



# Provincial Agricultural Land Commission - Applicant Submission

Application ID:	105745
Application Type:	Non-Farm Uses within the ALR
Status:	In Progress
Name:	Ministry of WLRS
Local/First Nation Government:	Regional District of Fraser-Fort George

## 1. Parcel(s) Under Application

### Parcel #1

Parcel Type	Crown
Legal Description	DISTRICT LOT 9085 CARIBOO DISTRICT
Approx. Map Area	0.83 ha
PID (optional)	016-543-122
PIN (optional)	4801420
Farm Classification	No
Civic Address	13741 Dome Creek Road
Certificate Of Title	Title Search 016543122.pdf

### Government Parcel Contact

First Name	Jennifer
Last Name	Elliot

<b>Ministry or Department</b>	Ministry of WLRS
<b>Phone</b>	2506494305
<b>Email</b>	Jennifer.Elliot@gov.bc.ca
<b>Crown Type</b>	provincial

## 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

<b>Type</b>	Local or First Nation Government Staff
<b>First Name</b>	Kenna
<b>Last Name</b>	Jonkman
<b>Organization (If Applicable)</b>	General Manager of Community and Development Services
<b>Phone</b>	2509604458
<b>Email</b>	kjonkman@rdffg.bc.ca

## 4. Government

**Local or First Nation Government:** Regional District of Fraser-Fort George

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** No current agriculture

**Describe all agricultural improvements made to the parcel(s).** No agricultural improvements. Past attempt by community association to establish a community garden was unsuccessful.

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

Institutional/Recreational. The original purpose of the property was as a school site. Over time it has been used as a school, library, community hall and recreational facility. The attached letter from the Dome Creek CCC details the historical and current use of the property. Current buildings and structures on the site include: 155m2 community hall building (no longer suitable for long term public assembly use), fenced propane tank, playground swings, gazebo, basketball court, and baseball diamond backstop.

**Land Use of Adjacent Parcels**

	Main Land Use Type	Specific Activity
North	Residential	forested/residential
East	Residential	forested/undeveloped portion of private property
South	Residential	forested/undeveloped portion of private property
West	Transportation / Utilities	Dome Creek Road, CN Rail right of way spur, residential uses

**6. Proposal**

**How many hectares are proposed for non-farm use?**

0.83 ha

**What is the purpose of the proposal?**

The purpose of this application is to obtain approval for the entire subject property to continue to be used for non-farm community/institutional uses.

The existing community hall building on the property is at the end of its life and the Dome Creek Community Association, with the assistance of the Regional District, is planning to decommission the existing building and establish a new structure on the property. While the property was originally developed for institutional use (school) prior to the establishment of the ALR, the specific use later changed from school to recreation/community hall. The ALC has advised that Section 23(2) of the ALCA does not apply and non-farm use approval is required to allow physical modifications or replacement of the existing community hall building, or other modifications

to the property.

The building replacement project is challenging due to budgetary constraints. The proposed size and location of the new building are not finalized, however it is not expected to exceed 200m2. Portions of existing building may be retained for storage, if found to be feasible, which may reduce the size needed for a new community hall building that meets public assembly occupancy standards.

For this reason, the Regional District is not seeking non-farm approval for a specific replacement building size and location, but instead non-farm use approval for community/institutional use of the entire property. This will allow continued maintenance and improvements to the property in general and further investment into the feasibility of the building replacement project, which may also include long term acquisition of the land from crown to private fee simple.

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

The RDFFG already holds a long term tenure for the subject land. The property was originally developed and has been continuously used for community/ institutional purposes. The entire settlement community area of Dome Creek is within the ALR. There are no other suitable locations where this use could be relocated in the immediate area where it would provide the same function and benefit to the surrounding community.

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

The subject property is not considered to have agricultural potential due to it's small size, historic use and existing development. The Dome Creek area contains limited (>100) private parcels, ranging in size from <1ha to >60ha. The area is primarily Class 4 soils with some Class 3 to the east (BC Soil Information Finder Tool); however, agricultural production is limited by climate and the remote location. As described in the attached letter from the Dome Creek CCC, maintaining the property as a community/institutional use will continue to support the residents of the surrounding agricultural community by acting as a year-round hub for: markets, craft fairs, potlucks, community events, education, training, homeschooling, co-work space, and emergency response.

**Proposal Map / Site Plan**

Site Sketch.pdf

**Do you need to import any fill to**

Yes

construct or conduct the proposed  
Non-farm use?

Soil and Fill Components

**Describe the type and amount of fill proposed to be placed.** Options for building replacement are being explored with both modular and new build under consideration. A new build will require aggregate construction fill under the foundation. A modular building on screw pile foundation will not require fill. Approval is sought for up to 200m2 of fill if it found to be necessary for construction of the new building and/or the driveway. If more than 200m2 of fill is needed for ongoing non-farm use of the property, the Regional District understands that a Notice of Intent application may be required.

Fill to be Placed	
Area	200 m2
Maximum Depth	0.25 m
Average Depth	0.25 m

7. Optional Documents

Type	Description	File Name
Other files that are related	Dome Creek CCC Letter	DCCCC letter of support for ALR application.pdf



Dome Creek Community Consultation Committee  
General Delivery, Dome Creek, BC  
VOJ 1H0

Date: September 1<sup>st</sup>, 2025

To: Agricultural Land Commission  
British Columbia

Re: Request for ALR Exclusion or Non-Farm Use Permit – 13849 Dome Creek Road (PID 016-543-122)

## Executive Summary

**Property:** 13849 Dome Creek Road (PID 016-543-122)

**Support for applicant:** Regional District of Fraser Fort-George (RDFFG)

The Dome Creek Community Consultation Committee (DCCCC) requests that the Agricultural Land Commission:

1. **Exclude this property from the ALR, or**
2. **Grant a long-term non-farm use permit.**

This will enable the Regional District of Fraser-Fort George (RDFFG) and the DCCCC to invest in upgrading or replacing the community's only fully serviced public facility.

### **Summary of Rationale:**

This property has served as the heart of our community for over a century—not as farmland, but as an essential site for education, recreation, and community connection.

- Continuous community use since 1909 (school → community centre & library & emergency site).
- Only public building with running water, bathrooms, and emergency support capacity.
- Critical to Dome Creek's community resilience.
- Growing population (+7 new homes since 2015, nearly all properties occupied).
- Soil surveys confirm very low agricultural capacity; community garden attempts failed.
- The property's value lies not in farming potential but in providing essential rural infrastructure.

Please see our detailed submission below for further information.

# Detailed Submission

## 1. Historical Context

1909: Land surveyed for a school site.

1916: First school was built by residents; later moved to become the Heritage Hall.

1954–56: Current modular school buildings installed, joined in the 1970s.

1982: Library services begin in Dome Creek, Lena Schultz is the first book clerk.

2001: School district closed school; DCCA purchased site for \$1 to continue to use buildings and land as a community centre.

2002: the Lena Schultz Reading Room (a branch of the McBride & District Public Library) moves into the building.

2002: Land designated ALR

2007: RDFFG established Crown Lease #705671 with Province; DCCA operates building under occupancy agreement.

The land was originally surveyed in 1909 for a school site. By 1917, local residents had pooled their resources and labour to construct the first school. This original building was eventually re-located across the road and is now the Heritage Hall (although it does not have indoor plumbing or water on the site). The current two-room school is comprised of two modular buildings. The first was installed in 1954 the second in 1956, and then they were joined in the 1970's by a hallway containing a kitchenette, utility room, janitorial closet, and two washrooms.

The school operated until 2001. When the school district closed the school, the Dome Creek Community Association (DCCA) purchased the property for \$1 to maintain it as a community centre. Later, the Regional District of Fraser-Fort George (RDFFG) stepped in to support the site and discovered that (in a process we still don't fully understand), the property had reverted to provincial ownership. They obtained a Crown Lease (#705671, 2007–2037).

The DCCA continues to operate the facility under an occupancy agreement with the regional district. Also co-located in the building is the Lena Schultz Reading Room (a branch of the McBride and District Public Library). This reading room has been operating in Dome Creek since 1982 and is named after the first book clerk here. The library employs 2 people and services include computers, wifi, printing and fax services, home schooling and co-working space, books and multi-media loan collection, including an excellent collection of books and resources that encourage homesteading and self-sufficient living.



## 2. Current Community Significance

- Dome Creek’s population has grown steadily since 2015.
- Nearly all properties are occupied; Post office boxes are over capacity for the first time in history.
- Demand for reliable, resilient public space is higher than ever.
- Houses the public library (3 days/week).
- Only playground in Dome Creek.
- Year-round hub for: markets, craft fairs, potlucks, community events, education, training, homeschooling, co-work space, and emergency response.
- Serves as critical emergency site in a remote area prone to power outages and extreme weather events.

Dome Creek, once in decline, has grown steadily since 2015. Nearly every property is inhabited, 7 new homes have been built, and demand for post office boxes has exceeded capacity for the first time in our history. The cell tower and Starlink internet has allowed an influx of “virtual commuting professionals” who live in Dome Creek and work remotely. The community centre has become the social hub for residents who meet up here for community coffee, clubs, events, and discussions.

As our population grows, so does the need for functional and resilient community infrastructure. The community centre is one of only two public buildings in Dome Creek. Unlike the much older Heritage Hall across the road, it provides running water, bathrooms, and year-round usability. It is not just a gathering space—it is a lifeline in emergencies. Given our remote location (two hours east of Prince George), frequent storms and power outages, and the increasing risks of climate change, this facility is critical for community resilience and emergency response.

Unfortunately, the building requires major upgrades or replacement. The RDFFG has delayed essential repairs and expansion for more than eight years because of the provincial ownership and the land’s ALR designation. Without clarity or flexibility regarding land use, this vital community asset is at risk.

## 3. Agricultural Suitability

Soil survey and climate conditions make farming non-viable:

- < 90 frost-free days per year (occasionally up to 100).
- Very cool overnight temps during growing season.
- Poor drainage.
- Extended -40°C winters.
- High annual precipitation and deep snowpack (interior wet belt).
- No history of commercial farming; only subsistence gardens and hobby livestock.
- A community garden on this site was abandoned due to poor soils, requiring costly amendments to be viable.

We deeply respect the mandate of the ALR to protect farmland for future generations. However, this property—and most land in Dome Creek—has very limited agricultural capability, as confirmed by a government [soil survey](#) in the 1970s.

That study found that our entire area, particularly the areas between Longworth and McBride, significant challenges to viable agriculture. Historically, Dome Creek has never supported commercial crop or livestock production. While residents have always engaged in homesteading and subsistence farming, no one has ever made a living entirely from agriculture here. Even our community garden attempt at the recreation site failed because the soils were too poor to sustain growth without costly amendments.

## 5. Ongoing Value of the Site

This property has served institutional and community use for over 100 years. Its role today is more vital than ever:

- Provides the only safe, serviced, and reliable gathering space.
- Strengthens emergency preparedness in a remote and vulnerable community.
- Enables social cohesion, learning, and recreation for a growing population.

The community centre continues to serve as the nucleus of community life.

- Library services 3 days per week
- Library resource collection for gardening, preserving food, animal husbandry, root cellaring, etc.

Additional community events include:

- Homesteader education series (e.g., on-farm slaughter demos, food preservation, adaptive grazing practices, presentations by the BC Forage Council, District C Farmer's Institute, etc)
- Discovery education series (e.g., conservation efforts underway in the area, etc)
- Weekly vendor markets, coffee shop pop-ups, potlucks, and craft fairs
- A trusted venue for training, education, homeschooling, co-working space, activities, and clubs.

This land has been continuously used for institutional and community purposes since it was first surveyed in 1909. It has never been viable farmland, and its greatest—and perhaps only—value lies in sustaining community well-being.

## 6. Request to the Commission

We respectfully request that the Agricultural Land Commission support:

1. **Exclusion of this property from the ALR, or**
2. **Approval of a long-term non-farm use permit.**

This action will not reduce viable farmland in British Columbia. Instead, it will safeguard Dome Creek's only essential community facility and enable necessary investment for the future.

Respectfully submitted,

Wendy Howe

On behalf of the Dome Creek Community Consultation Committee of the RDFFG