For: 4      Against: 0

CARRIED/DEFEATED

**Termination:** 10.15am

That the meeting terminate.

Moved: RE ARMSTRONG

Seconded: DAVE NOFFA

CARRIED

Time: 10.14

  
Recording Secretary

  
Chair (2006 SERVICE)



February 5, 2023

Local government file: 3015-20/A20230064  
ALC ID: 70025

Leasa Williamson  
Development Services Clerk V  
Cariboo Regional District  
VIA EMAIL: [planning@cariboord.ca](mailto:planning@cariboord.ca)

**Re: ALC Non-Farm Use Application – 1387 Maple Drive Vet Clinic (PID: 015-159-663)**

Dear Leasa Williamson,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on this Agricultural Land Commission (ALC) application to allow for the continued use and expansion of an existing veterinary clinic located on the 3.64-hectare subject property within the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- The subject parcel is located outside of the City of Quesnel near its south-western border, with smaller subdivided non-ALR lots to the north, and larger rural ALR parcels to the south. Large areas of non-ALR lands are interspersed with large areas of ALR lands throughout the region. Hay is produced on the subject parcel with other forms of agricultural production taking place in the area.
- Based on the [BC Soil Information Finder Tool](#) (SIFT) mapping system, the parcel has an agricultural capability rating of 50% Class 1 and 50% Class 2D, and a soil classification of 100% sandy loam, well drained soil. Class 1 and 2 lands in the Cariboo is rare; there are five polygons in the regional district according to the BC Soil Information Finder Tool. Much of the polygon in which the proposal sits is covered by subdivisions of single family dwellings. Additionally, the flat terrain and proximity to Highway 97 makes this a highly valuable agricultural parcel.

- Ministry staff note that the proposed siting of the 340m<sup>2</sup> (3875sq.ft) building expansion will be next to the existing building and located no more than ~43meters into the property from Maple Drive. This siting will make less of an impact on the agricultural potential of the parcel than if it was situated in the middle or near the back of the property. It appears that a significant portion of this expansion will nevertheless remove hay production taking place on the existing field.
- In addition, while the veterinary clinic will likely provide support for the regional agriculture sector, its rationale to remain on the subject parcel because of its established history, rather than non-ALR land, demonstrates that the work could be done elsewhere. It is unclear from the provided information the status and history of the clinic, and the Regional District may want to confirm with the ALC and the applicant to clarify this, if not done so already, as part of its decision-making process.
- Although it is not explicitly referenced in the referral, it appears that if the ALC provides non-farm use approval of the proposal, a rezoning and possible OCP designation amendment of the parcel will also likely be required. The Regional District may want to confirm this as well as part of the application process.
- Given the nature of the proposal, as a veterinary clinic, it appears the proposed expansion will potentially support the agricultural sector in the region, however, it will remove a portion of rare Class 1 and 2 agricultural lands, contributing to the sector in the surrounding area.

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

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

Email copy: [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)