



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/G20240002

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

Electoral Area: G

Date of Referral: January 10, 2024

Date of Application: January 04, 2024

Property Owner's Name(s): CROWN PROVINCIAL

Applicant's Name: Ted Olfert

SECTION 1: Property Summary

Legal Description(s): Block A of District Lot 2828, Lillooet District and Part of District Lot 2828, Lillooet District.

Part of DL 2828 between Block A and D, Lillooet District.

Property Size(s): 2.78 ha (6.87 ac.)

Area of Application: 2.78 ha (6.87 ac.)

Location: 4202 Cariboo Hwy 97 S.

Current Designation:

Agricultural

Min. Lot Size Permitted:

32 ha (79.07 ac.)

Current Zoning:

Resource/ Agricultural (RA 1)

Min. Lot Size Permitted:

32 ha (79.07 ac.)

Proposal: The property is currently being used as a waste transfer station. The application is to continue this use. There is a previous ALC approval for this activity on an adjacent parcel. The previously approved file was #156/91.

Existing Buildings: Concrete Block Horseshoe 17.2 sq. m. (185.14 sq. ft.)
Recycling Huts 12 sq. m. (129.17 sq. ft.)
Attendant Building 10.14 sq. m. (109.15 sq. ft.)
Ancillary Share Shed 7.13 sq. m. (76.75 sq. ft.)
Primary Share Shed Building 38.25 sq. m. (411.72 sq. ft.)
Storage Shed 9.25 sq. m. (99.57 sq. ft.)
Recycling Huts 9.92 sq. m. (106.78 sq. ft.)
Concrete Block Retaining Wall with Railing and Gates (three bays) 87.72 sq. m (944.21 sq. ft.)

Proposed Buildings: none

Road Name: Hwy 97 S

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo Hwy 97 S

Services Available: unserviced

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: none.

Lake Classification: N/A

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Beef	62.52 ha. (154.49 ac.)
(b) South	Crown Land	n/a
(c) East	Farm And Residential	4.74 ha. (11.71 ac.)
(d) West	Landfill	13 ha. (32 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	70% Class 5 Topography and Stoniness 30% Class 4- Stoniness	70% Class 5 Topography and Stoniness 30% Class 4- Stoniness

The agricultural capability classifications of the property are Class 4 and Class 5. The limiting factor is noted as topography and stoniness.

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 practices are required. The limitations may seriously affect one or more of the following practices: 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.

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.

PLANNING COMMENTS

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 existing Cariboo Regional District Lac La Hache transfer station. The subject property is zoned as Resource/ Agricultural (RA 1) in South Cariboo Area Zoning Bylaw No. 3501, 1999.

ALC approval was previously given in 1991 for the previous activity on Part of Block D and the Remainder of District Lot 2828, Lillooet District (Resolution #156/91). The original landfill was constructed on Part of Block D and the Remainder of District Lot 2828, Lillooet District. The currently operating transfer station is located on Block A of District Lot 2828, Lillooet District.

Location and Surrounding:

The subject property is located 3.2 km southeast of Lac La Hache townsite adjacent to Highway 97. The parcel is partially cleared for the existing activity and partially treed.

CRD Regulations and Policies:

Lac La Hache Area Official Community Plan Bylaw 5170, 2018.

13.2 Objectives

- 13.2.1) Operate and maintain effective and reliable community infrastructure services over the long term.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for non-farm use to allow for continued use of the Lac La Hache Transfer Station. The ALR has granted approval for a waste transfer station (Resolution #156/91) however, this application is simply to correct the location of the previously approved non-farm use. The proposal is unlikely to have a negative impact on adjacent agricultural operations as it has existed in its current location for over 30 years.

The Electoral Area 'G' Advisory Planning Commission (APC) has reviewed the application and is in favour of the application. The APC stated that the landfill/ transfer station has been located in its current location since the 1950's and is conveniently located. It is not believed to be impeding agriculture in any way.

The Ministry of Agriculture and Food (MAF) has provided comments in support of the application. Ministry staff note that the existing transfer station supports agricultural operations in the area and relocating it would increase travel times and costs. It is recommended that an invasive plant management plan be established for the transfer station if one does not already exist.

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.

Recommendation:

That the Provincial Agricultural Land Commission application for non-farm use, pertaining to Block A of District Lot 2828, Lillooet District and Part of DL 2828 between Block A and D, Lillooet District be received and authorized for submission to the Provincial Agricultural Land Commission, with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: January 17, 2024

See attached

Ministry of Agriculture and Food: February 13, 2024

See attached

ATTACHMENTS

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: 69711

Application Status: Under LG Review

Applicant: Cariboo Regional District

Agent: Cariboo Regional District

Local Government: Cariboo Regional District

Local Government Date of Receipt: 01/03/2024

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

Proposal Type: Non-Farm Use

Proposal: The Cariboo Regional District is requesting authorization to continue the existing use of the Parcels for the purpose of a waste transfer station and marshaling yard.

Agent Information

Agent : Cariboo Regional District

Mailing Address :

Suite D - 180 North Third Ave

Williams Lake, BC

V2G 2A4

Canada

Primary Phone : (250) 392-3351

Email : [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Crown Lands

Parcel Identifier :

Legal Description : Block A of DL 2828 Lillooet District

Parcel Area : 2.17 ha

Civic Address : N/A

Date of Purchase :

Farm Classification : No

Owners

1. **Name :** Cariboo Regional District

Address :

Suite D - 180 North Third Ave

Williams Lake, BC

V2G 2A4

Canada

Applicant: Cariboo Regional District

Phone : (250) 392-3351

Email : [REDACTED]

2. Ownership Type : Crown Lands

Parcel Identifier :

Legal Description : Part of DL 2828 Lillooet District between Block A and Block D

Parcel Area : 0.61 ha

Civic Address : N/A

Date of Purchase :

Farm Classification : No

Owners

1. Name : Cariboo Regional District

Address :

Suite D - 180 North Third Ave

Williams Lake, BC

V2G 2A4

Canada

Phone : (250) 392-3351

Email : [REDACTED]

Ownership or Interest in Other Lands Within This Community

1. Ownership Type : Crown Lands

Parcel Identifier :

Owner with Parcel Interest : Cariboo Regional District

Parcel Area : 13 ha

Land Use Type : Civic/Institutional

Interest Type : Rental Agreement

Current Use of Parcels Under Application

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

Parcels 1 and 2: No agriculture.

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

Parcels 1 and 2: Existing cattle fence encloses previously cleared portion of parcels.

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

Parcels 1 and 2: Waste transfer station and marshaling yard.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : Private ranch

Applicant: Cariboo Regional District

East

Land Use Type: Agricultural/Farm

Specify Activity : Private ranch

South

Land Use Type: Agricultural/Farm

Specify Activity : Timbered crown range

West

Land Use Type: Agricultural/Farm

Specify Activity : Timbered crown range

Proposal

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

2.78 ha

2. What is the purpose of the proposal?

The Cariboo Regional District is requesting authorization to continue the existing use of the Parcels for the purpose of a waste transfer station and marshaling yard.

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.

The transfer station is existing and relocation would require significant public funding.

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

The maintenance of strategically located waste disposal services benefits agriculture by reducing travel time and costs for farmers in the region.

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

No

Applicant Attachments

- Agent Agreement - Cariboo Regional District
- Other correspondence or file information - Gov Agent Auth
- Other correspondence or file information - Gov Letter of Support
- Proposal Sketch - 69711
- Site Photo - Site Photographs

ALC Attachments

None.

Decisions

Applicant: Cariboo Regional District

None.

**SITE PLAN OF Bk. A, Bk. D AND P
ART OF DL 2828, LILLOOET DISTRICT**

**NB: TEXT AND SHAPES IN RED NOT BY TRUE LAND SURVEYING.
TEXT AND SHAPES IN RED ARE BY CARIBOO REGIONAL DISTRICT.**



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY
432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

DISTANCES ON THIS DRAWING ARE GROUND LEVEL
DISTANCES AND THE COORDINATES NOTED ARE MEASURED
FROM THE NAD83 CSRS (EPOCH 2002.0) COORDINATE OF
POINT #500
(N: 5739470.053m E: 608997.065m)

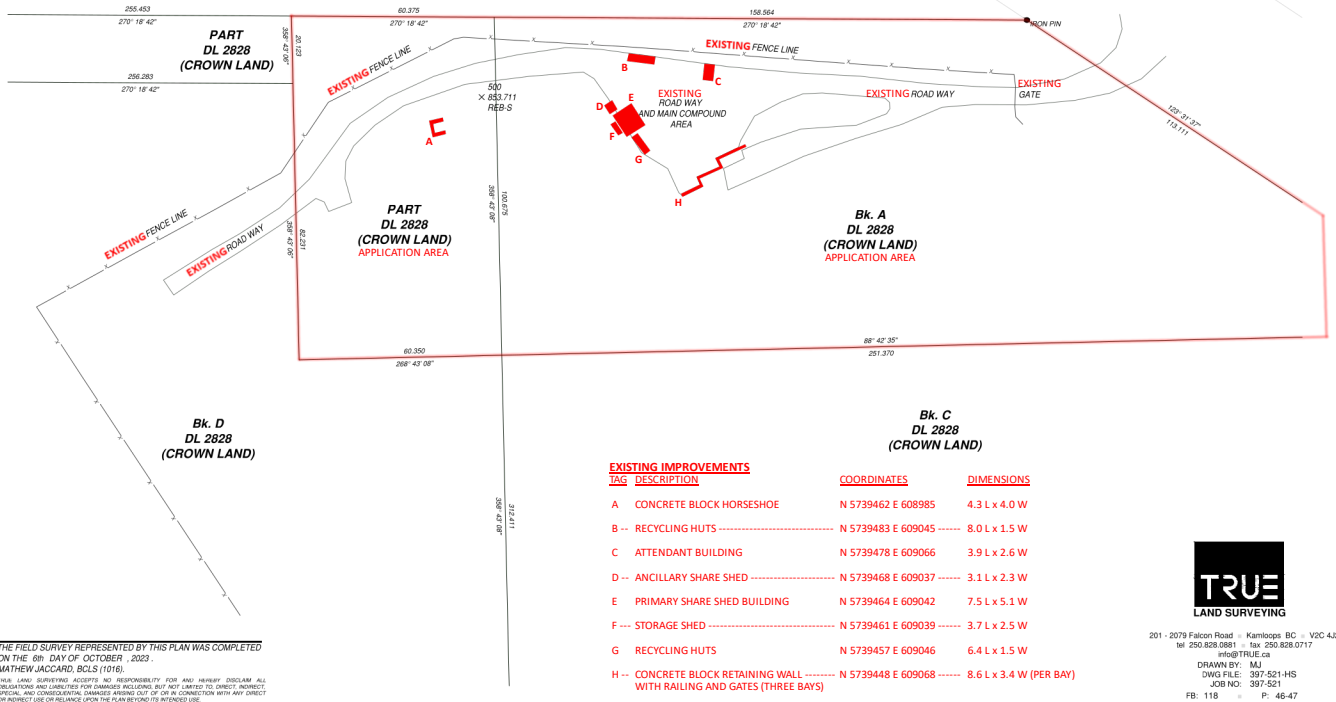
ELEVATIONS NOTED ON THIS DRAWING ARE DERIVED FROM
THE NAD83 CSRS (EPOCH 2002.0) ORTHOMETRIC HEIGHT OF
POINT #500 (EL: 853.711m) WITH REFERENCE TO THE CGVD08
VERTICAL DATUM

ALL DISTANCES ARE IN METERS AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.
DISTANCES ARE DERIVED FROM FIELD SURVEY
MEASUREMENTS.



Rem. DL 698

CARIBOO HIGHWAY
PLAN H132 AND H1374



EXISTING IMPROVEMENTS

TAG	DESCRIPTION	COORDINATES	DIMENSIONS
A	CONCRETE BLOCK HORSESHOE	N 5739462 E 608985	4.3 L x 4.0 W
B	RECYCLING HUTS	N 5739483 E 609045	8.0 L x 1.5 W
C	ATTENDANT BUILDING	N 5739478 E 609066	3.9 L x 2.6 W
D	ANCILLARY SHARE SHED	N 5739468 E 609037	3.1 L x 2.3 W
E	PRIMARY SHARE SHED BUILDING	N 5739464 E 609042	7.5 L x 5.1 W
F	STORAGE SHED	N 5739461 E 609039	3.7 L x 2.5 W
G	RECYCLING HUTS	N 5739457 E 609046	6.4 L x 1.5 W
H	CONCRETE BLOCK RETAINING WALL WITH RAILING AND GATES (THREE BAYS)	N 5739448 E 609068	8.6 L x 3.4 W (PER BAY)



201 - 2079 Falcon Road - Kamloops BC - V2C 4J2
tel 250.828.0881 - fax 250.828.0717
info@TRUE.ca

DRAWN BY: MJJ
DWS FILE: 397-521-HS
JOB NO: 397-521

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 6th DAY OF OCTOBER, 2023.
MATHEW JACCARD, BCLS (1016).

ALL LAND SURVEYING ACCEPTS NO RESPONSIBILITY FOR ANY HARMFUL DISCLAIM ALL
OPERATIONS AND UNDERTAKINGS FOR DAMAGES INCLUDING BUT NOT LIMITED TO SERVICE, DEFECTS,
OR NEGLIGENCE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY OBJECTS
OR ADVERSE USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.



Lac La Hache Transfer Station



Highway 97 Frontage



Traffic Entrance



Transfer Bins



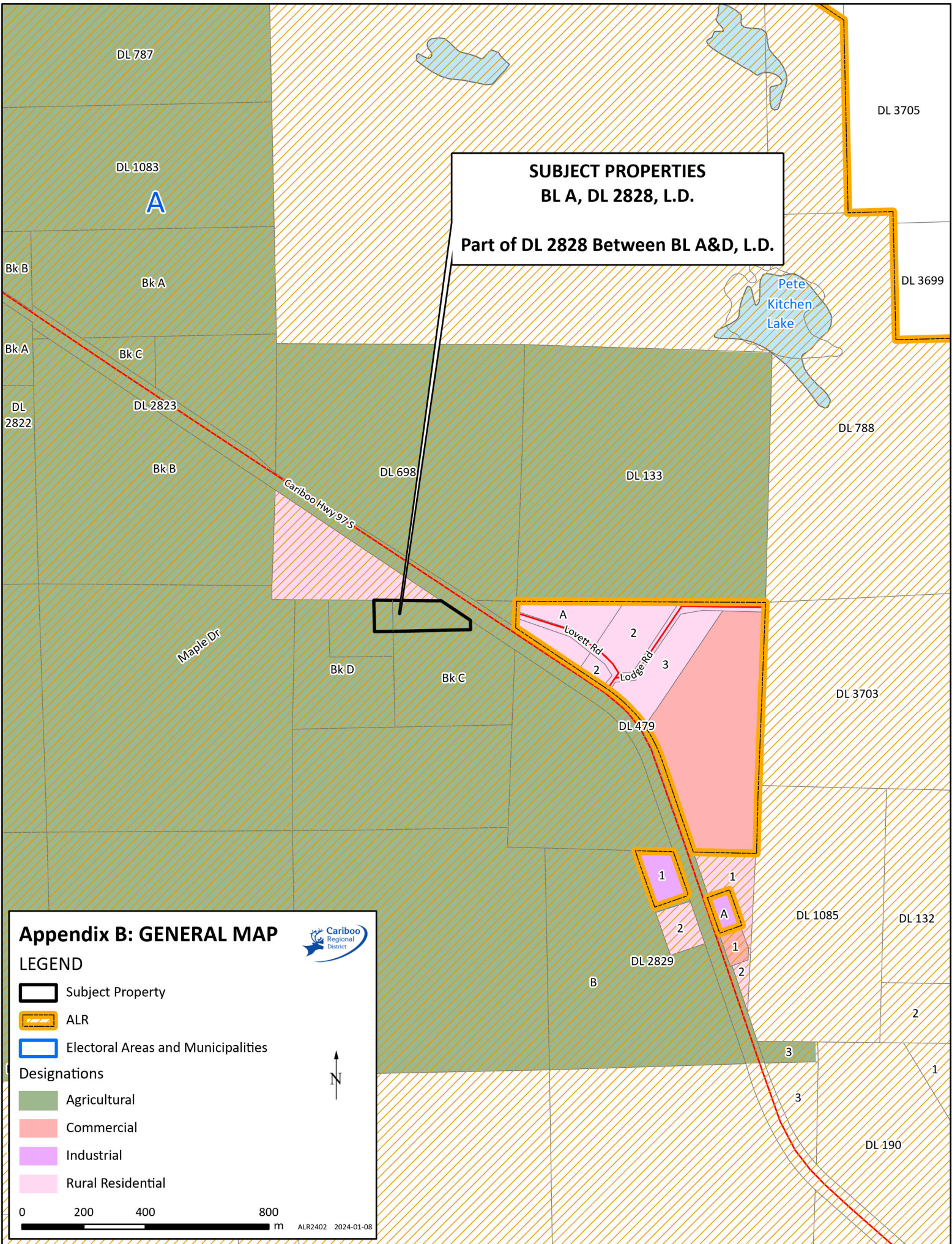
Recycling and Attendant Building

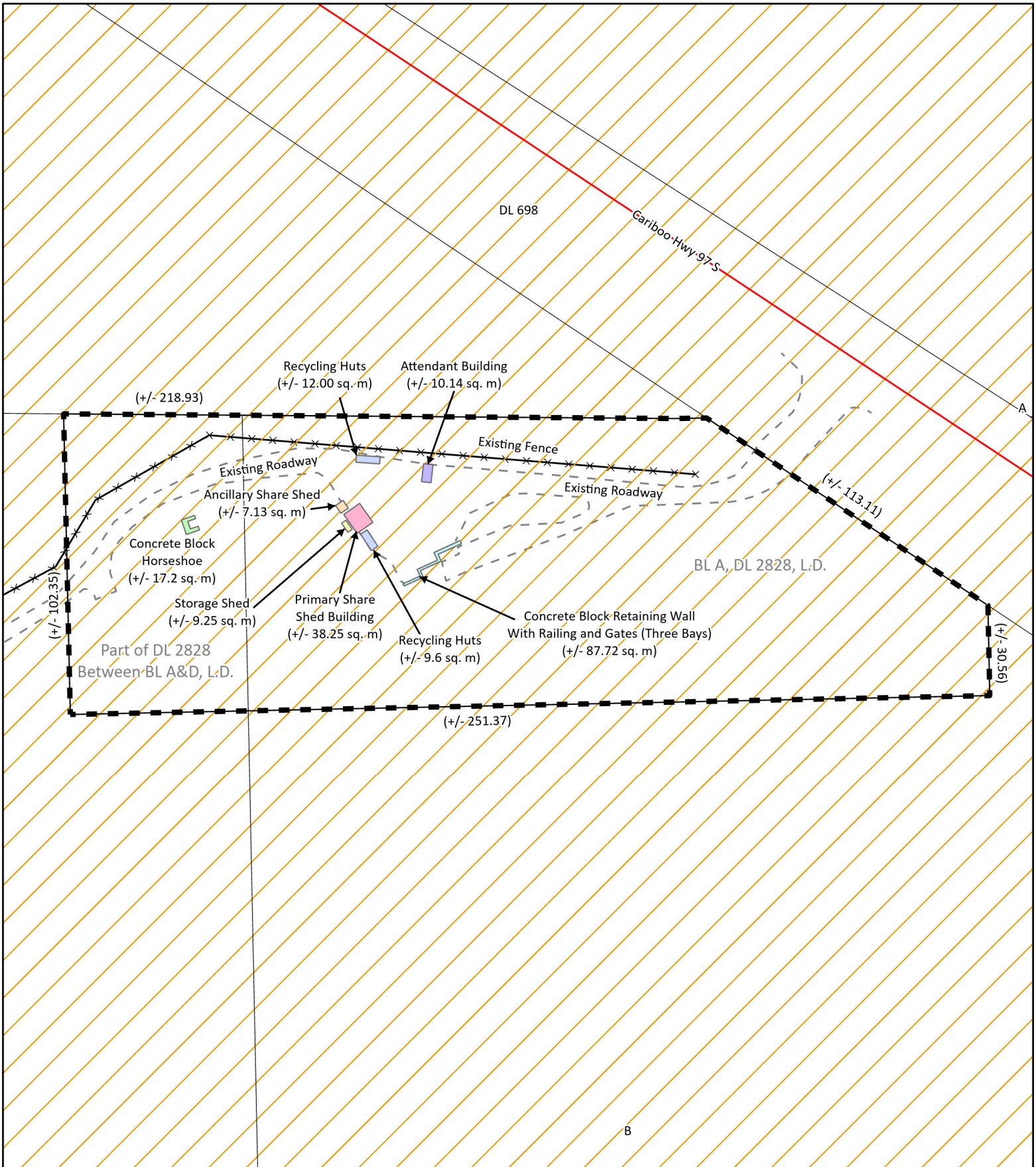


Share Shed



Metal Staging Area





Appendix C: SPECIFIC MAP LEGEND



Subject Property

MEASUREMENTS
ARE METRIC



0 15 30 60
m

ALR2402 2024-01-08

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

SUBJECT PROPERTIES
BL A, DL 2828, L.D.

Part of DL 2828 Between BL A&D, L.D.

Cariboo Hwy 97 S

A

B

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property

 ALR



0 25 50 100
m

ALR2402 2024-01-08

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Airbus DS

Date: JANUARY 17, 2024

7:00PM

Conference Call Meeting

Applicant/Agent: Agent: Ted Olfert - Cariboo Regional District (not participating)

Area G director - Al Richmond

Members: Marvin Monical Diane Wood Graham Leslie Nicola Maughn
Marilyn Niemiec Robin Edwards Amanda Bird Bill Forman

Absent: Robin Edwards Amanda Bird

Location of Application: 4202 Cariboo Highway 97 So., Lac la Hache BC

Agenda Item: Agricultural Land Reserve – Non Farm Use - Lac la Hache Transfer Station

Moved by: Diane/Graham

Area G APC supports this Non Farm Use application within the Agricultural Land Reserve as presented for the following reasons:

The Lac la Hache garbage dump / landfill site - now Transfer Station has been in this immediate location since the 1950's. The location was and still is very conveniently located to the town of Lac la Hache and to Highway 97. This encourages people to use it instead of just dumping their trash out in the bush. The location is far enough away from any livestock operations that could be impacted by bears that could and did frequent the dump when it was still a landfill.

The land is marginal at best for growing crops. There is no water source available.

The Transfer station is a huge improvement over the old landfill site. The facility is still located in the same convenient location as in the past. It serves both the town of Lac la Hache and community of 108 Mile House well. It is kept very neat and clean and all the recycling and garbage is collected in bins and transferred to the 100 Mile House landfill. There are no permanent structures on site.

This already developed facility is an asset to our communities. It is not impeding agriculture in any way. Area G APC believes there is absolutely no advantage to move this very efficient, well established facility to a different location.

CARRIED UNANIMOUSLY

Moved by **Diane Wood** that the meeting terminate. **7:30 PM**

Marvin Monical

Chair

Secretary



February 13, 2024

Local government file: 3015-20/G20240002
ALC ID: 69711

Leasa Williamson
Development Services Clerk V
Cariboo Regional District
VIA EMAIL: planning@cariboord.ca

Re: ALC Non-Farm Use Application – 4202 Cariboo Hwy 97 S Crown Land – Waste Transfer Station

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 by the Cariboo Regional District to allow for the continued use of an existing waste transfer station and marshalling yard (Lac La Hache Transfer Station) located on a 2.78-hectare portion of two parcels of Crown Land within the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- As noted in the application, the existing transfer station supports agricultural operators in the area and relocating it would likely increase travel times and costs. Ministry staff consider the transfer station's continued operation at its current location as beneficial to the region's agricultural sector.
- Given the level of vehicular traffic going in and out of the site, the establishment of invasive plant species in the area is an increased risk. The Regional District may want to consider, if the proposal is approved by the ALC, establishing, and maintaining, an invasive plant management plan, if one does not already exist.

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

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