



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/K20250002

ALR Application Type: Subdivision 21(2)

Electoral Area: K

Date of Referral: January 28, 2025

Date of Application: January 17, 2025

Property Owner's Name(s): 1380646 BC Ltd

Applicant's Name: Cariboo Geographic Systems

SECTION 1: Property Summary

Legal Description(s): Lot 1, Section 8, Township 58 and District Lot 4357, Lillooet District, Plan KAP68304

Property Size(s): 90.40 ha. (223.38 ac.)

Area of Application: 11.45 ha. (28.29 ac.)

Location: 5629 Hanceville Cutoff Rd

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: The applicant is proposing an 11 lot subdivision with a remainder lot. The proposed lot sizes range from 0.8 ha. (1.98 ac.) to 2.57 ha. (6.35 ac.).

Existing Buildings: House - 135.5 sq. m. (1458.51 sq. ft.)

Mobile Home - 99.0 sq. m. (1065.63 sq. ft.)

Shop - 23.87 sq. m. (256.93 sq. ft.)

Proposed Buildings: none.

Road Name: Hanceville cutoff road
Road Type: Gravel/Dirt Road
Within the influence of a Controlled Access Highway: Highway 20
Services Available: Septic, well, 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 creek

unnamed creek

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	grain and forage	67.58 ha. (167 ac.)
(c) East	beef	123.61 ha. (305.44 ac.)
(d) West	Crown land	n/a

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
90%	100% Class 5- Adverse climate and Topography	60% Class 5- Topography 40% Class 4- Topography
10%	100% Class 6- Topography	No improved class

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting factors are noted as adverse Cumulative minor adverse characteristics, undesirable soil structure, land Inundated by streams or lakes and topography.

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.

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 CRD has received an application for the subdivision of land within the Agricultural Land Reserve (ALR). The application proposes the subdivision of 90.40 ha (223.38 ac.) into 11 individual lots plus a remainder. The proposed parcels range in size from 0.8 ha. (1.98 ac.) to 2.57 ha. (6.35 ac.) with the remainder being 78.1 ha (192.99 ac.)

The 90.40 ha (223.38 ac.) subject property is zoned Resource/ Agricultural (R/A) in the Chilcotin Area Rural Land Use Bylaw. The property currently has a single-family dwelling and is occasionally used for horse grazing. The applicant has stated that the area under application is currently fenced.

The applicant a numbered company business owned by the Yunešit'in Government. The intent of the application is the development of off reserve housing for band members near the Yunešit'in (Stone) Reserve #1. The applicant has stated that the proposed lots will be for band members, not for profit.

Location and Surrounding:

The subject property is divided by Hanceville Cutoff Rd and is approximately 1 km south of Highway 20 and 0.5 km northeast of the Big Creek Bridge. The entire property is located within the ALR and is

covered in grasses. The portion of the property south of Hanceville Cutoff road is currently farmed. The surrounding lots are greater than 4 ha. (9.88 ac.) and are used for both farming and residential purposes.

CRD Regulations and Policies:

Chilcotin Area Rural Land Use Bylaw No. 3500, 1999

3.3 RESIDENTIAL

- (c) to allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations.

3.5 AGRICULTURAL LANDS

- (b) to discourage the fragmentation of agricultural lands by subdivision and support the maintenance of generally large minimum lot sizes, as well as support the notion of temporary dwelling units for compassionate reasons, and for second dwelling for farm help or family members, in accordance with the provisions of subsections 7.14, 8.9, 8.10 and 8.12

- (d) to discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location.

Cariboo Regional District Agricultural Policy, 2016

4.0 GENERAL POLICIES

- (b) To support the Agricultural Land Commission in its mandate of protecting agricultural lands and agricultural opportunities.

- (f) To protect agricultural lands, a minimum lot size of 4.0 hectares (9.88 acres) will be required for property being rezoned to facilitate a subdivision next to land associated with active agricultural operations or for subdivision that are adjoining the Agricultural Land Reserve's boundary. Larger parcels are encouraged for subdivision in the ALR, such as the 32 ha (79.07 ac) minimum lot size requirement referenced in Official Community Plans Agricultural Designation or as approved by the Agricultural Land Commission.

Interim Housing Needs Report, 2024

Table 4: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Areas J and K Combined

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	1.4	2.8	5.5
B	Person Experiencing Homelessness	5.2	7.8	10.5
C	Suppressed Household Formation	20.8	41.7	83.3
D	Anticipated Household Growth	28.7	45.8	55.8
E	Rental Vacancy Rate Adjustment	0.6	1.2	2.4
Total		57	99	158

Recommendation:

Planning staff are supportive of the proposed ALR subdivision application. Staff recognize there is an identified need for housing in the Central Cariboo in both the Central Cariboo Housing Needs Assessment as well as the Yuneŝit'in Housing Ecosystem Overview and Strategy Development. The housing needs report identifies both a suppressed need for housing and anticipated need for housing in Electoral Areas J and K. Additionally, the housing needs report does not take into account a demand for housing within First Nation Reserves. An increased demand for housing on or near reserve compared to what is described in the housing needs report is substantial. The Yuneŝit'in report states that at least 15 houses are needed for the community not including housing for elders, youth, or emergency housing. The Yuneŝit'in Housing Ecosystem Overview also states that in a recent survey 77% of respondents stated that they live off reserve due to inadequate housing located on reserve. In consideration of both the Interim Housing Needs Assessment and the Yuneŝit'in Housing Ecosystem Overview and Strategy Development there is a demonstrated need for community housing.

An important consideration is that the vast majority of parcels located in the vicinity of Yuneŝit'in (Stone) and Hanceville are located fully or partially in the ALR. An equivalent application will be required on any parcel located within the ALR. Parcels that have the least agricultural value are the most practical choice for development. Parcels that are outside of the ALR and hold little agricultural value are not located near the Yuneŝit'in First Nation Reserve.

Yuneŝit'in Housing Ecosystem Overview has also identified capacity concerns on reserve that may limit the ability to increase housing that is required. One example provided is the capacity of the existing water system which could run dry during summer months.

Staff also has concern with respect to the proposed subdivision within the ALR. Though the Chilcotin Area Rural Land Use Bylaw (RLUB) does express desire in providing a range of lot sizes for rural and residential development it also states that this should be done in a way that minimizes conflict with Agriculture. There is a risk of conflict with agriculture when residential density abuts active

agricultural operations. These conflicts may be reduced with the installation of fencing and buffering but is unlikely to be eliminated.

It is also evident that there are limitations to agricultural activity taking place on the portion of the lot that is proposed to be subdivided. The applicant has stated that shape of the area under application restricts some agricultural activities that could take place as it would be difficult to irrigate. The applicant has also provided evidence that the soil quality (Class 5 and 6) and topography are not conducive to agricultural activity.

The agricultural section of the RLUB also states that fragmentation of agricultural lands through subdivision should be avoided and the maintenance of large lot sizes. The proposed lot sizes from 0.8 ha. (1.98 ac.) to 2.57 ha. (6.35 ac.) are of a size would restrict the majority of agriculture from taking place in accordance with the RLUB. This concern is echoed by comments provided by the Ministry of Agriculture.

The Electoral Area 'K' Advisory Planning Commission (APC) has reviewed the application and has provided comments both in support and opposition to the application. The reason in support of the application is the limited agricultural capability of the Class 5 and 6 soils. The reason provided in opposition of the application is the proximity of active cattle ranching. The APC vote on the proposal was split 2-2.

The Ministry of Agriculture and Food (MAF) has not provided a parcel specific review but has provided comments relating to subdivision within the ALR. Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increased cost per hectare due to increased residential and accessory structures. Smaller lots are less likely to be farmed as per ministry data.

In summary, planning staff are supportive of the application however caution the approval of subdivision within the Agricultural Land Reserve. As the application is currently proposed, rezoning would be required as well as compliance with the CRD Agricultural Policy and Shoreland Management Policy. This is a difficult application to consider, where balancing housing needs, Indigenous rights to self determination and development, and the potential impact on agriculture is required.

On balance, the staff recommendation is to support the proposal and forward to the ALC for their consideration. Should the proposal be approved by the ALC, rezoning will be required, at which time mitigation can be considered such as fencing and buffering. Staff note that portions of the CRD Agricultural Policy may need to be waived at such time.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision pertaining to Lot 1, Section 8, Township 58 and District Lot 4357, Lillooet District, Plan KAP68304 be authorized for

submission to the Provincial Agricultural Land Commission with a recommendation for approval, subject to rezoning.

REFERRAL COMMENTS

Advisory Planning Commission: February 11, 2025

See attached

Ministry of Agriculture and Food: February 20, 2025

See attached

ATTACHMENTS

Appendix A: Application

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Appendix E: General Map Ortho

Other: Applicants Supporting Documents

Advisory Planning Comments

Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103258
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: 1380646 BC Ltd. Inc No. BC1380646
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 8 TOWNSHIP 58 AND DISTRICT LOT 4357 LILLOOET DISTRICT PLAN KAP68304
Approx. Map Area 90.03 ha
PID 024-938-840
Purchase Date Jun 21, 2024
Farm Classification No
Civic Address 5629 Hanceville Cutoff Road, Hanceville, BC
Certificate Of Title TITLE-CB1393272-PID-024-938-840.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Lennon Solomon	1380646 BC Ltd. Inc No. BC1380646	[REDACTED]	[REDACTED]	Notice of Articles - 1380646 BC Ltd..pdf

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

Type	Third-Party Agent
First Name	Nigel
Last Name	Hemingway
Organization (If Applicable)	Cariboo Geographic Systems
Phone	2507068155
Email	cgs_nigel@telus.net

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). None, occasional grazing of horses

Describe all agricultural improvements made to the parcel(s). There are no agricultural improvements on the part of the property under application. The area under application is totally fenced.

Describe all other uses that currently take place on the parcel(s). There is an existing residence

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Unused	Vacant Crown Land
East	Unused	Vacant remainder of parent property, unused
South	Transportation / Utilities	Hanceville Cutoff Road then large property with residence and some improved lands for agriculture
West	Transportation / Utilities	Unconstructed road dedication then large vacant property

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	0.8
2	Lot	0.8
3	Lot	0.8
4	Lot	0.8
5	Lot	0.82
6	Lot	0.89
7	Lot	0.82
8	Lot	0.94
9	Lot	1.05
10	Lot	1.16
11	Lot	2.57
12	Lot	78.58

What is the purpose of the proposal? The proposal is to create band member housing for members of the Yunesit'in First Nation

Why do you believe this parcel is suitable for subdivision? The proposal is for an area of the property that due to the shape and terrain is not suitable for agricultural uses.

Does the proposal support agriculture It allows for band housing in an area that is not suitable for agricultural

in the short or long term? Please explain.

uses and leaves a large remainder that can be used for agriculture

Proposal Map / Site Plan

SV 247-911-250117 - PROPOSAL E SIZE-REV5.pdf

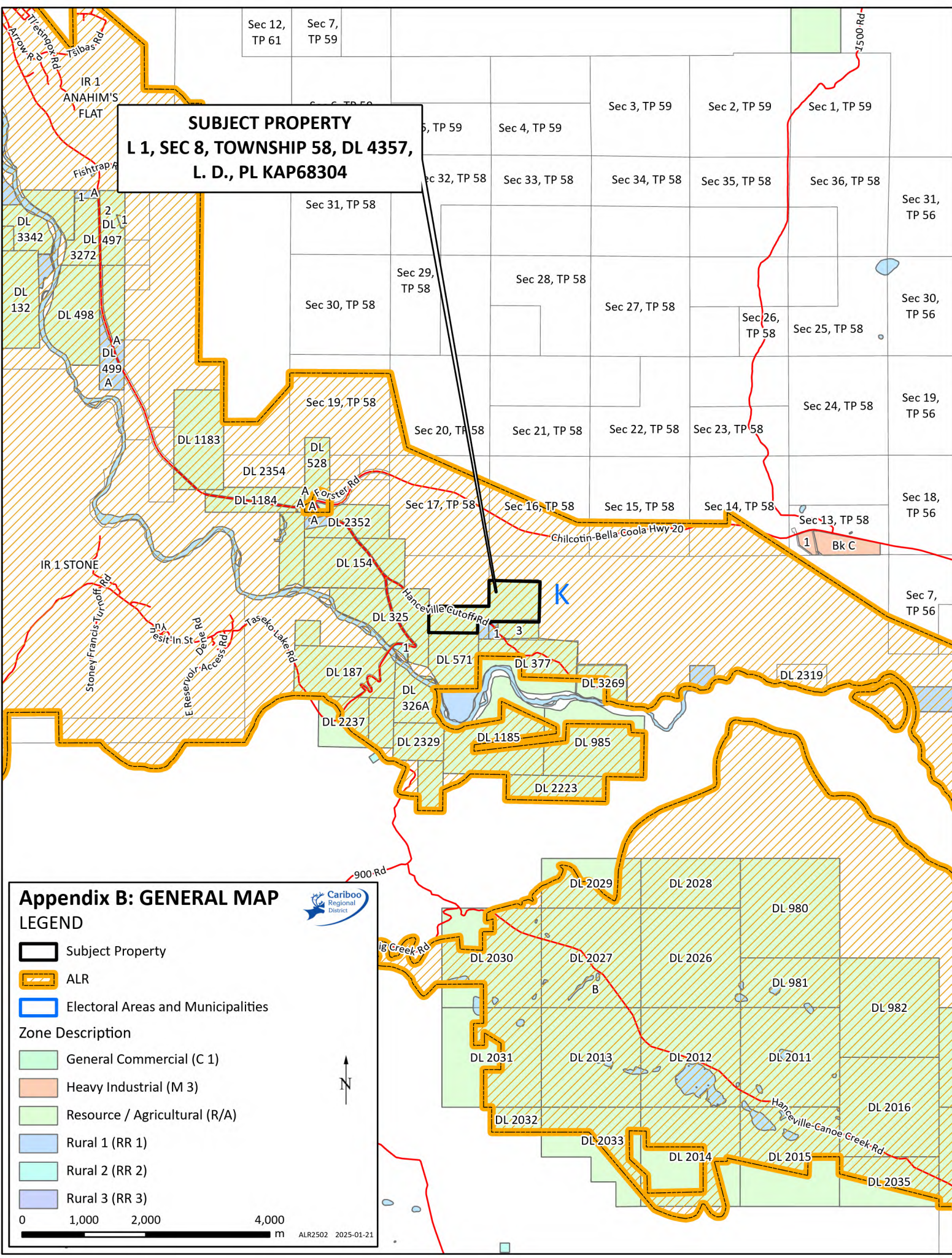
Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No

7. Optional Documents










Type	Description	File Name
Photo of the Application Site	Existing Residence	Existing residence.pdf
Photo of the Application Site	Near east end looking northerly	Looking Northerly near east end.pdf
Photo of the Application Site	East end of application area	East end under application.pdf
Photo of the Application Site	Looking easterly down road from west end	Looking Easterly down Road.pdf
Photo of the Application Site	West end of application area	West end under application.pdf
Professional Report	Band Housing Study	YunesitinHousingEcosytemReport_November2020_Final_WEB.pdf
Other files that are related	Additional information about application	Additional Application Information.docx
Other files that are related	Larger scale map of proposed subdivision	SV 247-911-250117 - PROPOSAL D SIZE-REV5.pdf

SUBJECT PROPERTY
L 1, SEC 8, TOWNSHIP 58, DL 4357,
L. D., PL KAP68304

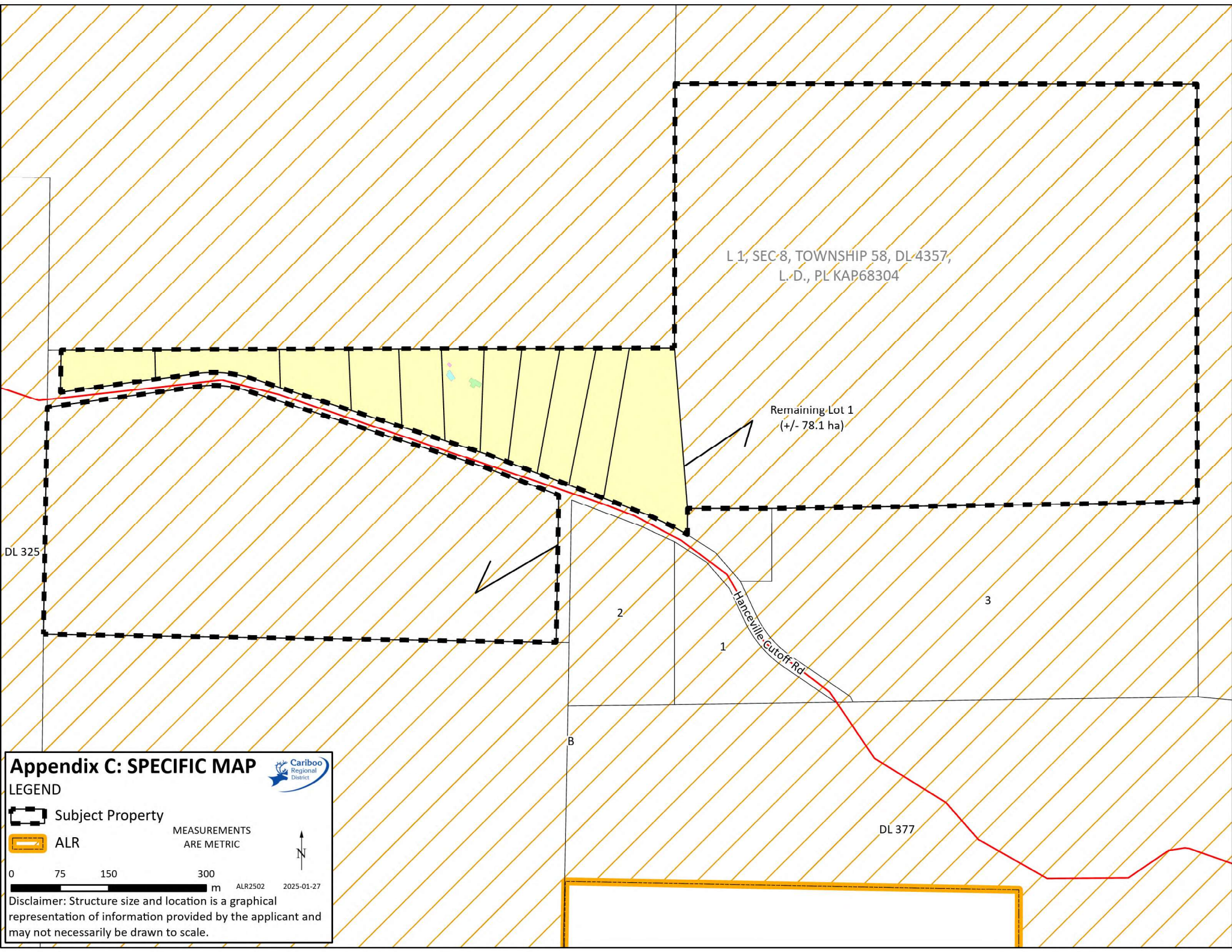


Appendix B: GENERAL MAP

LEGEND

-  Subject Property
 -  ALR
 -  Electoral Areas and Municipalities
- Zone Description**
-  General Commercial (C 1)
 -  Heavy Industrial (M 3)
 -  Resource / Agricultural (R/A)
 -  Rural 1 (RR 1)
 -  Rural 2 (RR 2)
 -  Rural 3 (RR 3)





L 1, SEC 8, TOWNSHIP 58, DL 4357,
L.D., PL KAP68304

Remaining Lot 1
(+/- 78.1 ha)

DL 325

2

3

1

Hanceville Cutoff Rd

B

DL 377

Appendix C: SPECIFIC MAP

LEGEND

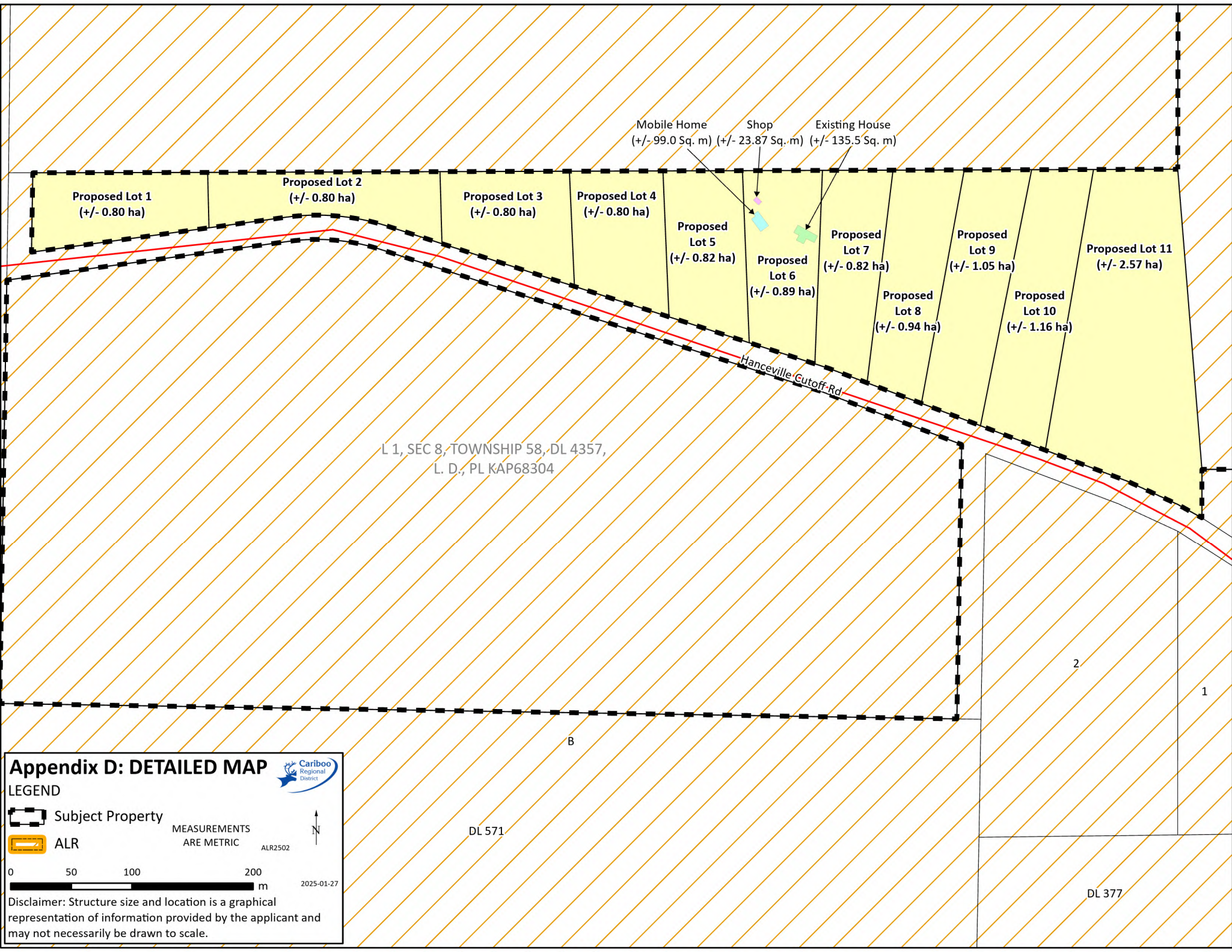
- Subject Property
- ALR

MEASUREMENTS ARE METRIC

0 75 150 300 m

ALR2502 2025-01-27

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



Mobile Home (+/- 99.0 Sq. m)
 Shop (+/- 23.87 Sq. m)
 Existing House (+/- 135.5 Sq. m)

Proposed Lot 1
 (+/- 0.80 ha)

Proposed Lot 2
 (+/- 0.80 ha)

Proposed Lot 3
 (+/- 0.80 ha)

Proposed Lot 4
 (+/- 0.80 ha)

Proposed Lot 5
 (+/- 0.82 ha)

Proposed Lot 6
 (+/- 0.89 ha)

Proposed Lot 7
 (+/- 0.82 ha)

Proposed Lot 8
 (+/- 0.94 ha)

Proposed Lot 9
 (+/- 1.05 ha)

Proposed Lot 10
 (+/- 1.16 ha)

Proposed Lot 11
 (+/- 2.57 ha)

L 1, SEC 8, TOWNSHIP 58, DL 4357,
 L. D., PL KAP68304

Hanceville Cutoff Rd

B

DL 571

2

1

DL 377

Appendix D: DETAILED MAP

LEGEND

- Subject Property
- ALR

MEASUREMENTS ARE METRIC

ALR2502

0 50 100 200 m

2025-01-27

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
L 1, SEC 8, TOWNSHIP 58, DL 4357,
L. D., PL KAP68304

Hanceville Cutoff Rd

2

1



3

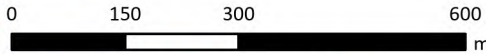
B Chilcotin
River

Appendix E: GENERAL MAP ORTHO



LEGEND

-  Subject Property
-  ALR



ALR2502 2025-01-28

Additional Application Information

This application is requesting permission to subdivide within the Agricultural Land Reserve part of Lot 1, Section 8, Township 58 and District Lot 4357, Lillooet District, Plan KAP68304, PID 024-938-840. Lot 1 is 90.4 hectares in size and the proposal is the creation of 11 properties at the western end where the land is narrow with additional topographic constraints for an agricultural use.

The property is owned by 1380646 BC Ltd. which is a development company owned by the Yunesit'in First Nation. The property under application is approximately 7 kilometers from the main reserve. In 2020 a Housing Ecosystem Overview and Strategy Development Plan was prepared for the Band. The plan determined the existing situation included many of the existing residences needing repair with mold being identified as an issue, several homes had overcrowding and that there are 20 people currently on a wait list for housing. The plan, through a member survey, found that 77% live off reserve because of inadequate housing available in Yunesit'in but a strong expression of interest was found to return and live in Yunesit'in. The plan estimated that 15 new houses were needed, not including housing specific to elders, youth or emergency housing. The proposed properties are intended for Band residential homes, not for profit, and where possible will be constructed by band members.

The land is currently zoned Resource/Agriculture (R/A) in the Cariboo Regional Districts Chilcotin Area Rural Land Use Bylaw, 1999, Bylaw 3500 and is totally in the Agricultural Land Reserve. If this application to the Commission is approved an application to rezone this part of the property to accommodate the proposal will be made.

The property is located on the Hanceville Cutoff Road approximately 1 kilometer east of the Big Creek Road which is a main collector road serving a large land area in the Chilcotin and the main Yunesit'in Reserve. The Hanceville Cutoff Road is approximately 2 kilometres from the intersection with Highway 20. The Hanceville Cutoff Road is gravel and divides the property into two physically separate parcels. There is a cattle guard where the road enters the land, and both sides of the road are fenced with agricultural fencing. South of the road on a level bench there is a partially irrigated field, but the rest of the land has no agricultural improvements due to the shape and terrain.

The area under application comprises 11.5 hectares, approximately 13% of the total land area. It is located north of the road and is at the western end. This part is very narrow and suffered greatly during the 2017 wildfires. It is 65.4 metres deep at the west boundary, it then gets narrower before starting to get wider as the road pulls south. The eastern end of the area under application is 276.2 metres deep but is in that part of the property with a steeper hillside. The existing home on the property is in this part of the land. The perimeter of all the land under application is fenced with good quality agricultural fencing, maintained by the band.

The proposal is for the creation of 11 properties for residential purposes. The existing home will be on one of them providing for an additional 10 homes to meet some of the Band's housing needs. The proposed lots will range in size from 0.8 hectares where the depth is narrow at the western end up to 2.6 hectares at the eastern end where the depth is greater. These proposed sizes will conform to other zones in the Rural Land Use Bylaw. It is anticipated that all residences will be serviced by individual on-site sewage disposal systems and drilled wells.

The area under application has silty soil with poor natural grass growing. Because of the 2017 fire there are very few trees located on it. While relatively level at the western end the slopes increase as you go east. Near the house there is an 11.5 metre rise (8% grade) from the road to the north boundary and by the time you get to the eastern end the elevation difference from the road to the north boundary is approximately 36 metres (13% grade).

The application area is not conducive for an agricultural use. Limited grazing may be possible but not without supplemental feeding. Supplemental feeding is not economically feasible for the small number of animals that may be accommodated in the proposal area. Infrastructure for irrigation to improve the potential agricultural use in this area is not practical because of the minimal depth between the road and the north property line and the lands shape. The terrain east of the house also adds a significant challenge. The only area on the property that can be improved by irrigation is the flat level bench south of the road that already has been and will continue to be used for agriculture. The large square part of the property northeast of the proposal area can be used for limited grazing and is not included in the application area.

The Yunesit'in First Nation has examined lands in their area that are suitable for meeting their housing needs. This part of their property was identified because it doesn't have agricultural potential, a small residential subdivision won't impact any other lands being used for agriculture, it is close to the main Big Creek Road, close to the main reserve and will allow band members to live and stay in a rural environment as they wish. The existing fencing, public road and very limited agricultural operations on the Hanceville Cutoff Road ensures that the Band's proposal for 10 additional homes in this area will not now or in the future impact any other properties with agricultural use or potential.



East end of application area



Rear Property
Line

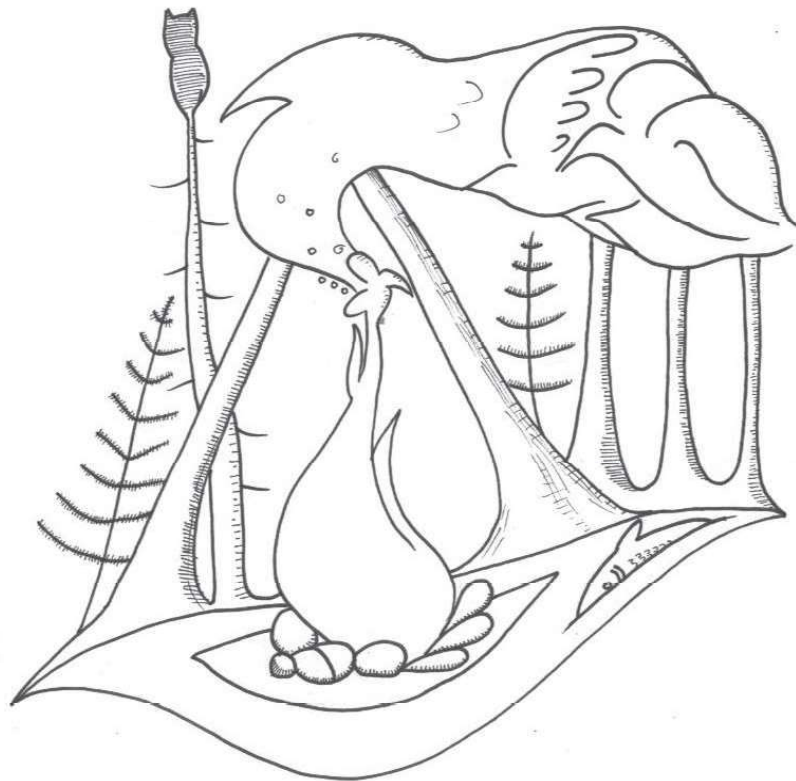
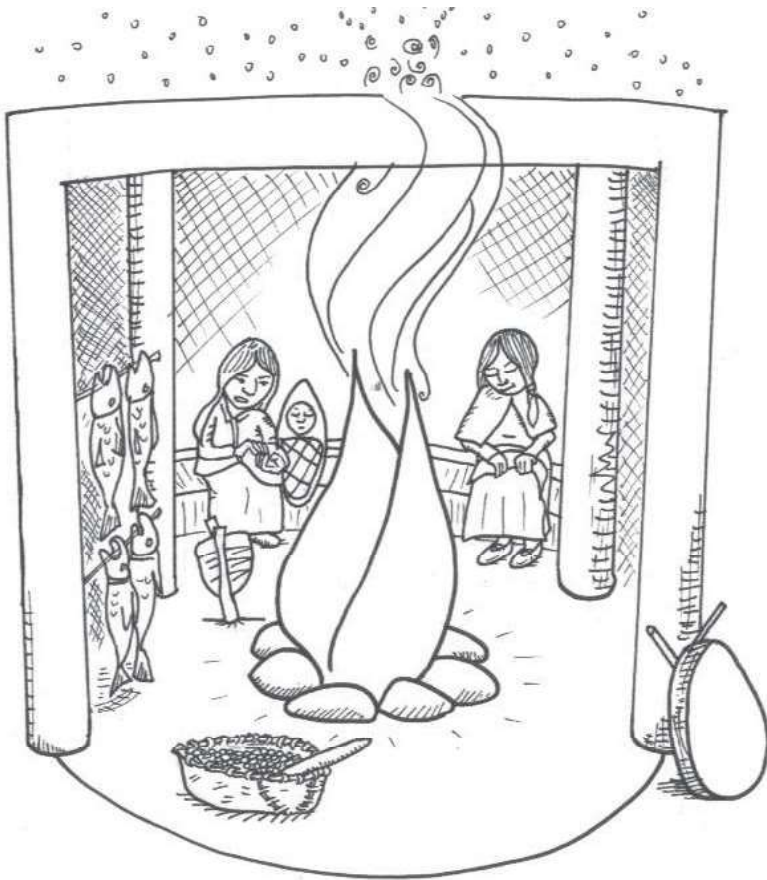


Rear Property line





NOVEMBER
2020



Yunešit'in Housing Ecosystem Overview and Strategy Development

INDIGENOUS HOME-LANDS INITIATIVE

PREPARED FOR: YUNESIT'IN GOVERNMENT

Accreditations

The illustrations throughout were completed by Russell Myers-Ross. The two cover drawings represent the Indigenous Home-Lands concept. One (right), respecting the animal's homeland, acknowledging fire as central to the landscape and spirit, and the second (left) a juxtaposition of fire within a dwelling, serving a purpose to feed people, keep warmth and bring people together. In both pictures, the trees serve as a 'structure' framing a home both as a forest and a house.

Research, analysis and writing of this report was carried out by Anthony Persaud, with review and editorial support from Pamela Perreault and Russell Myers-Ross.

This report was made possible through the support of the Real Estate Foundation of British Columbia and the Catherine Donnelly Foundation.



Introduction

This report has been developed by Ecotrust Canada's Indigenous Home-Lands (IHL) initiative in support of the Yuneŝit'in Government's efforts to understand, articulate and implement a comprehensive and holistic approach to housing. This approach takes into account the interconnected nature of housing with broader community and territorial processes and aspirations.

The purpose of this report is to provide an overview and foundation for the Yuneŝit'in Government to develop a housing strategy that offers a comprehensive and practical plan for addressing housing needs in conjunction with individual and collective goals for self-determination, cultural-ecological resilience, and socio-economic inclusion — referred to by IHL as a 'housing ecosystem strategy'. A housing ecosystem strategy enables communities to create an actionable plan which situates housing within the broader context of community well-being and self-determination, recognizing that housing, because of its link to the economic, social, and cultural well-being of a community, is one of the key leverage points for systems change and social innovation.

This report begins with the premise that housing and economic processes within Yunesit'in should be designed and driven by community values and needs. For Yuneŝit'in and the Tŝilhqot'in Nation as a whole, self-reliance and self-determination

has, and continues to be, the driving force behind all of its pursuits and activities, and housing is no exception. Underlying this vision is the fundamental understanding that housing is part of a complex whole, where housing solutions go hand in hand with other processes occurring within the community, within the Nation, and within the everyday lives and experiences of the Yuneŝit'in people. This means developing more appropriate housing and appropriate economic opportunities that facilitate individual and community well-being through deepened connections and strengthened relationships to homelands.

Once complete the housing ecosystem overview was assessed and organized into a framework which identifies **Needs, Assets,** and **Opportunities.** This approach aims to put the strengths and assets of the community front and centre as the focal points for actionable solutions and strategies to address underlying needs.



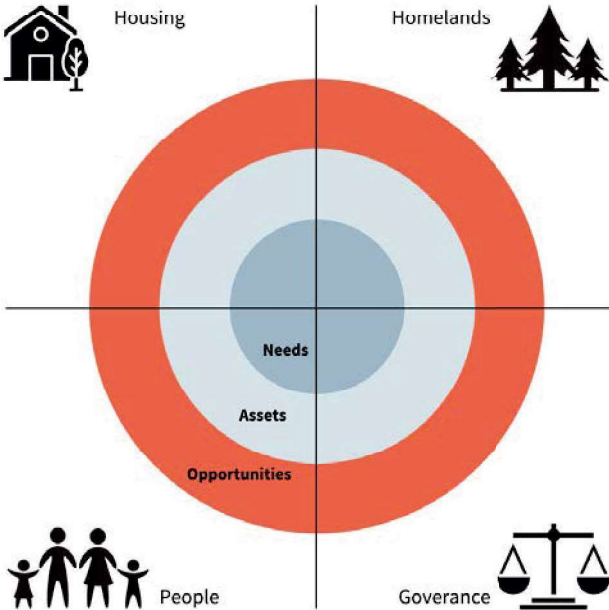
Needs: the infrastructure, skills, resources and knowledge that the community needs for the achievement of their goals

Assets: the skills, resources and knowledge that exists within the community that contributes to their goals

Opportunities: the potential future assets of the community

Organizing information on housing, homelands, people and governance into the categories of needs, assets, and opportunities allows for an analysis, which identifies real and potential relationships within the housing ecosystem. These relationships are presented as **critical linking strategies** in the section: Toward a Yuneŝit'in Housing Ecosystem Strategy.

Throughout this document specific **strategy actions** are also provided, which can be understood as actionable steps that the Yuneŝit'in Government can take in the short- and medium-term in order to set the stage for the elaboration of a full housing ecosystem strategy.



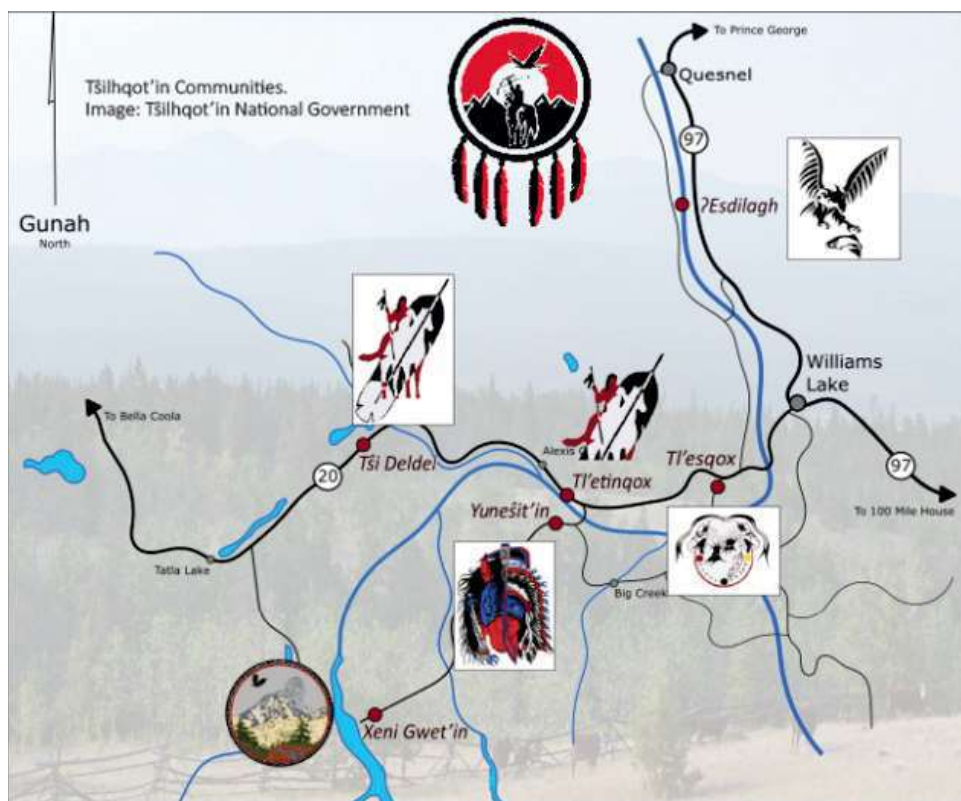
The Housing Ecosystem Framework

Part 1: Yunešit'in Housing Ecosystem Overview

“Yunesit'in are strong, spiritual, independent, and in control. We are moving forward”²

Yunešit'in is one of six Tšilhqot'in communities located in the Cariboo-Chilcotin interior of British Columbia. The population of the band is 485

people, with approximately 250 living on-reserve within 60 homes. Located approximately 105 km West of Williams Lake, 8 km South of Hanceville, the Yunešit'in Caretaker Area stretches as far as the Fraser River to the East, Taseko Lakes (Dasiqox) to the West, Chilcotin River (Tsilhqox) to the North, and Graveyard Valley to the South.



Map of Tšilhqot'in Communities. Source: <http://www.thegreengazette.ca/tsilhqotin-community-radio-a-tool-to-enrich-culture-and-communication/>

2 Yunešit'in vision statement

- **More than 63% (38) of Yuneŝit'in houses need major repairs,⁵ and mould has been identified as an issue.⁶**

Although there are several renovations currently underway in the community, identifying and obtaining funding for renovations is a major challenge. Overcrowding is also a major issue that has only worsened as a result of the COVID-19 crisis as extended family have returned to the reserve community where they believe they are safer.

- **Several houses have 13-14 people living in them and one three bedroom house has 17 people living in it.⁷**

There are currently 20 people on the waiting list for housing in Yuneŝit'in, and the latest estimates by Yuneŝit'in Government staff is that there is a need for at least 15 new houses in the community in order to make everyone "comfortable".⁸ This estimate does not take into account other construction requirements in the community including housing specific to elders, youth, emergency housing (including for emergency workers), and other shelters for visitors. The need for a new form of emergency or temporary housing became most apparent after the 2017 wildfires,⁹ and has become further evident as a result of the COVID-19 crisis.

Yuneŝit'in is currently building two guest houses that could potentially double as a shelter for emergency staff or those whose houses are being

renovated. There is also one cant (log) house nearly completed that will be used as a residence. In order to meet current demand the Yuneŝit'in Government intends to build approximately six houses per year in the community. The community has been working closely with UBC architecture to develop a design that is appropriate to community members, however it is not finalized and questions remain concerning the location, the tenure, and the materials to be utilized to construct it. The UBC pilot house offers an important opportunity to demonstrate the possibility of using local wood products in local housing design, but further coordination is required.

Infrastructure

Infrastructure refers to the physical systems supporting the cultural and economic functions of households and organizations within the community. There exists some concern around the capacity of existing infrastructure within Yuneŝit'in to meet future housing needs. Some members have indicated that the refuse/dump/recycling facilities are inadequate and in a poor location (close to houses, eyesight for visitors, wildlife/bear danger). Others believe that the existing water filtration plant in Yuneŝit'in does not have the capacity to sustain the number of houses that need to be built in the community. We were told that under current demand the water can dry up in the summer, especially if there is a need for fire suppression. If accurate,

5 TNG Housing Strategy, 2018

6 Household Survey Summary Results, 2019

7 Personal communication, April 2020

8 Personal communication, April 2020

9 The Fires Awakened Us, 2019

STRATEGY ACTION 3:

Develop a feasibility study for integrated heat and energy solutions for new builds in the community that link value-added forest product waste with housing energy and heat needs (“Forest to Furnace”).



Homelands

“Each successive generation, every family, has shared the longstanding knowledge of how to live from the land. This wisdom is provided for us so we may be responsible for the future generations.”¹²

Lands

The Yunešit'in reserve lands cover approximately 2,146 hectares and include forest, range, and community lands. There are five reserves in total but only I.R. Stone No.1 is populated. Within reserve lands there exist various opportunities for residential and commercial development, as well as agricultural and ranching activities, and there are discussions around developing another reserve.

- I.R. Stone No. 1,
- Stone No. 1A,
- Saddle Horse No. 2,
- Brigham Creek No. 3

- Stone No. 4.

On June 26, 2014 the Supreme Court of Canada declared Aboriginal title in the caretaker area of the Xeni Gwet'in, and since that decision the Tšilhqot'in Nation and the Province of British Columbia signed the Nenqay Deni accord, and more recently the tripartite Gwets'en Nilt'i Pathway Agreement, which includes the federal government. These reconciliation framework agreements respond to the title declaration and address priority areas for the Tšilhqot'in Nation. The Nenqay Deni accord also creates Category 'A' lands, which refer to areas within Tšilhqot'in territory that are agreed between the Province of British Columbia and the Tšilhqot'in Nation to be under the ownership, control and management of the Tšilhqot'in Nation, excluding the declared title area and Indian Reserves. Within Category 'A' lands, the Tšilhqot'in Nation has the right to proactively manage, enact laws, and decide the uses of the lands and resources. Critical to the current project, the legal status of Category 'A' lands remains uncertain and are to be determined by the parties through further negotiation, and it is likely that Yunešit'in will have access to more lands for potential residential and commercial development moving forward.



Dasiqox Tribal Park Map. Source: <https://www.wltribune.com/news/dasiqox-tribal-park-information-meeting-wednesday/>

Forest Resources

In a community ravaged by fire in 2017, Yunešit'in is surrounded by burnt forest (200,000 hectares), both within and beyond the reserve lands. They hold the following forest licences: Forest licence # A90108 (non-restricted) of 40,000 m³/year, and Forest Licence # (non-restricted) of 66,667 m³/year. They have also been offered 790,000 cubic metres of the mountain pine beetle uplift volume but have not activated it, and they hold an area-based tenure First Nations Woodland Licence of approximately 53,000 ha which can provide a secure timber source for exclusive use should it be necessary. According to several sources, timber harvesting allowances are expected to drop significantly as a part of the next William's Lake timber supply area determination, and Yunešit'in timber volume could go down to 20,000 m³/year and become a restricted forest licence.¹⁴

All forestry activity currently underway is done using small equipment to salvage logs under small Forest Licence to Cut (FLTC). Approvals are quick for FLTCs, about five days compared to longer approvals taken on cutting permits. Small scale salvage work for Yunešit'in members has proved to be successful and it means relying on “old school” methodology with five members employed harvesting oversized Douglas fir attacked trees. Yunešit'in has also focused on developing other silviculture related activities including fencing, burning, mistletoe eradication, surveying, and tree planting, and on creating a value-added forestry enterprise that connects territorial timber resources with local housing needs.

See Critical Linking Strategy: “Forest to Frame” Program

Formal Employment and Training

Although cultural-economic practices persist in Yuneŝit'in, the community and people of Yuneŝit'in are deeply embedded in the modern economy, and formal wage-earning jobs are of paramount importance to ensure that basic needs are met. Workforce capacity in Yuneŝit'in is currently quite limited, which reduces the options for employment and restricts activities primarily to labour-focused work in forestry and agriculture. A 2017 survey indicates that interest levels were high for industry faller certification, lumber grading, log scaling, joinery training, carpenter training, millwright training, electrician training, mechanic training, university, and college. The most popular employment area among youth was tied (at 79% of youth) between lumber grading and secondary manufacturing (the production of value-added wood products), while the second most popular employment area was tied (at 71% of youth) between sawmilling, log scaling,

and lumber sorting. Women in the community indicated that they were more inclined to pursue administrative, business development, marketing, and brand-development opportunities with respect to activities associated with a natural resource economy.¹⁹

Results also suggest that there is limited capacity within Yuneŝit'in in relation to the skills, knowledge, and abilities involved in the establishment, operation, and administration of value-added forestry enterprises, although many of the respondents indicated that they are interested in such training.²⁰

There are currently six people with strong construction skills in Yuneŝit'in, including one with a certificate in log building, and others willing to learn.

See Critical Linking Strategy: “Forest to Frame” Program

STRATEGY ACTION 7:

Seek out funding for training opportunities in the local sawmill, at Leading Edge, and in local construction projects including by exploring the (re) establishment of a formal sweat-equity house build/ownership program in Yuneŝit'in.

19 Indigenous Forestry Initiative Proposal (2018)

20 Forest to Frame Community Plan and Workforce Plan (2017)



Governance

“Our spiritual relationship to the land is tied to our ancestral stories. Lhin Desch’oysh represents our people as it describes our relationship to the animals, explains how the land was shaped, and teaches the basis of our laws. Our Diyen, those who have powers drawn from the land, have gifts that help people.”²²

The Yunešit’in Government has only recently established formal governance protocols and policies in relation to housing. The housing policy²³ was developed, ratified and accepted by the community with a plan for implementation in 2016, but the system has not been utilized mainly due to a lack of housing construction activity.

A Housing Committee also exists, which is the permanent committee established by Chief and Council to assist in the delivery and operation of all on-reserve housing. It is comprised of five voting community members and non-voting members including the Housing Coordinator and the Councillor with the housing portfolio.

Current funding for housing in Yunešit’in comes in the form of a contribution agreement with Aboriginal Affairs and Northern Department of Canada (AANDC), Canada Mortgage and Housing Corporation (CMHC) and own-source revenue of Yunešit’in with the backing of the First Nation Market Housing Fund or Bank of Montreal. In addition, Yunešit’in is expecting to receive a portion of the Tšilhqot’in National Government housing funds — although the form of this contribution has not yet been determined. It is also understood that TNG will be providing capacity building support, which could be in the form of funding for a full-time Housing Coordinator position in each community.

STRATEGY ACTION 9:

Seek out funding support for a part time-time housing ecosystem coordinator position which will focus efforts toward increasing housing ecosystem integration within Yunešit’in and TNG including through collaboration with the Lands (NEN) Coordinator, the Housing Coordinator and participation in the Housing Committee.

22 Yunesit’in community vision

23 Yunešit’in Government. Housing Policy (2016)

The current housing policy declares that to encourage members to build their own homes, the Yuneŝit'in Government will assist members to build or buy a house on-reserve by providing a subsidy in the form of a mortgage down payment (subject to available funding).

Home ownership itself appears to be a vague concept in the community. Included in the housing policy are rules in relation to distribution, ownership and allocation, but a lack of implementation has meant that these policies have not been tested amongst community members for cultural appropriateness. More broadly, property within Yuneŝit'in and Tŝilhqot'in title lands is understood as collectively owned lands and any individual claims to ownership over land are recognized customarily.²⁴ There do not exist any certificates of possession, long-term leases or any other land tenure designation in Yuneŝit'in.

Nation Housing Authority

Yuneŝit'in and all of the other Tŝilhqot'in communities are at a unique cross-roads where Aboriginal title recognition has further

empowered them to advance a new mode of governance, jurisdiction and collaboration at the TNG level. Housing governance is perhaps one of the areas where it appears that there is the greatest need for this collective Nation-level of support. As such, TNG has been mandated by the Chiefs of all six Tŝilhqot'in communities to develop a Nation Housing Authority, a Housing Strategy and to administer the distribution of housing funds negotiated with the federal government. However, there appears to be reticence across most of the Tŝilhqot'in communities to hand over all housing responsibilities to TNG. The fear is that already existing community-developed and approved housing policies will be neglected, and that a TNG Housing Authority will be less responsive to local needs and emergencies. Further research and analysis at the TNG level and across all communities is required to fully elaborate and detail the potential role and structure of a Nation level housing authority.

See Critical Linking Strategy: TNG Housing Authority

STRATEGY ACTION 12:

Develop a community vision for a housing ecosystem strategy and ascertain the level to which Yuneŝit'in people wish to integrate their housing strategy, policies, roles and responsibilities with that of TNG.

24 Personal communication, April 22 (2020)

- A community freezer to hold the yearly supply of hunted game, fish, and other essential foods
- Backup generators
- Improved housing designs to address cultural and climatic needs
- More employment opportunities that are appropriate to the cultural and social needs of community members
- A land use and management plan for Yunešit'in territory including the Dasiqox Tribal Park and the creation of a Yunešit'in lands and stewardship department

Assets

- Five reserves (I.R. Stone No. 1, Stone No. 1A, Saddle Horse No. 2, Brigham Creek No. 3, Stone No. 4)
- An established community sawmill enterprise providing cants and some dimensional lumber for local construction, as well as employment
- A completed housing design through UBC Architecture
- A nearly completed cant house
- Leading Edge value-added forest product enterprise located in Horsefly, BC can provide finished housing materials (high end home building products, tongue and groove, hardwood floors, post and beam, wall systems, glue lamination etc.), employment and potentially revenue to reinvest back into the community
- Members in the community with construction, carpentry and heavy equipment operation skills
- Generally pristine land in the immediate area; good soil available; hay fields; river

access; sun exposure; access to clean water; priority water rights

- A fully functioning greenhouse
- A newly constructed daycare centre
- A nearly constructed Guesthouse
- A formal corporate governance structure with a board and legal structure for Yunešit'in Development Enterprises (forestry, fencing, etc.)
- A new housing policy
- Elhdaqox Developments Ltd: 37% ownership and partnership with Tl'esqox and Celtic Engineering
- Dasiqox Tribal Park collaboration with Xeni Gwet'in

Opportunities

- Development of the South side of the community
- Development of a new reserve (4 reserves in total)
- Development of Category A title negotiation lands
- Camp site establishment on West side of the community
- Development potential along the road near Joanna Haines' place
- Greenhouse processing plant
- Discussion of an elders centre/housing being built that will keep elders close to home and create some jobs
- Fibre Optics in Tšilhqot'in communities – coming within next 2 years
- Possibilities to use Yunešit'in agricultural

Yunešit'in is in a strong position to advance an ecosystem-based approach to housing utilizing its access to timber, its sawmill enterprise, and the Leading Edge facility in Horsefly (among other assets and opportunities) in order to begin to address its needs. Strengthening this position is a high level of cooperation with other Tšilhqot'in communities — primarily Xeni-Gwet'in through the Dasiqox Tribal Park, and Tl'esqox through Elhdaqox Developments Ltd. — as well as a strong sense of unity and coordination on housing, lands, and governance through the Tšilhqot'in National Government and as a result of the 2015 title recognition.

In the following section we elaborate several critical linking strategies, which bring together different components (assets and opportunities) of the housing ecosystem in order to satisfy needs. Some of these strategies are already underway by the Yunešit'in Government, and some require further development.

Critical Linking Strategies

Critical Linking Strategy A: Land Use Planning and Housing

Given the expectation of increased jurisdiction over lands, there is a critical need for Yunešit'in to develop an ecosystem-based land use management plan covering not only their reserve lands but also potential Category "A" lands and the broader traditional territory including the Dasiqox Tribal Park. The development of such a plan would facilitate the identified need of creating a Yunešit'in lands and stewardship department that could function independently of the TNG (as mandated by the Yunešit'in

community), while also coordinating with TNG via the creation of a Community Nen (Water, Lands & Resources) Coordinator position for Yunešit'in (currently underway). Such a process might also support the need for the creation of a housing cadastral system at the TNG level (see below). It is critical that housing and the built-environment are central to any land use planning and management activities, as doing so will allow for a long-term vision of housing within Yunešit'in territory that better conforms to the land-based cultural-economic practices of the Yunešit'in people and that supports the continuance of their connection and relationship to their homelands.

Critical Linking Strategy B: "Forest to Frame" Program

Connecting housing construction needs to forest resource extraction has been the fundamental objective of Yunešit'in's Forest to Frame program for several years. Although not fully realized, Yunešit'in has a plan in place to support the full spectrum of the forest to frame supply chain (i.e. access to timber, milling capacity, and housing need). Under current small-scale forestry activities, it is estimated that Yunešit'in has access to approximately 8,000 cubic meters of timber per year. Although the current supply is primarily over-sized Douglas-fir and not necessarily suitable for local milling purposes, there do exist opportunities for log trades and purchases with industry partners.²⁵ Yunešit'in has a community mill that has been operating for several years off site and since February 2020 within the reserve.

At the time of writing, Yunešit'in was in the process of acquiring the Leading Edge Wood Products facility which will enable rough cuts

the economy of scale needed to maintain a needs-first T̂silhqot̂in housing economy supported by businesses like Leading Edge

- TNG could serve as **communication hub** for all of the communities, ensuring that best practices are shared and that all of the communities are aware of funding, training or other opportunities
- TNG could create a **Land Registry** and integrated cadastral system that serves as the official legal registration of properties (land, buildings and apartments), of legal rights and of rightful claimants under T̂silhqot̂in law.²⁸ This would serve to remedy the insecurity and uncertainty of tenure that exists for T̂silhqot̂in members under current customary ownership systems.

Indicator Development

In addition to the action strategies, feasibility studies may also be required in order to further advance the critical linking strategies discussed

above. However, it is important also to recognize that the implementation of a housing ecosystem strategy may require initiatives and enterprises that build cultural, social, and ecological well-being, rather than just monetary wealth, particularly in the early stages of development. While all efforts should be made to realize these efforts in a cost-effective manner, feasibility studies need to articulate community aspirations and values and factor them into the cost analyses of any project. Ultimately, increased costs to housing construction processes or other related enterprises may be justified within a systems approach to housing if community indicators of success are being achieved. As such, a critical process will be community engagement and participatory indicator development such that community member's inputs, aspirations, and values are actively driving the development of a housing ecosystem strategy and the monitoring of its implementation.

STRATEGY ACTION 13:

Develop a community-driven monitoring framework for a housing ecosystem strategy and related activities, including quantitative and qualitative monitoring of upcoming housing builds.

28 Although some work has been done to articulate T̂silhqot̂in law, there is a need to further articulate and operationalize T̂silhqot̂in Land Laws and the development of T̂silhqot̂in specific land tenure systems for title lands and Category "A" lands. This outcomes of such a process could eventually form a part of the T̂silhqot̂in Constitution which is under discussion.

Strategy Action 2: Carry out a Yuneŝit'in critical infrastructure assessment to ascertain the capacity and appropriateness of all existing facilities to support the estimated growth and cultural-economic needs of the community.

Strategy Action 3: Develop a feasibility study for integrated heat and energy solutions for new builds in the community that link value-added forest product waste with housing energy and heat needs ("Forest to Furnace").

Strategy Action 4: Develop a land use planning taskforce comprised of Community Nen (Water, Lands & Resources) Coordinator position, the Housing Coordinator, and Chief and Council to develop a 'housing' ecosystem-based land use management plan, which recognizes that land use planning and management must take into account the material, cultural, spiritual, and economic needs of Yuneŝit'in members, which inherently includes housing.

Strategy Action 5: Leverage the strong working relationship and aligned value set that exists between Xeni Gweti'in and Yuneŝit'in in relation to forestry and housing to develop a bi-lateral housing ecosystem management committee that examines both timber harvesting scenarios within the Dasiqox tribal park strictly for the purposes of local housing provision, as well as opportunities to share resources, skills, and labour for the purposes of housing provision.

Strategy Action 6: Carry out a follow-up employment survey to understand what type of work community members are interested in, how they would like jobs to be structured, and for those off-reserve what jobs would bring them back.

Strategy Action 7: Seek out funding for training opportunities in the local sawmill, at Leading Edge,

and in local construction projects including by exploring the (re)establishment of a formal sweat-equity house build/ownership program in Yuneŝit'in.

Strategy Action 8: Consider including questions on the housing application about people's activities on the land as a part of the process of matching people to housing designs and locations that would support their lifestyle.

Strategy Action 9: Seek out funding support for a part time-time housing ecosystem coordinator position which will focus efforts towards increasing housing ecosystem integration within Yuneŝit'in and TNG including through collaboration with the Lands (NEN) Coordinator, the Housing Coordinator and participation in the housing committee.

Strategy Action 10: Carry out a 'willingness to pay' study/workshop in order to gain a better understanding of what might be required for members to start to pay something for housing on-reserve, and further clarify in the policy the conditions under which policy exceptions may apply.

Strategy Action 11: Carry out a land tenure community workshop in order to validate housing policy rules around distribution, ownership and allocation, and to better understand what types of property and ownership structures are culturally appropriate to Yuneŝit'in members.

Strategy Action 12: Develop a community vision for a housing ecosystem strategy and ascertain the level to which Yuneŝit'in people wish to integrate their housing strategy, policies, roles and responsibilities with that of TNG.

Strategy Action 13: Develop a community-driven monitoring framework for a housing ecosystem strategy and related activities, including quantitative and qualitative monitoring of upcoming housing builds.

Resources

Bhattacharyya, J., Murray, M., Whitaker, C., Nexwagwezʔan: Community Vision and Management Goals for Dasiqox Tribal Park (2017)

Business Plan: Yuneʔitʔin “Forest to Frame” Sawmill Business. *Ecotrust Canada* (2017)

Christensen, J. ‘Our home, our way of life’: spiritual homelessness and the sociocultural dimensions of Indigenous homelessness in the Northwest Territories (NWT), Canada. *Social and Cultural Geography* (2013)

Communications Strategy: Yuneʔitʔin “Forest to Frame” Sawmill Business. *Ecotrust Canada* (2017)

Community Workforce Plan & Strategy: Yuneʔitʔin “Forest to Frame” Sawmill Business. *Ecotrust Canada* (2017)

Dasiqox Tribal Park Forest Harvesting Analysis Report. *Ecotrust Canada* (2017)

FEASIBILITY STUDY: Yuneʔitʔin “Forest to Frame” Project. *Ecotrust Canada* (2017)

Leading Edge Wood Products Inc. Three-year Business Plan Draft. *MNP LLP* (2019)

Peltier, C. An Application of Two-Eyed Seeing: Indigenous Research Methods With Participatory Action Research. *International Journal of Qualitative Methods* (2018)

Tʔilhqotʔin National Government. Tʔilhqotʔin Nation Forestry Forum (2019)

Tʔilhqotʔin National Government. Sustainable Economic Development Workshop (2020)

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Tʔilhqotʔin National Government. Tʔilhqotʔin Nation Housing Strategy Draft (2018)

Verhaeghe, C., Feltes, E., Stacey, J. The Fires Awakened Us: Tʔilhqotʔin Report 2017 Wildfires (2018)

Yuneʔitʔin Government. Housing Policy (2016)

Yuneʔitʔin Government. Housing Survey Summary Results. *Ecotrust Canada* (2019)

Yuneʔitʔin Government. Comprehensive Community Plan Draft (2020)

Yuneʔitʔin Government. Indigenous Forestry Initiative Application (2019)

Yuneʔitʔin Government. 5-year Economic Development Plan (2014)



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: February 11-2025
Location of Meeting: CRD office
File Number: 3015-20/K20250002
Application Type: Subdivision
Electoral Area: K
Legal Description: Lot 1, Section 8, Township 58 and District Lot 4357, Lillooet District, Plan KAP68304
Property Location: 5629 Hanceville Cutoff Rd

ATTENDANCE

Koreen - Doreen - Betty - Nigel - Nigel - Corrie - Lynn Greene

Present:

Chair: _____

Members: _____

Recording Secretary: Koreen

Owners/Agent: N. Hemingway

Contacted but declined to attend

Absent:

Gerry Gebert

Also Present:

Electoral Area Director: B. Anderson

Staff Support: N. Whitehead
C. Ikoma

RESOLUTION

THAT application with File Number 3015-20/K20250002 be **SUPPORTED** / **REJECTED** for the following reasons:

- 1) Darlene made a motion we accept
Lynn seconded
Darlene said nothing wrong with this use in the land commission Because of class 506
- 2) Irena rejected - supported of the concept but not this location Because of the cattle ranching.

Irena

For: 2 Against: 2

CARRIED/DEFEATED

Termination:


That the meeting terminate. Irena at 12:18

Moved: Lynn

Seconded: Lynn

Time: 12:18

CARRIED


Recording Secretary

Chair



February 20, 2025

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.

An 18 month referral impact review project conducted by the Ministry between March 2023 – October 2024, revealed that the vast majority of ALC subdivision applications referred to the Ministry by local governments 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, the overwhelming majority 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 and the limited impact that Ministry referral responses appear to have on local government decisions, the Ministry has adopted a new approach when responding to local government ALC subdivision application referrals. Specifically, when the Ministry receives an ALC subdivision application referral from a local government, Ministry staff will conduct a preliminary assessment of the application. If Ministry staff determine that the application is “not beneficial to agriculture”, staff will respond to the referral request by sending a copy of this letter to the relevant local government staff member. If, however, Ministry staff determine that the application is “beneficial to agriculture” or even has a neutral impact to agriculture, staff will conduct a more detailed parcel-specific review of said application which will entail providing a rationale for how and why the application is beneficial/benign to 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).

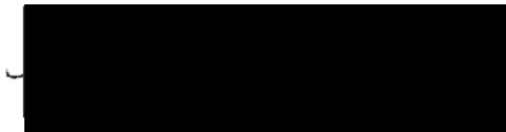
- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and

accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots, irrespective of where they are located in the province, 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.

complete
Sincerely,



Arlene Anderson

Executive Director

Phone: (778) 698-5170

Email: Arlene.Anderson@gov.bc.ca