



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106963
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Molby
Local/First Nation Government: Regional District of Fraser-Fort George

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT A DISTRICT LOT 613 CARIBOO DISTRICT PLAN 23002
Approx. Map Area 4.07 ha
PID 008-562-784
Purchase Date Mar 15, 2022
Farm Classification No
Civic Address [REDACTED]
Certificate Of Title All documents for The Hay Barn.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Roy Molby	Not Applicable	[REDACTED]		Not Applicable

2. Other Owned Parcels

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

3. Primary Contact

Type Third-Party Agent
First Name Kandace
Last Name Engelsjord
Organization (If Applicable) The Hunt is Over event rentals and party planning
Phone [REDACTED]
Email [REDACTED]

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). PID-008-562-784 Property is a 10 acre equine- focused acreage that supports youth horseback lessons, used mainly for horse riding lessons and boarding. The main house is 10% of the property which is used by the owners as their main residence, 40% of the property is grazing and housing for the horses with fencing and paddocks. 10% is used for hay growth and 30% is the main riding arena, 10% of the acreage has a Hay Barn used for storage from July1- July 15 yearly.

The parcel is currently used for equine-based agricultural purposes. The primary use includes the care, management, and handling of horses as part of an equestrian program. Activities include horse housing, feeding, grazing, and general equine management within fenced paddocks and designated areas.

Agricultural use on the parcel consists of equine activities. Horses are

housed, fed, and managed on the property. The land is used for grazing, turnout, and daily care of horses, along with general equine handling, grooming, and conditioning activities. The property functions as an active small-scale equine facility.

Describe all agricultural improvements made to the parcel(s).

Agricultural improvements on the parcel include fenced paddocks for grazing and containment, a barn for housing horses and storing feed and equipment, and an outdoor riding arena used for equine activities. Additional improvements include gates, internal fencing, and land clearing to support pasture and paddock use.

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

50m2 house 100M2 riding arena 200M2 Paddocks and grazing 50M2 Hay barn storage all used for home based horse back riding lessons, riding arena and boarding of horses. The property includes a residential dwelling used by the owner. A limited, seasonal non-farm use (weddings) is being proposed on a small portion of the property. This use will be occasional and designed to be compatible with and not interfere with the ongoing agricultural activities on the parcel.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Personal residence and Horses
East	Agricultural / Farm	Hay
South	Agricultural / Farm	Hay
West	Agricultural / Farm	Hay

6. Proposal

How many hectares are proposed for non-farm use?

0.5 ha

What is the purpose of the proposal?

We would like to host weddings and events of up to 150 guests in the already existing Hay Barn in the back of the property. These events will be

seasonal from June 1st October 1st and will be overseen by [REDACTED] owner of) The Hunt is Over Event Rentals and Party Planning in Prince George BC. We would like to host up to 10 events per year using the Hay barn and surrounding fenced in area. We are requesting to have the area for the duration of the 3 years starting June 1st 2027 and continuing to October 6 2030.

we will enforce music off and lights out by 12:00am. We have road access to the Hay Barn with ample parking for guests at the personal residence on the property, there will be No parking on the roads. We will have parking for Handicap and VIP guests near the Hay Barn. Parking attendance will be onsite for all parking needs as well as security on property for the evenings. All guests and vendors will hold their own special events licenses, liability permits and liquor license. there will be ample lighting for guests to navigate the area and all horse pastures and feeding grounds will be Off limits to all guests by way of blockades.

****Please see our written application for more details.**

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

The Hay Barn is a highly sought-after event venue for wedding hosts and guests throughout the region. Opportunities to establish a venue of this nature are extremely limited, and suitable properties that can accommodate such uses are rare. Because of this, relocating the proposed use to land outside the ALR is not feasible. The unique characteristics of this property — including its existing agricultural setting, infrastructure, and layout — make it one of the few locations capable of supporting this type of event space without negatively impacting agricultural capability. Therefore, the proposed use cannot be reasonably accommodated on land outside the ALR.

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

This proposed space will be used not only for weddings and celebrations, but also for farmers markets, agricultural trade events, and community gatherings that highlight local producers. By providing a venue where farmers and small agricultural businesses can sell products, showcase services, and connect with the public, the proposal directly supports agriculture in both the short and long term. These activities strengthen local food networks, increase visibility for agricultural producers, and create additional revenue opportunities that contribute to the ongoing viability of agriculture in the region.

Proposal Map / Site Plan

The Hay Barn Measurements.pdf

Do you need to import any fill to

No

construct or conduct the proposed
Non-farm use?

7. Optional Documents

Type	Description	File Name
	No Data	

PLAN OF SUBDIVISION OF
 LOT 8, PLAN 19472
 DISTRICT LOT 613 &
 PART OF NE 1/4 DISTRICT LOT 613
 CARIBOO DISTRICT—BRITISH COLUMBIA

SCALE 1" = 300'

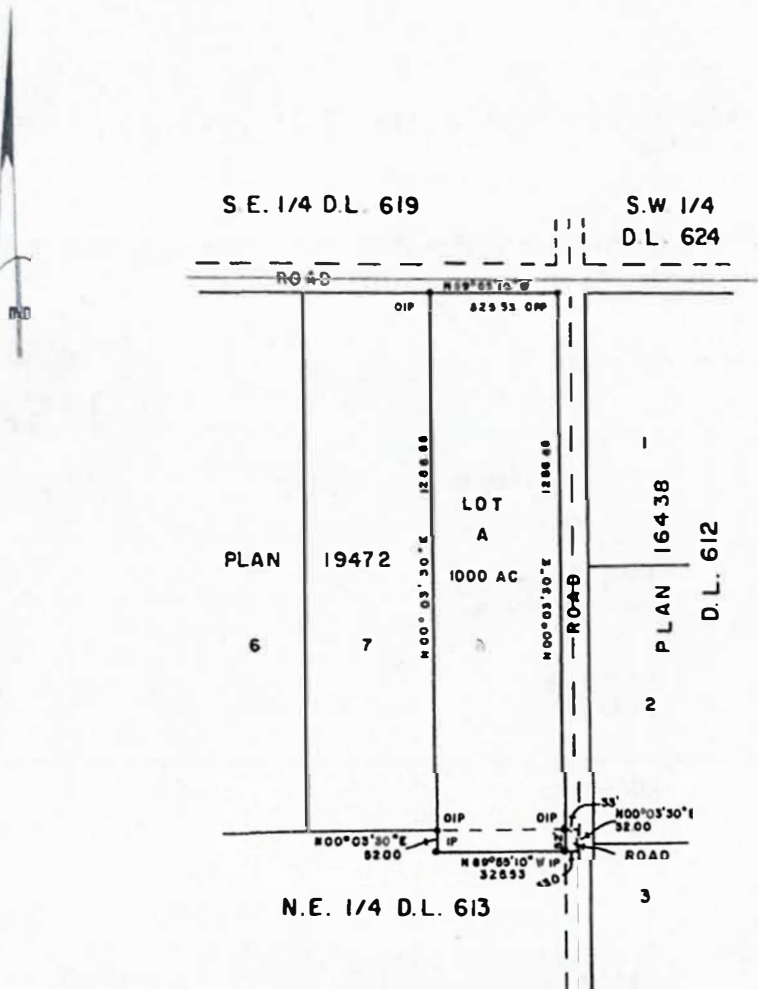
NOTE: Bearings are astronomic, derived from the
 east boundary of Lot 8, Plan 19472.

LEGEND: •OPP denotes an old pipe post found.
 •OIP denotes an old iron pin found.
 •IP denotes an iron pin set.

PLAN No. 23002

Deposited in the Land Registry
 Office of Prince George, B.C. this
 10 day of May, 1976

E. J. Schooley
 Registrar



REAPPROVED

This 27th day of September 1976

Approved under the Land Registry Act
 this 20th day of May, 1976

I, DONALD A. DUFFY of the City of Prince George,
 a British Columbia Land Surveyor, make oath and say
 that I was present at and did personally supervise the
 survey represented by this plan and that the survey
 and plan are correct. The said survey was completed
 on the 5th day of May, 1976.

Sworn before me this 20th day of May, 1976

A. C. [Redacted]
 for British Columbia

Owner

Owner

Witness

This plan has with the File No. [Redacted]
 Register District

W. D. LUSHER & ASSOCIATES
 LAND SURVEYORS
 PRINCE GEORGE, B.C.

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4394848

Roy Molby

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 104916).

I certify this to be an accurate reproduction of title number **CA9785780** at 10:47 this 18th day of March, 2026.


Registrar of Land Titles



Land Title District
Land Title Office

PRINCE GEORGE
PRINCE GEORGE

Title Number
From Title Number

CA9785780
PH42193

Application Received

2022-03-15

Application Entered

2022-03-29

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

ROY OKSFELDT MOLBY, MECHANICAL SUPERVISOR
SACHA MOLBY, DIRECTOR OF COMMUNITY ENGAGEMENT
13185 EAST BEAVERLEY RD
PRINCE GEORGE, BC
V2N 6L5
AS JOINT TENANTS

Taxation Authority

Prince George Assessment Authority

Title Number: CA9785780

State of Title Certificate

LIS1

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DL 613

DL 612

214.73 ft

115.37 ft

101.22 ft

206.40 ft

118.51 ft

161.81 ft

165.44 ft

Total: 327.26 ft

Total: 756.23 ft