



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/A20260012

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

Electoral Area: A

Date of Referral: March 17, 2026

Date of Application: February 19, 2026

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

Applicant's Name: Emily Wilson

SECTION 1: Property Summary

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

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

Area of Application: 3.64 ha (9.0 ac.)

Location: 1387 Maple Drive

Current Designation:

Rural Residential 2

Min. Lot Size Permitted:

2 ha (4.94 ac)

Current Zoning:

Rural 2 (RR 2)

Min. Lot Size Permitted:

2 ha (4.94 ac)

Proposal: To permit a 387 sq. m. (4165.63 sq. ft.) addition to the existing veterinary clinic, including a 96 sq. m. (1033.33 sq. ft.) second storey. Previous ALR application 3015-20/A20230064 approved a 360 sq. m. (3,875 sq. ft.) single storey addition. The Agricultural Land Commission has indicated that a new non-farm use application is required in order to permit the revised building design.

A previous rezoning application (File 3360-20/20240030) to legalize the land use was adopted in December 2024.

Existing Buildings: Veterinary Clinic - 252.70 sq. m (2720 sq. ft.)
Barn - 69.98 sq. m (750 sq. ft.)
Shed - 40.69 sq. m (438 sq. ft.)

Proposed Buildings: Addition to Veterinary Clinic - first storey 291 sq. m. (3132.30 sq. ft.); second storey 96 sq. m. (1033.33 sq. ft.).

Road Name: Maple Drive

Road Type: Paved

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

Services Available: telephone

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: n/a

Lake Classification: N/A

Within Development Permit Area: No

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

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

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
100%	50% Class 1	50% Class 1
	50% Class 2- Undesirable Soil Structure And/ Or Low Perviousness	50% Class 2- Undesirable Soil Structure And/ Or Low Perviousness

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

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops. Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

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

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

Staff have received an Agricultural Land Reserve (ALR) application for Non-Farm Use. The property is fully within the Agricultural Land Reserve and this application is to permit the construction of a 387 sq. m. (4165.63 sq. ft.) addition to the existing veterinary clinic, including a 96 sq. m. (1033.33 sq. ft.) second storey. The subject property is zoned Rural 2 (RR 2) in the Quesnel Fringe Area Bylaw No. 3504, 1999.

The applicant applied for a building permit in April 2025 that included a dwelling unit on the second storey. The proposed dwelling unit was not a part of the previous rezoning application (file 3360-20/20240030) or a part of the previous ALR application (3015-20/20230064). The applicant was informed that a dwelling unit within the veterinary clinic was not permitted in the zone. The applicant informed staff that the second floor would instead be additional office space and not a dwelling unit. The ALC stated a new application would be required to permit a second storey.

The applicant previously rezoned the property (file 3360-20/20240030) from Rural 3 (RR 3) to Rural 2 (RR 2) to permit the veterinary clinic. The applicant states that the business in its current location was established in the early 1970's, prior to the establishment of the Agricultural Land Reserve. The property was originally zoned Rural in Community Planning Area No. 9. The previous owner made an application in 1972 to rezone the property however, an interpretation by the planning department at the time determined that hospitals were permitted in the Rural zone, and a veterinary clinic could be considered an animal hospital. Due to the date of the original application it is possible that the business was lawfully non-conforming within the ALR. The adoption of Quesnel Fringe Area Zoning Bylaw 3504, 1999 changed the zone to Rural 3 (RR 3) which did not allow for animal hospitals.

The applicant has also made a Development Variance Permit application (3090-20/20260013) to reduce the front setback from for a veterinary clinic from 30m (98.4 ft) to 15.2 m (49.87 ft.).

Location and Surrounding:

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

CRD Regulations and Policies:

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

7.2 Objectives

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

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for non-farm use to allow for the construction of an addition to the existing veterinary clinic. It is recognized that there are limited options for veterinary services in the Quesnel area, especially ones that are capable of providing care for the surrounding agricultural operations. The proposed addition is unlikely to have a significant impact on the agricultural activity that takes place on the property or adjacent properties as the proposed expansion area is not farmed. The agricultural activity that does take place on the property is proposed to continue. The portion of the application that was not a part of the previous approval is a second storey above the previously proposed addition. Staff do not expect any impact from the proposed second storey.

The Electoral Area 'A' Advisory Planning Commission (APC) has reviewed the application and provided comments in support stating that the proposal will enhance the existing services and support the agricultural community.

The Ministry of Agriculture and Food (MAF) has not provided comments on this application however comments were provided on the previous application (3015-20/20230064). The comments provided on the previous application were in support of the proposed expansion to the veterinary clinic. The previous comments explain that while the veterinary clinic will likely provide support for the regional agriculture sector the work could also be done outside of the ALR.

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 (Plan B5167), District Lot 3139, Cariboo District be received and authorized for submission to the Provincial Agricultural Land Commission, with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: April 1, 2026

See attached

Ministry of Agriculture and Food: April 13, 2026

Ministry staff have reviewed the proposed ALC Non-Farm Use application and note that while the proposal may have a minor impact on agricultural production on the parcel, an expanded veterinary facility as described would likely be a substantial benefit for the agricultural community in the region. Ministry staff have no objections with the CRD forwarding the application to the ALC for decision.

CRD Chief Building Official:

No Response

ATTACHMENTS

Appendix A: Application

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicants Supporting Documents
Advisory Planning Commission Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106724
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Boat Lake Ventures LTD
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description BLOCK A (PLAN B5167) DISTRICT LOT 3139 CARIBOO DISTRICT
Approx. Map Area 3.53 ha
PID 015-159-663
Purchase Date Mar 25, 1975
Farm Classification Yes
Civic Address 1387 maple drive Quesnel B.C V2J 3Z8
Certificate Of Title Title Search.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Emily Wilson	Boat Lake Ventures LTD	2509912661	ewilson@quesnelvet.com	70025 Corporate Summary.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	Land Owner
First Name	Emily
Last Name	Wilson
Organization (If Applicable)	Boat Lake Ventures LTD
Phone	2509912661
Email	ewilson@quesnelvet.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). PID: 015-159-663- Quesnel Veterinary Clinic. Block A, Plan B5167. 75 % hay crop.

Describe all agricultural improvements made to the parcel(s). No improvements

Describe all other uses that currently take place on the parcel(s). Existing Veterinary Clinic 3100 sq ft

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Commercial / Retail	Veterinary Clinic
East	Agricultural / Farm	Hay Field
South	Agricultural / Farm	Hay Field
West	Agricultural / Farm	Hay Field

6. Proposal

How many hectares are proposed for non-farm use? 0.31 ha

What is the purpose of the proposal?

The application being presented today is aimed at improving large animal veterinary services to the Quesnel area. The addition of the 3875 sq ft structure, will take up less than 1 acre of land. The building improvement will increase work safety, increase efficiency which means more livestock animals can be seen daily, and aid in the retention of food animal veterinarians. Quesnel Veterinary Clinic supports the agricultural community by providing surgical, medical, and preventative services to the livestock in the area. The addition will provide a clean haul in facility for calving's and surgical procedures. The upstairs area will provide a rest area for the veterinarian on call during busy times such as spring when we see a large volume of calving's and sick calves. We work all hours of the day for our clients. The facility improvements are crucial for supporting the local agricultural community, and providing a safe work environment for staff and produces alike. The upstairs above the large animal will provide much needed office space for the clinic administrators, provide a rest area for the on call veterinarians, as well as provide safe long term storage for the medical files we are obligated to keep for 7 years. We want to assure you the expansion of the facility will adhere to relevant zoning and regulation guidelines. All measures will be taken to monitor for environmental concerns, and reduce the ecological footprint of the expansion.

Could this proposal be accommodated on lands outside of the ALR?

The proposal could not be carried out on land outside of the ALR, simply due to the fact that it is an addition onto an existing building being used as a Veterinary clinic since 1975. The clinic is generation, with the hopes it will be operating in the community for many generations to come. The cost to purchase more land and build a clinic from scratch is not feasible for a family run business in today's market. The hay land surrounding the clinic

will continue to be harvested.

Does the proposal support agriculture in the short or long term?

The proposal supports agriculture the long term. This will provide a long term change for the livestock producers in the area. Forever increasing their access to quality veterinary care. Quesnel Veterinary Clinic is the main livestock veterinary clinic for 100km around.

Proposal Map / Site Plan

23317_Second floor.pdf

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

Yes

Soil and Fill Components

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

55 cubic meters of 3/4" crush for concrete slab
 30 cubic meters of sand for plumbing
 50 cubic meters of topsoil around the building
 200 cubic meters of 3/4" crush for drive way /parking lot

Fill to be Placed

Area	1115 ha
Maximum Depth	0.8 m
Average Depth	0.8 m

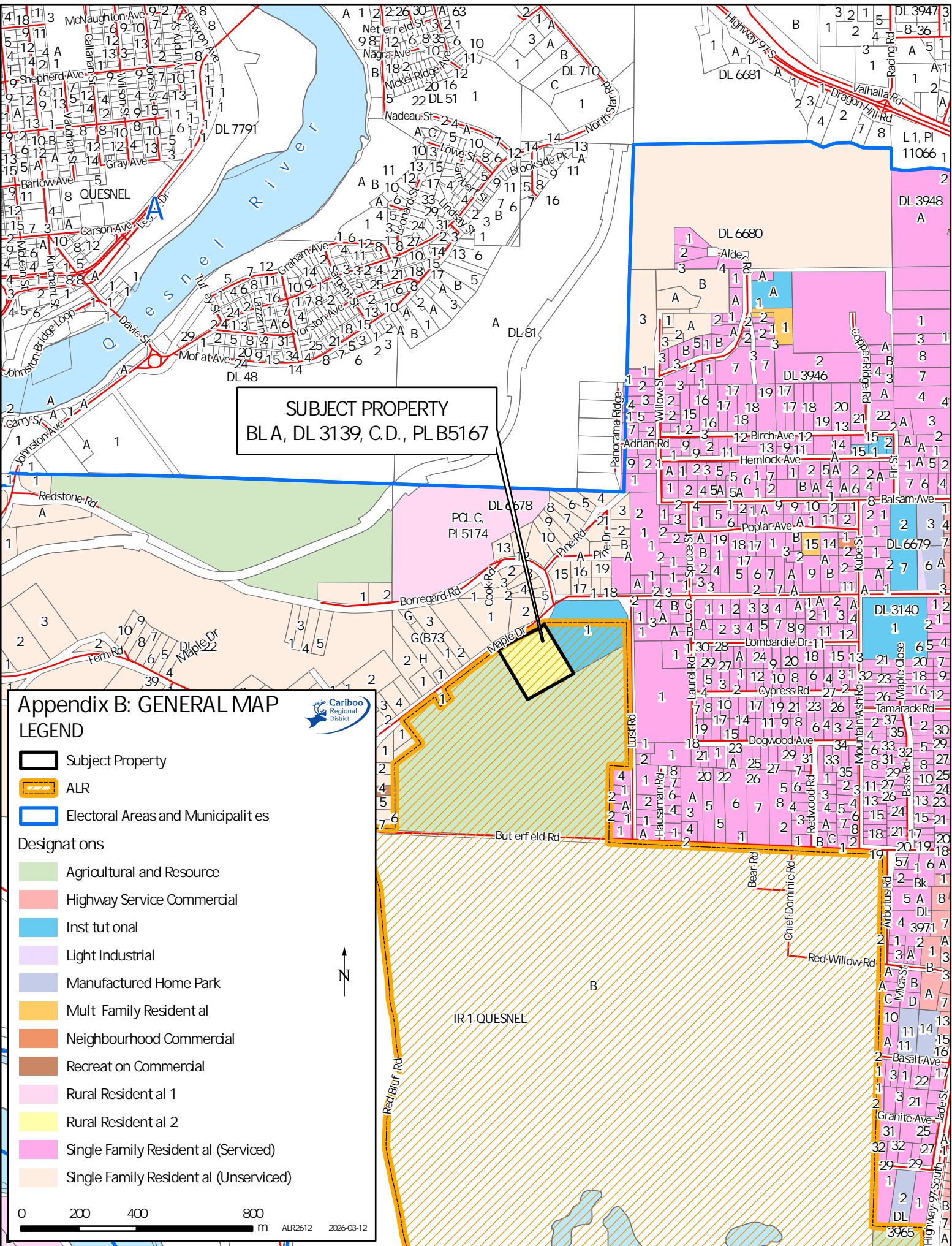
7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Image showing footprint of non farm use	Image of total amount used for NFU.docx
Other files that are related	Owner support letter	Attention ALC decision board.docx
Professional Report	Site drawing plan	Site Drawing Plan.pdf
Photo of the Application Site	Roof pictures	Clinic Roof Pics.pdf
Professional Report	Site survey	Site Survey - JI0160 Clinic (1).pdf

Photo of the Application Site

Site photo

Google Map (2).pdf

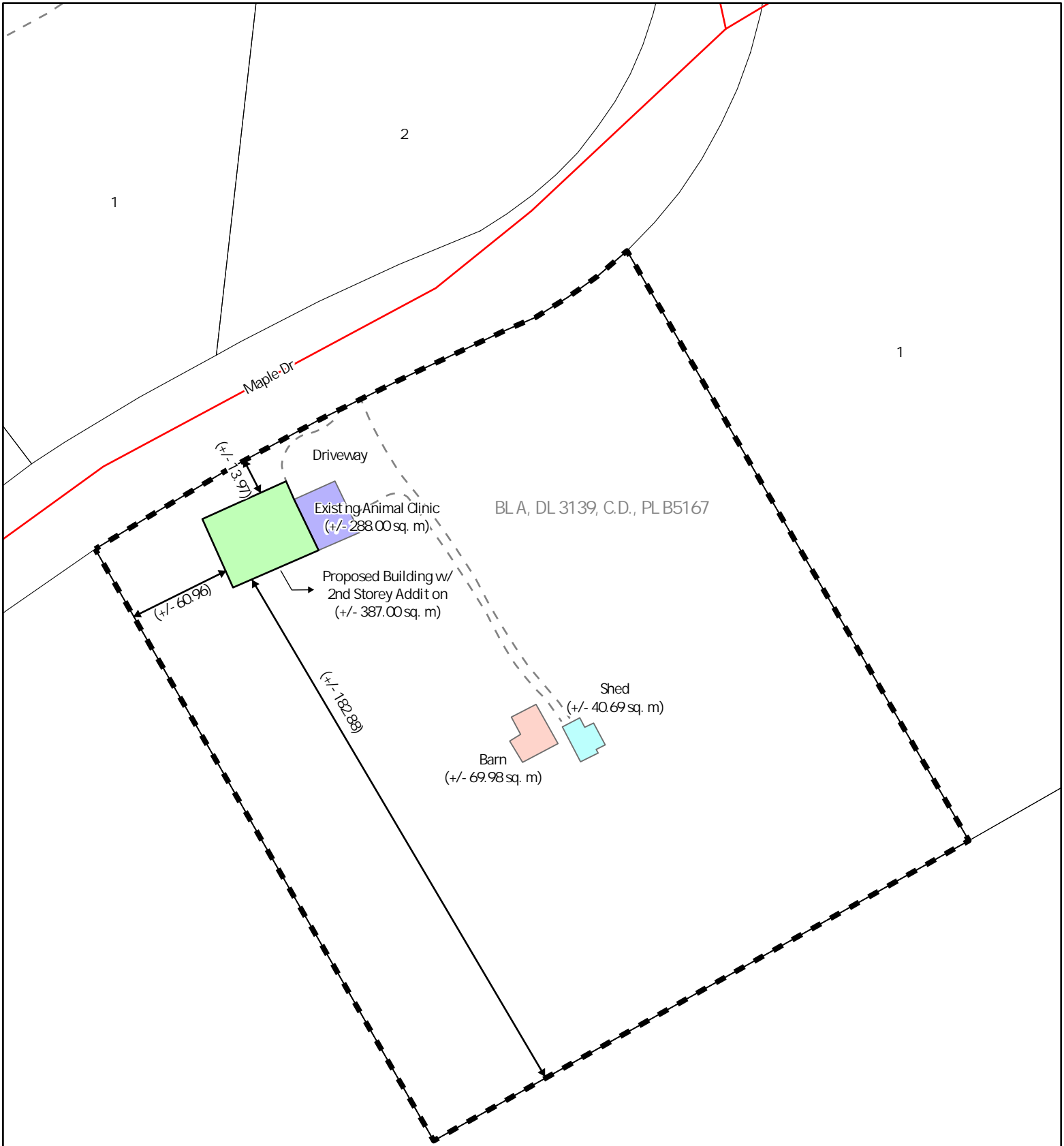


SUBJECT PROPERTY
 BLA, DL 3139, C.D., PL B5167

Appendix B: GENERAL MAP
LEGEND



- Subject Property
 - ALR
 - Electoral Areas and Municipalities
- Designations**
- Agricultural and Resource
 - Highway Service Commercial
 - Institutional
 - Light Industrial
 - Manufactured Home Park
 - Multi-Family Residential
 - Neighbourhood Commercial
 - Recreation Commercial
 - Rural Residential 1
 - Rural Residential 2
 - Single Family Residential (Served)
 - Single Family Residential (Unserved)



Appendix C: SPECIFIC MAP
LEGEND



 Subject Property

MEASUREMENTS
ARE METRIC

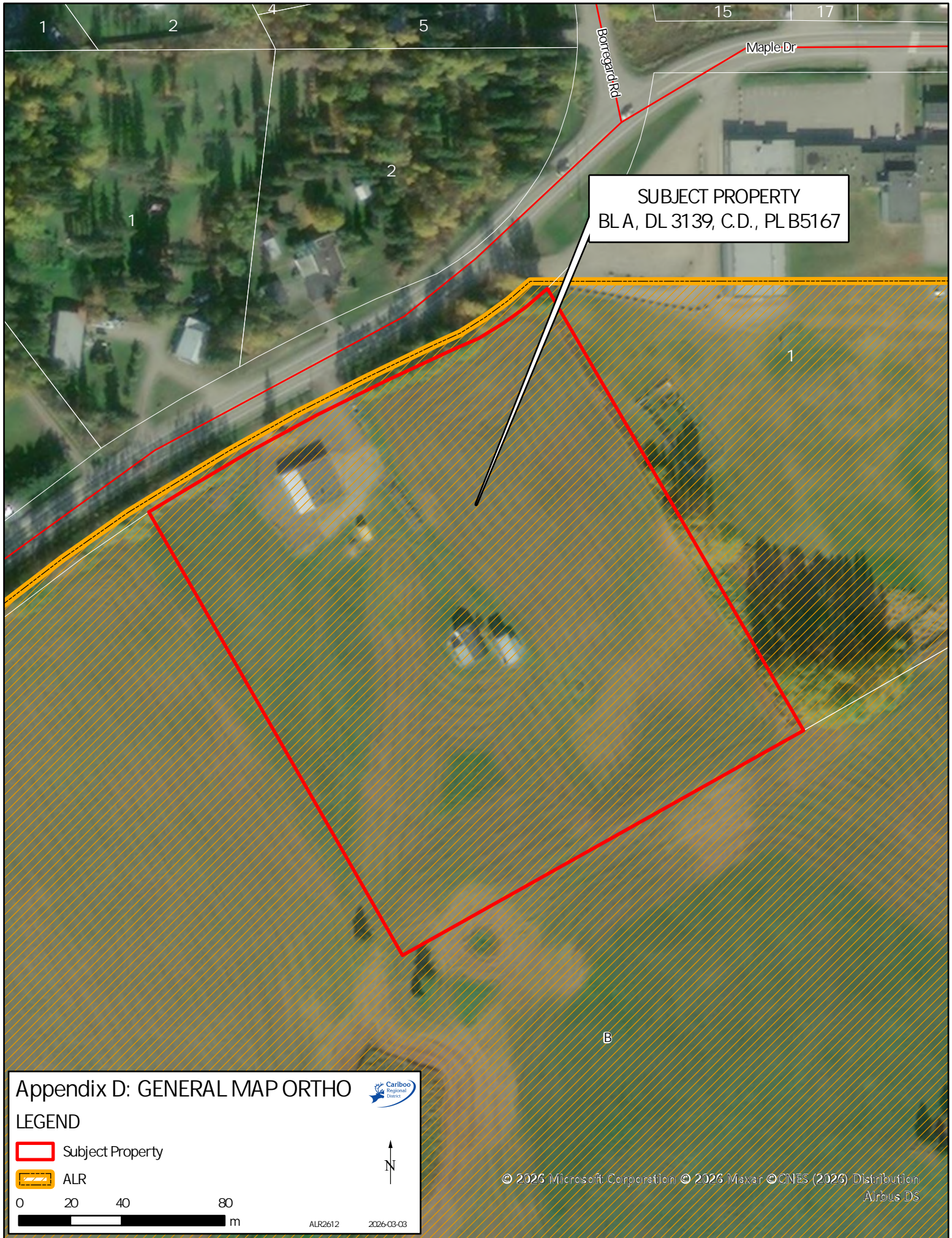
0 15 30 60
m

ALR2612 2026-03-13



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

B



SUBJECT PROPERTY
BLA, DL 3139, C.D., PL B5167

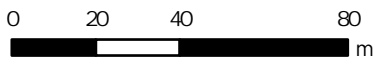
Appendix D: GENERAL MAP ORTHO



LEGEND

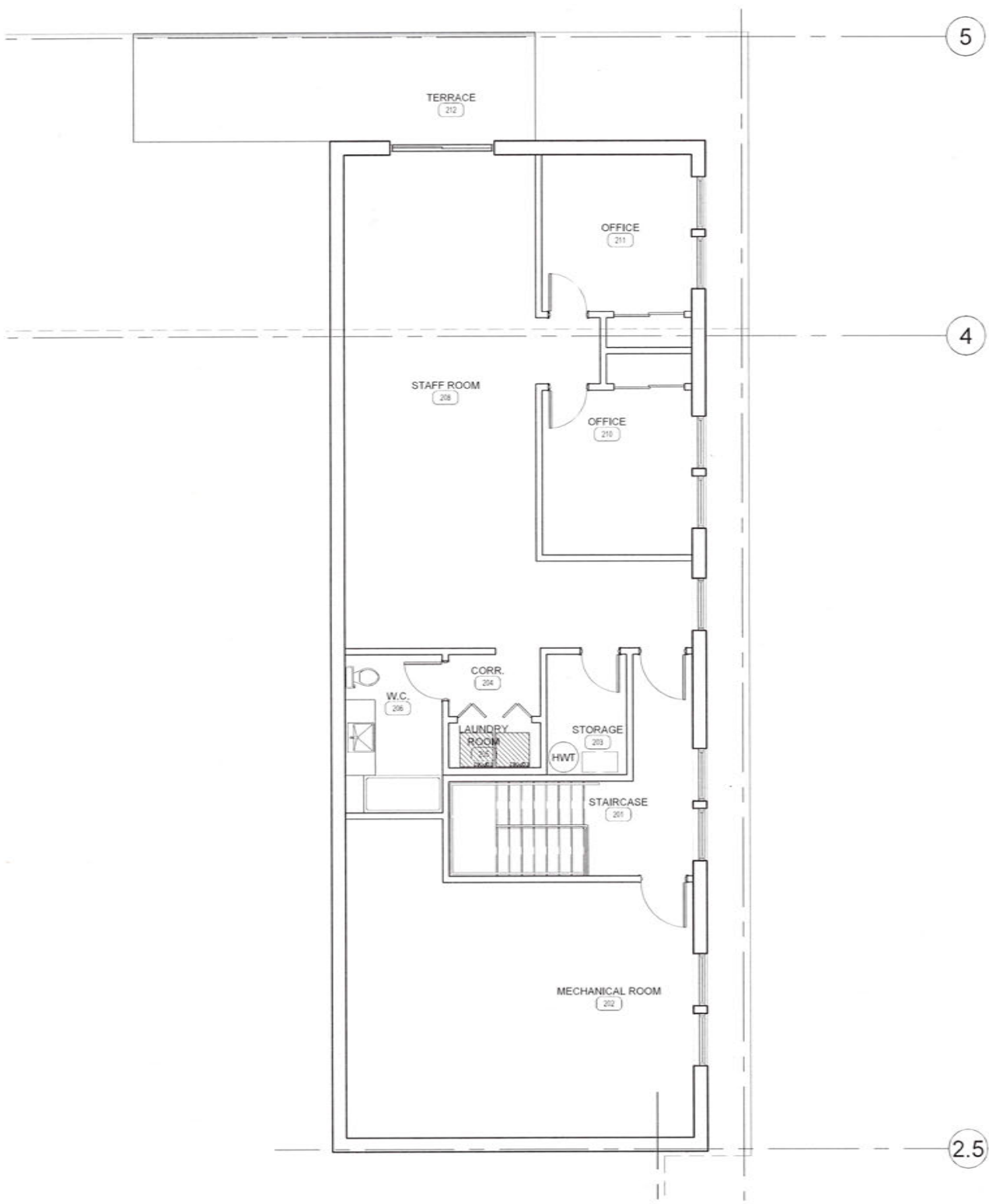
 Subject Property

 ALR



ALR2612 2026-03-03

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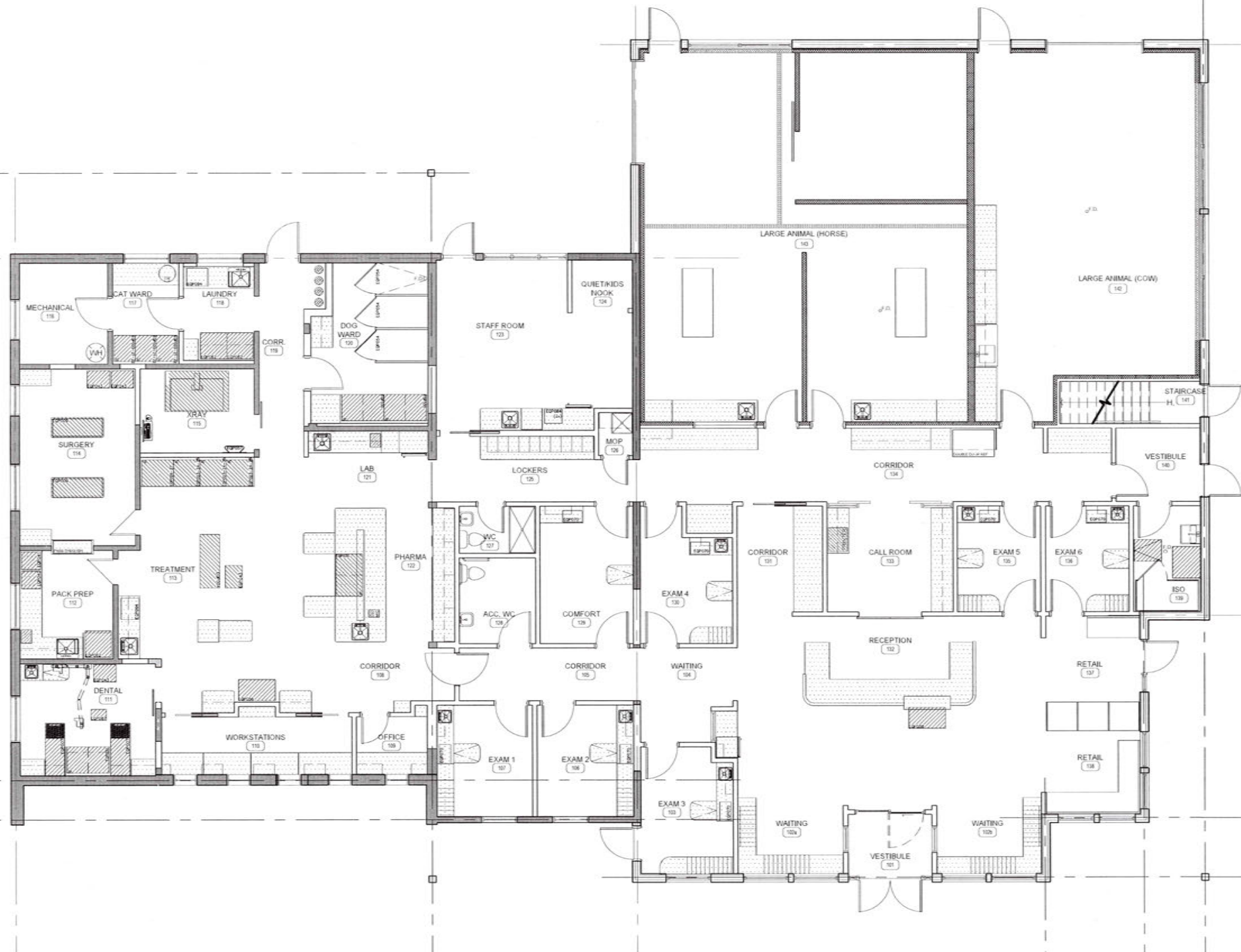


3.5

3

2

1



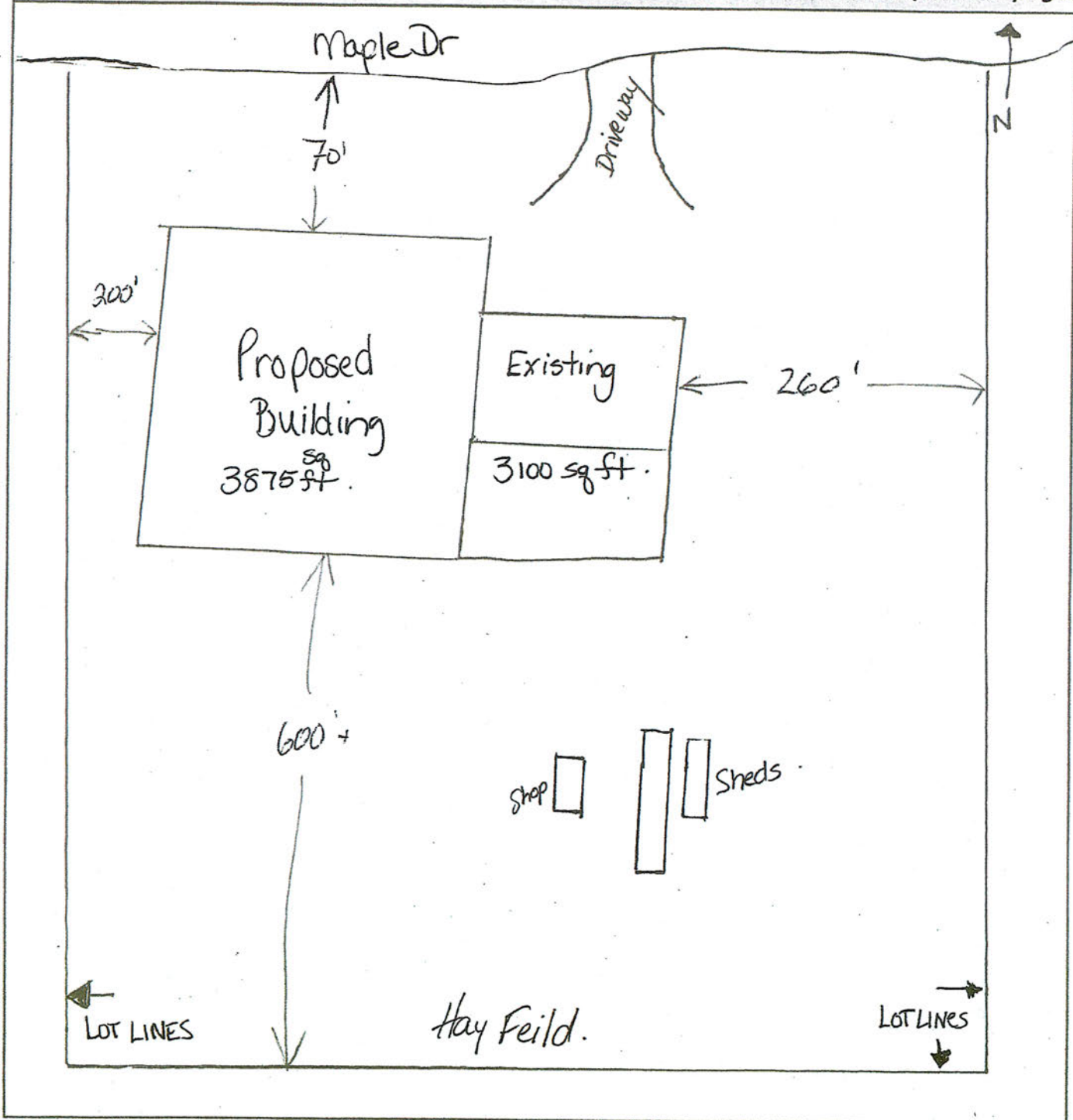


SITE PLAN DRAWING AND INSTRUCTIONS

Suite D, 180 North Third Avenue, Williams Lake, BC V2G 2A4
Unit 3 - 170 Cedar Avenue, Box 2260, 100 Mile House, BC V0K 2E0
102 - 410 Kinchant Street, Quesnel, BC V2J 7J5

Ph: 250-392-3351 Fax: 250-392-2812
Ph: 250-395-3838 Fax: 250-395-4898
Ph: 250-992-7400 Fax: 250-992-7414

Please draw a site plan depicting your property and proposal as instructed on the previous page:



Proposed Building Height: 28' Feet 3" inches PID: 015-159-663

Civic Address: 1387 Maple Dr
(if not applicable, please provide the full legal description of the property found on the land title certificate of assessment notice)

Owner's Name: Emily Wilson

Attention ALC decision board.

Thank you for reviewing my application for the ALC non-agricultural use permit for Boat Lake Ventures.

This letter is intended to provide more detail into the history and current situation at Quesnel Veterinary Clinic. In 1967 the Quesnel Cattlemens association lobbied for government funding to have a veterinarian relocated to Quesnel. At the time the area had no veterinary services to support the health of farm animals, and the safety of our food chain. As a result, my father moved to the area to start Quesnel Veterinary Clinic. In the early 1970s the current clinic on the subject property (1387 maple drive) was built. We have been operating out of the facility since. In 2021 I purchased the clinic and property, with the intention to continue providing veterinary services to Quesnel and area. With growing demand from our clients, we found the need to add a large animal facility for cattle, small ruminants, and horses. The intention of this is to enable us to see farm animals sooner, as it takes considerable time when you have to travel from farm to farm. It also creates a safe working area for my associate veterinarians. In the hope that they will stay in rural large animal practice long term. Across rural B.C, there is a growing need for large animal veterinarians. In order for my associates and I, to provide services to the agricultural sector, it is crucial to update my facility.

In the application there was a question in regards to "can the business be set up on non ALC land". I wanted to emphasize that the financial feasibility to move locations is not attainable. However, since the majority of our clinic infrastructure is here, adding on a large animal section is the only feasible business option. As a privately run practice I would not be able to financially support a move, and new build. The final note I wanted to draw attention to is the addition of the upstairs area on the new application. This was not present on the previous application 70025. After submitting that application I came to realize that the new building plan had very limited office space, and storage space. The upstairs will not change the foot print of our building. However, its roll will be vital for functionality of the clinic. The upstairs enables veterinarians to have a rest area during middle of the night emergencies. It will provide safe storage for our medical records we are legally required to keep for 7 years. It will provide office space for bookkeeping, management, and other office personal.

Thank you for taking the time to review my application, and read my letter.

Sincerely,
Dr. Emily Wilson
Quesnel Veterinary Clinic



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: 1 April 2026
Start Time: 10:00 am
Location of Meeting: ~~81887X/Maple Drive~~ C/D office Ovesmel
File Number: 3015-20/A20260012
Application Type: Non-Farm Use
Electoral Area: A
Legal Description: Block A (Plan B5167), District Lot 3139, Cariboo District
Property Location: 1387 Maple Drive

ATTENDANCE

Present:
Chair: Roy Josephy
Members: Margerie Sales Dave Moffat
Brad Arnoldus

Recording Secretary: Simon Tines
Owners/Agent: Emily Wilson
 Contacted but declined to attend

Absent: Doug Service

Also Present:
Electoral Area Director: Nicole Audet
Staff Support: NA

RESOLUTION

THAT application with File Number 3015-20/A20260012 be ^{STRONGLY} ~~SUPPORTED / REJECTED~~ for the following reasons:

- 1) ENHANCES EXISTING SERVICES AND SUPPORT TO THE AGRICULTURAL COMMUNITY

2)

For: 5 Against: 0

CARRIED/DEFEATED

Termination:

That the meeting terminate.

Moved: *bruce*

Seconded: *mary*

CARRIED

Time: 10:10am

[Redacted Signature]

Recording Secretary

[Redacted Signature]

Chair