



Planning Application Information Package

Application Type: Agricultural Land Reserve

File Number: 3015-20/C20240015

ALR Application Type: Subdivision 21(2)

Electoral Area: C

Date of Referral: April 08, 2024

Date of Application: March 20, 2024

Property Owner's Name(s): Vanessa Hildreth

Applicant's Name: FORTIS BC ENERGY INC
Agent: Alisa Conscadden

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 7283, Cariboo District, Plan 17519, Except Plan 29745

Property Size(s): 0.86 ha (2.13 ac.)

Area of Application: 0.86 ha (2.13 ac.)

Location: 762 Quesnel Canyon Rd

Current Designation:
Country Residential

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Current Zoning:
Rural 3 (RR 3)

Min. Lot Size Permitted:
0.8 ha (1.98 ac.)

Proposal: The applicant is applying to subdivide a portion of the property that is currently being used for Natural Gas services. The proposed lot to be subdivided is 0.04 ha. (0.09 ac.), the remainder will be 0.82 ha (2.04 ac.).

Existing Buildings: meter station - 21.46 sq. m (231.00 sq. ft.)
RTU building - 4.00 sq. m. (43.05 sq. ft.)
Odorizer building - 23.79 sq. m. (256.07 sq. ft.)

Proposed Buildings: none

Road Name: Quesnel Canyon Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: Highway 26

Services Available: Hydro, telephone

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 creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Single Family Dwelling	59.38 ha. (146.70 ac.)
(b) South	Gas Distribution Systems	0.05 ha (0.12 ac.)
(c) East	Single Family Dwelling	50.40 ha. (124.53 ac.)
(d) West	Beef	38.75 ha. (95.74 ac.)

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
40%	70% Class 3- cumulative minor adverse characteristics 30% Class 3- undesirable soil structure and/ or low perviousness	No improved class
60%	80% Class 3- cumulative minor adverse characteristics 20% Class 4- cumulative minor adverse characteristics	No improved class

The agricultural capability classifications of the property are Class 3 and Class 4. The limiting factors are noted as cumulative minor adverse characteristics and undesirable soil structure and/ or low perviousness.

Class 3 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 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.

There are no improved ratings for the property.

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 a 3.65 ha. (9.02 ac.) lot into two lots, the proposed southern lot 0.04 ha. (0.09 ac.) is intended to be used for utilities, the proposed northern remainder portion is expected to continue as residential and agricultural use.

An existing lot to the south of the proposed subdivision currently contains natural gas transmission and distribution, this proposal is intended to extend those activities. Additionally, the proposed subdivision partially within a Fortis statutory Right-of-Way, which is directly connected to the proposed use of the of the proposed subdivided portion.

The applicant previously applied for and received a development variance permit to vary the front, rear and side setback distances in order to legalize an existing gas utility building. Further expansion of the utility requires subdivision of the subject property. The applicant does not intend to consolidate the proposed parcel with the existing lot to the south if the subdivision is successful.

Location and Surrounding:

The subject property is located on Quesnel Canyon Road and is surrounded by single family dwelling and farm activities.

CRD Regulations and Policies:

3504- Quesnel Fringe Area Zoning Bylaw, 1999

4.18 Minimum Lot Area Exceptions

- (a) minimum lot area requirements shall not apply:
 - i) where the lot is intended for public use, including public utility buildings and structures, parks and playgrounds as well as outdoor recreational facilities of a non-commercial nature, museums and historic sites, cemeteries, refuse disposal sites, extraction of raw materials from the land, trapping and guide camps except main lodges, and temporary construction, exploration or logging camps;

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR subdivision application. Currently the lot is not used for agriculture. The intention of the proposed subdivision is to create a new lot that is 400 sq. m. (4305 sq. ft.). This new lot that would be used for a public utility representing a small portion of the total existing lot. The proposed remainder could in the future still be utilized for agricultural purposes. As stated by the applicant the location of the proposed subdivision is necessary due to the location of existing infrastructure and the statutory right-of-way. The proposed subdivision will not require rezoning as minimum lot areas do not apply to lots intended for utilities.

The Electoral Area 'C' Advisory Planning Commission (APC) did not provide comments on this application.

The Ministry of Agriculture and Food (MAF) responded that subdivision in the ALR frequently leads to each parcel having a diminished agricultural potential and can also lead to increased conflict between adjacent land uses. It is also noted that smaller lots are less likely to be farmed. To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage landowners to pursue other types of tenure options.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision pertaining to Lot 1, District Lot 7283, Cariboo District, Plan 17519, Except Plan 29745 be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission:

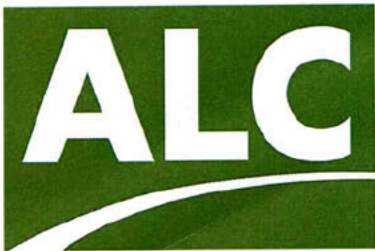
No response

Ministry of Agriculture and Food: April 24, 2024

Thanks for the opportunity to provide comment on this referral. Please find attached our letter response dated October 30, 2023. Ministry staff have prepared this letter as part of an extended pilot project (March 10, 2023 - October 2024) providing feedback to local governments regarding subdividing land in the ALR and its impact on agricultural activity. The letter explains this initiative in more detail.

ATTACHMENTS

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100351
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Applicant: Hildreth
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 DISTRICT LOT 7283 CARIBOO DISTRICT PLAN 17519, EXCEPT PLAN 29745
Approx. Map Area 0.89 ha
PID 004-544-323
Purchase Date Jan 15, 1976
Farm Classification No
Civic Address 762 Quesnel Canyon Road, Quesnel
Certificate Of Title PARCEL-004-544-323.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Vanessa Hildreth	No Data			Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? No

Type Third-Party Agent
First Name Alisa
Last Name Corscadden
Organization (If Applicable) FortisBC Energy Inc.
Phone 6045767091
Email alisa.corscadden@fortisbc.com

4. Government

Local or First Nation Government: Cariboo Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Residential, no farming or agricultural activities taking place here currently. Past use was horse pasture

Describe all agricultural improvements made to the parcel(s). There was an electric fence installed when horses were being pastured, but it is now removed. Fence posts remain. There is also some shallow trenches dug to divert spring run off from pooling

Describe all other uses that currently take place on the parcel(s).

There are currently pipeline right of ways on this parcel, owned by Pembina, Enbridge and FortisBC Energy Inc.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Unused	tree'd lot
East	Agricultural / Farm	road and then adjacent residential/hay field
South	Transportation / Utilities	FortisBC Station site
West	Agricultural / Farm	residential and hay field

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	0.05
2	Lot	0.84

What is the purpose of the proposal?

Purchase of 0.05ha of land by way of Section 114 SRW for station expansion. Expansion to provide new pressure controls to the existing station for supplied gas and to add in additional safety measures (shutoffs/monitoring) for increased gas expectation/demand tot he community

Why do you believe this parcel is suitable for subdivision?

The parcel is suitable as it is an expansion of the existing station footprint we own in fee simple. The land we are looking to acquire to the North of existing station is not cultivated as it is natural trees and brush. The footprint of workable land would not allow for favorable harvesting pattern

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

No, this portion will be fenced for station

Proposal Map / Site Plan

770 Quesnel Canyon Road.pdf

Are you applying for subdivision pursuant to the ALC Homesite

No

Severance Policy?

7. Optional Documents

Type	Description	File Name
Other files that are related	BC Land Survey Plan - marked up	proposed fee simple purchase.pdf





TRANSPORTATION, UTILITY, AND RECREATIONAL TRAIL USE PROOF OF SERVING NOTICE
AS REQUIRED BY SECTION 7 OF THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION

I (full name of declarant)
Alisa Corscadden, agent for FortisBC Energy Inc.
16705 Fraser Hwy, Surrey, BC, V4N 0E8 (mailing address)
of

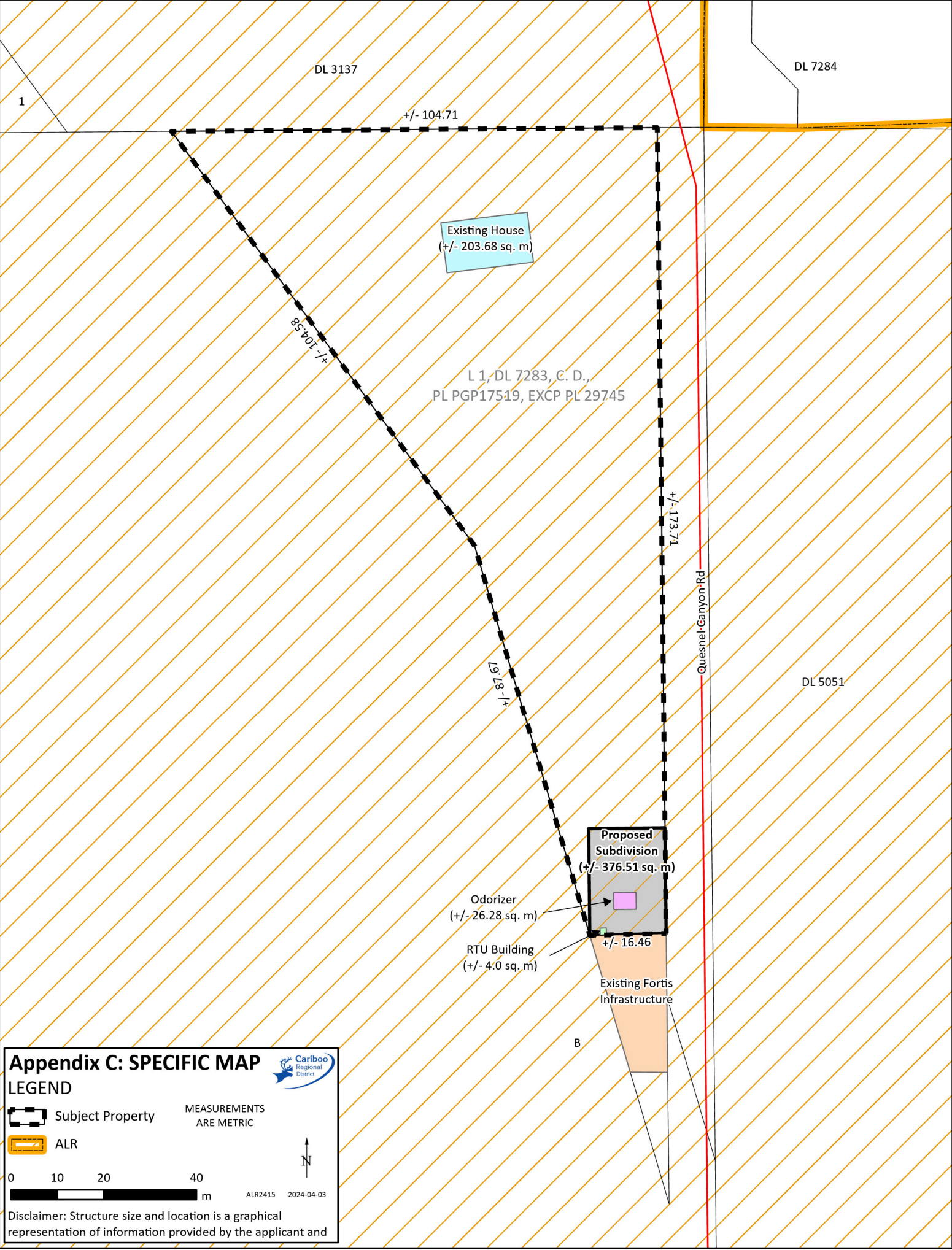
do solemnly declare that a copy of the notice of application and a copy of the signed application as required by Section 7 of the Agricultural Land Reserve
Procedure Regulation for land legally described as

Lot 1 District Lot 7283 Cariboo District Plan 17519 Except Plan 29745

was served to the following owners of land:

NAME AND ADDRESS	LEGAL DESCRIPTION OF LAND	DATE OF SERVICE	HOW SERVED (Registered mail or delivered)
Vanessa Hildreth	Lot 1 District Lot 7283 Cariboo District Plan 17519 Except Plan 29745	03/18/2024	delivered

And I make this solemn declaration believing it to be true and correct to the best of my knowledge.
[Redacted Signature] Mar 18, 2024
.....
(Signature of declarant) (Date)



DL 3137

DL 7284

+/- 104.71

Existing House
(+/- 203.68 sq. m)

L 1, DL 7283, C. D.,
PL PGP17519, EXCP PL 29745

+/- 104.58

+/- 173.71

+/- 87.61

DL 5051

Quesnel Canyon Rd

Proposed
Subdivision
(+/- 376.51 sq. m)

Odorizer
(+/- 26.28 sq. m)

RTU Building
(+/- 4.0 sq. m)

+/- 16.46

Existing Fortis
Infrastructure

B

Appendix C: SPECIFIC MAP

LEGEND

 Subject Property

 ALR

MEASUREMENTS
ARE METRIC

0 10 20 40
m

ALR2415 2024-04-03



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

SUBJECT PROPERTY
L 1, DL 7283, C. D.,
PL PGP17519, EXCP PL 29745

L 3137

DL 7284

1

Queensel Canyon Rd

DL 7283

DL 5051

B

Appendix D: GENERAL MAP ORTHO



LEGEND

 Subject Property

 ALR



0 15 30 60
m

ALR2415 2024-04-02

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Airbus DS



October 30, 2023

File: 0280-30

Ref: 201422

Dear Local Government Planning Staff:

Ministry of Agriculture and Food (the Ministry) staff have noted that there has been a marked increase in Agricultural Land Commission (ALC) subdivision applications over the past few years, resulting in increased referral workload for local government, the Ministry and ALC staff.

A recent referral impact review project conducted by the Ministry, which reviewed 148 referrals from 26 local governments over a six-month period, showed that 80 percent of ALC subdivision applications were assessed by Ministry staff as “not beneficial to agriculture”; however, local government councils and boards opted to send these applications to the ALC for decision in nearly every instance. While local government decisions to forward these applications to the ALC are inconsistent with Ministry staff input, 92 percent of ALC decisions are consistent with Ministry staff’s assessment (i.e., applications identified as not beneficial to agriculture are refused).

Given the similar input provided by Ministry staff on most subdivision applications, the limited impact that Ministry referral responses have on local government decisions, and current staff workload pressures, the Ministry discontinued parcel-specific review of ALC subdivision applications for an initial six-month trial period from March 2023 to September 2023. The Ministry has extended the trial period for an additional 12 months from October 2023 to October 2024. At the conclusion of the 18-month trial period, Ministry staff will complete an analysis to determine how ALC subdivision application referrals from local governments will be reviewed moving forward. In the interim, Ministry staff will focus on developing alternative outreach and education mechanisms to support land use decisions that benefit agriculture.

In the absence of a parcel-specific review, local government planning staff and decision makers are encouraged to consider the following when reviewing ALC applications for subdivision on the Agricultural Land Reserve (ALR).

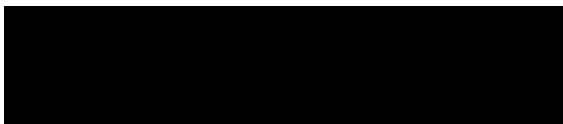
- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.

.../2

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots are less likely to be farmed.
- A [2022 Kwantlen Polytechnic University study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of British Columbia (B.C.) reviewed, “30 percent of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64 percent 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).
- To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage ALR landowners to pursue alternative land access and tenure options, other than subdivision, (such as the leasing of portions of the property) as part of a coordinated succession plan. For more information on [B.C.’s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.
- The Ministry also provides resources to producers to support successful farm transition, including support through the [B.C. Agri-Business Planning Program](#), as well as succession planning workshops and webinars to familiarize farmers with the steps and practices required for a successful farm transition.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information or to contact Ministry staff, please visit the Ministry [AgriService BC webpage](#) or email AgriServiceBC@gov.bc.ca.

While the Ministry will not be providing a detailed review and response to this parcel-specific referral, please feel free to reach out to Ministry staff with specific questions or for advice on this referral or land use planning for agriculture in general.

Sincerely,



Arlene Anderson

Executive Director

Phone: (778) 698-5170

Email: Arlene.Anderson@gov.bc.ca