



COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Heather Meier RPP MCIP, Planning Leader

DATE: September 18, 2025

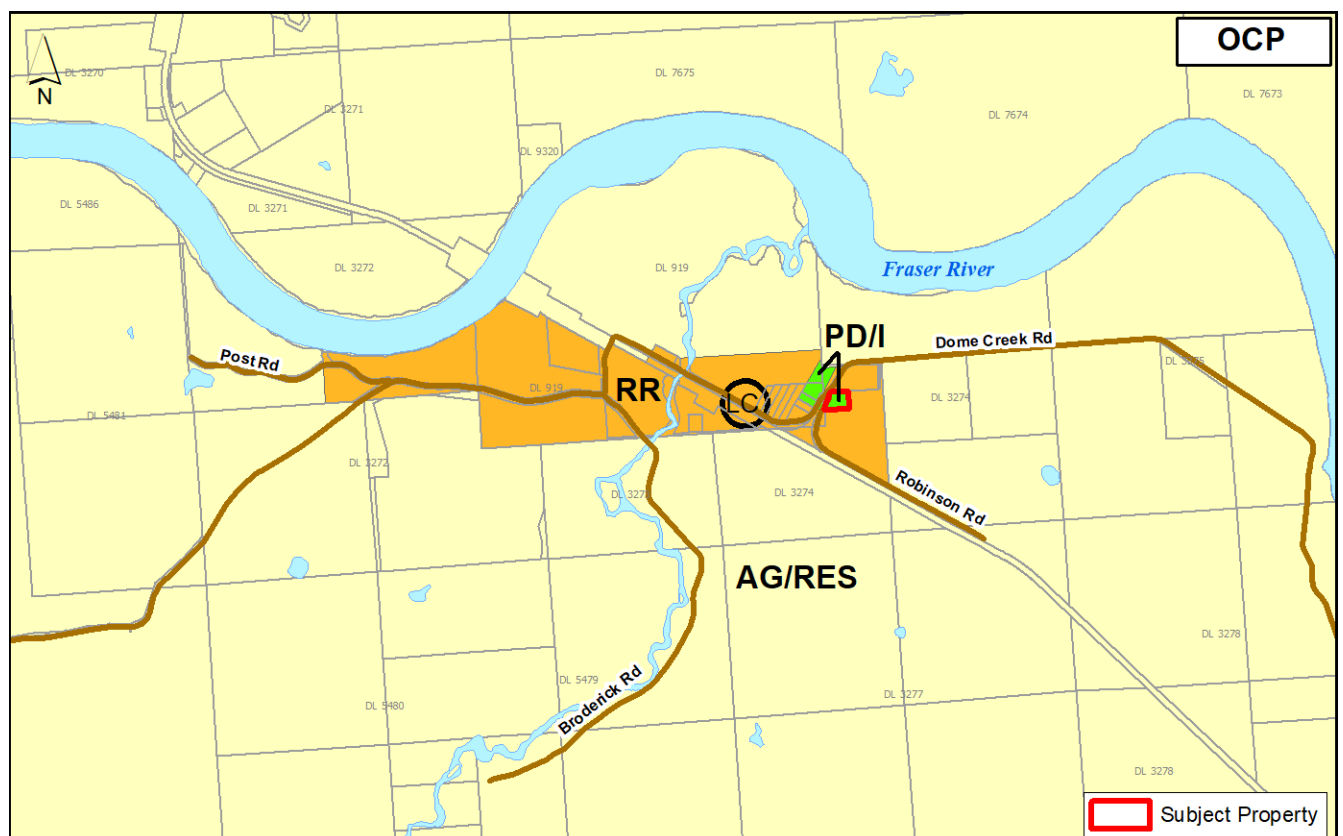
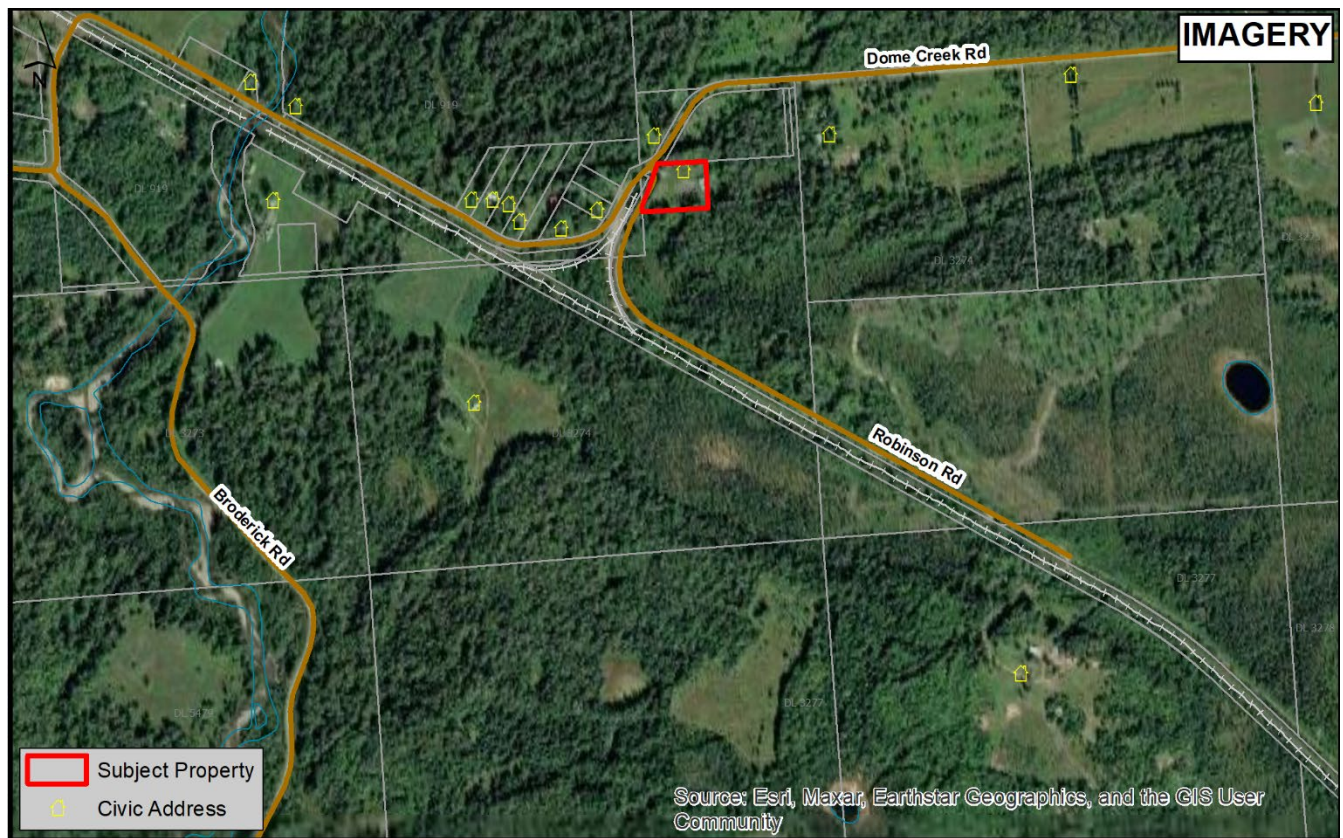
SUBJECT: Application for Non-Farm Use In the ALR #105745

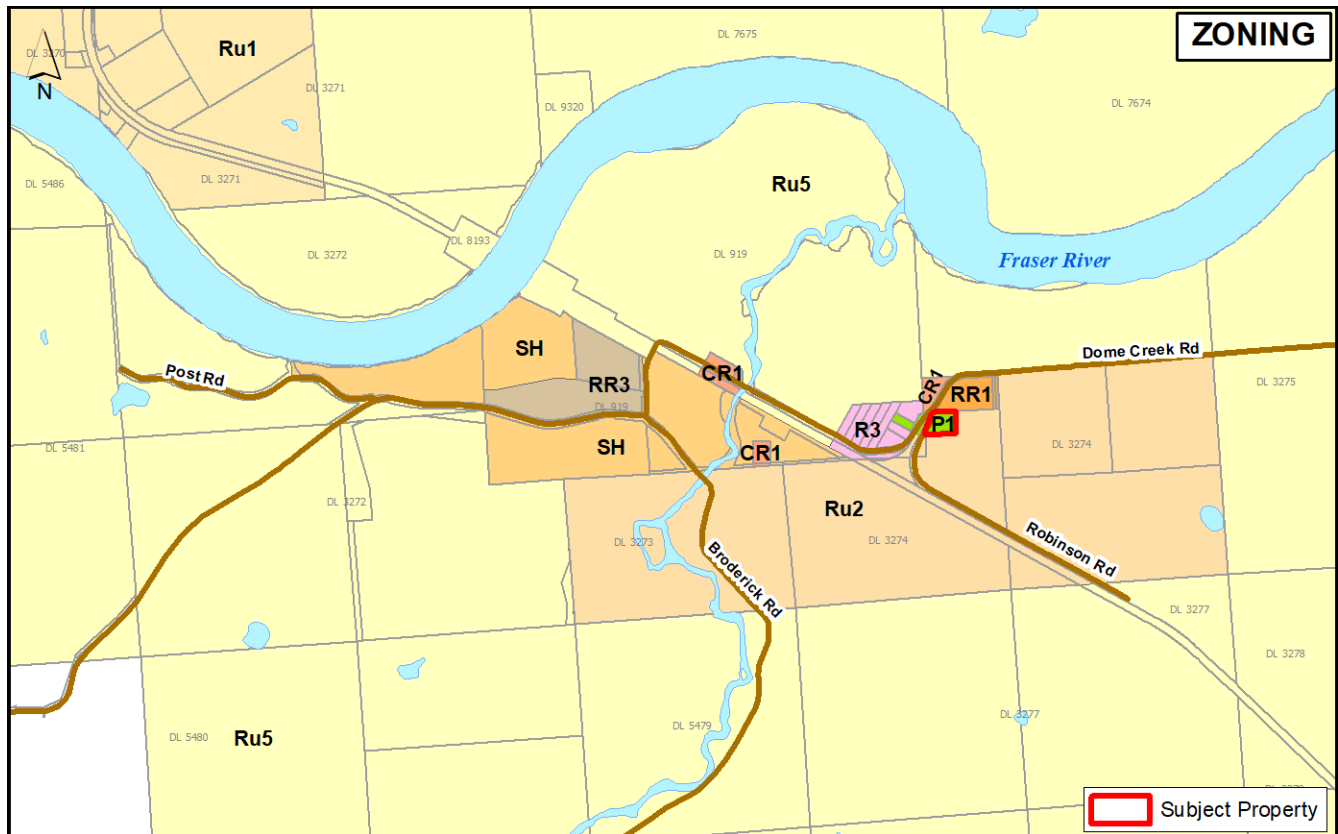
SUMMARY OF APPLICATION:

Location:	13741 Dome Creek Road – Electoral Area H
Legal Description & Size:	District Lot 9085 Cariboo District – PID 016543122 Size: 0.83 hectares
Applicant: Owner:	Regional District of Fraser-Fort George Provincial land under License of Occupation (Tenure File #7408424)
Existing Land Use:	Dome Creek Recreational/Community property operated by Dome Creek Community Association under property use agreement with RDDFG. The property contains one primary building functioning as a community hall and a branch of the McBride public library. Other structures include a gazebo, playground, baseball diamond backstop and basketball court.
Application Type:	Non-Farm Use in the Agricultural Land Reserve (ALR)
Proposal / Reason for Application:	The Non-Farm Use application has been submitted to permit the long-term continued use of the property for community institutional purposes, including necessary improvements or replacement of the existing building. The ALC application and all supporting documents are attached.

PARCEL MAPS







LAND USE PLANNING INFORMATION

ALR: The subject property is entirely within the Agricultural Land Reserve (ALR). The historic and ongoing use of the property for school and then community hall purposes was never specifically approved as non-farm uses by the Agricultural Land Commission.

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.

A Non-Farm Use application requires approval from the Agricultural Land Commission (ALC). The Regional District Board can choose to either:

- a) Prevent the application from proceeding to the ALC for a decision; or
- b) Approve the application to proceed to the ALC for a decision (with or without comments)

If the Board approves the application to proceed it will be forwarded to the ALC for a decision pursuant to the purposes of the Commission as set out in the *Agricultural Land Commission Act*:

Section 6 lays out the purpose of the Commission:

6(1) The following are the purposes of the commission:

- a) *To preserve agricultural land reserve;*
- b) *To encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;*
- c) *To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.*

(2) The commission, to fulfil its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- a) The size, integrity, and continuity of the land base of the agricultural land reserve*
- b) The use of the agricultural land reserve for farm use.*

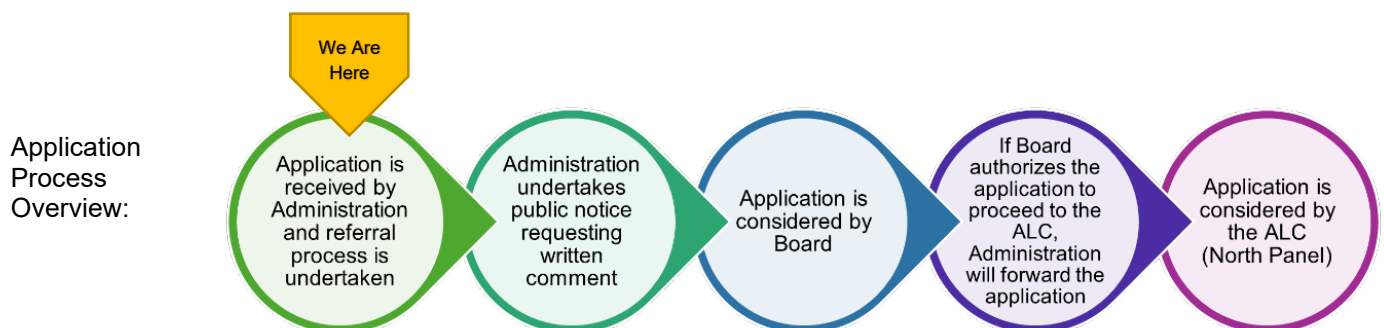
OCP: The land is designated Public Development/Institutional (PD/I) by the the Robson Valley-Canoe Downstream Official Community Plan. The designation supports public, government and community related uses that are non-commercial in nature.

Zoning: The land is zoned Public Development 1 (P1) by Zoning Bylaw No. 2892. The P1 zone permits Community Hall, Community Recreation Area, School and other similar government and community related uses.

RDFG Services: The land is in the following Regional District local service areas:

- Dome Creek Recreation Facility
- Robson Valley Exploration & Learning
- Ptarmigan Creek Power
- Dome Creek/Crescent Spur Telephone

APPLICATION PROCESS INFORMATION



Future RDFG Applications: If the ALC application for the Non-Farm Use is approved, no further Regional District land use applications are required. Building construction or alterations will require a building permit.

Referral comments would be appreciated.