



REGIONAL DISTRICT of Fraser-Fort George

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COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Shirlena Oudith, Agriculture Coordinator

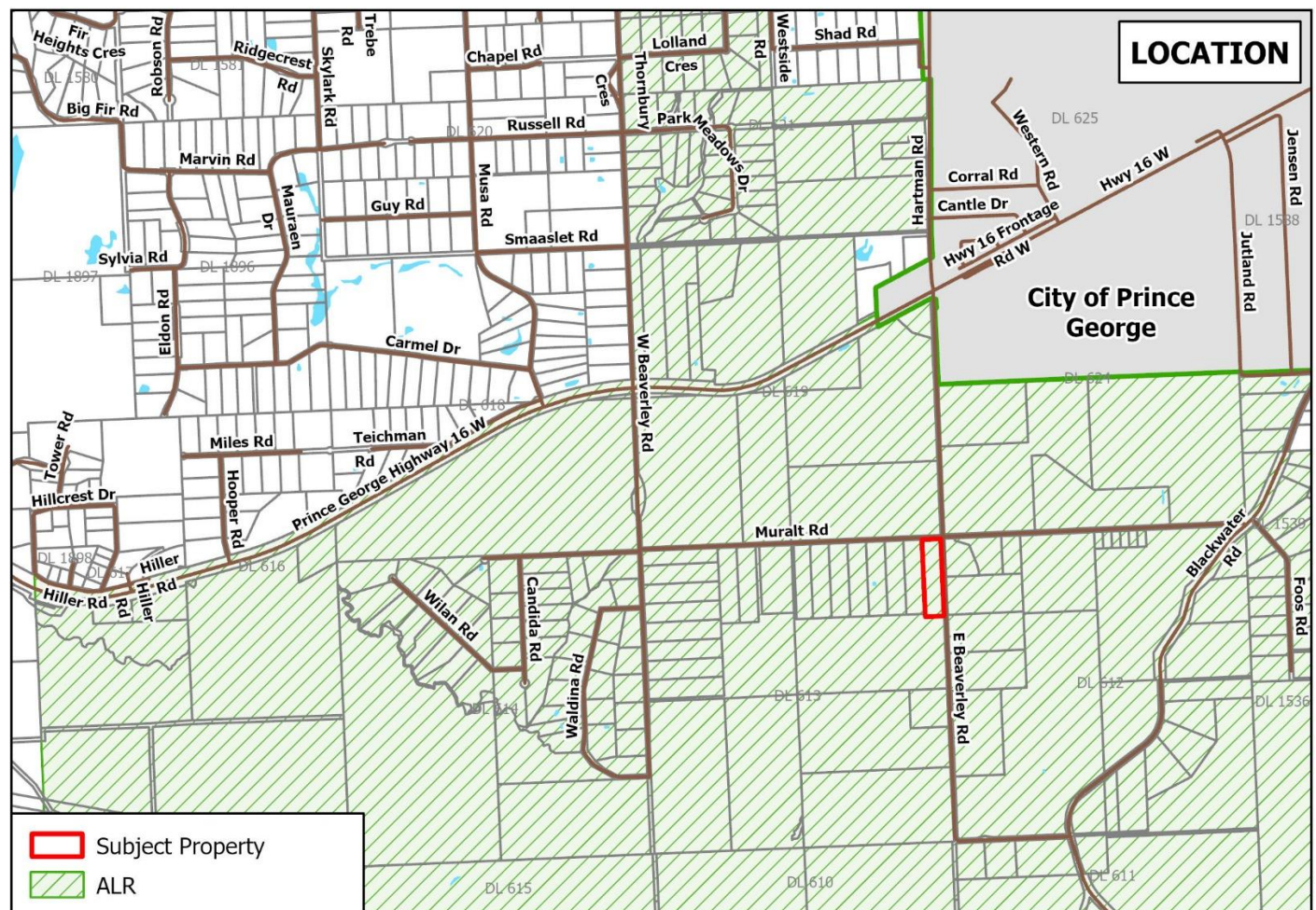
DATE: July 14, 2026

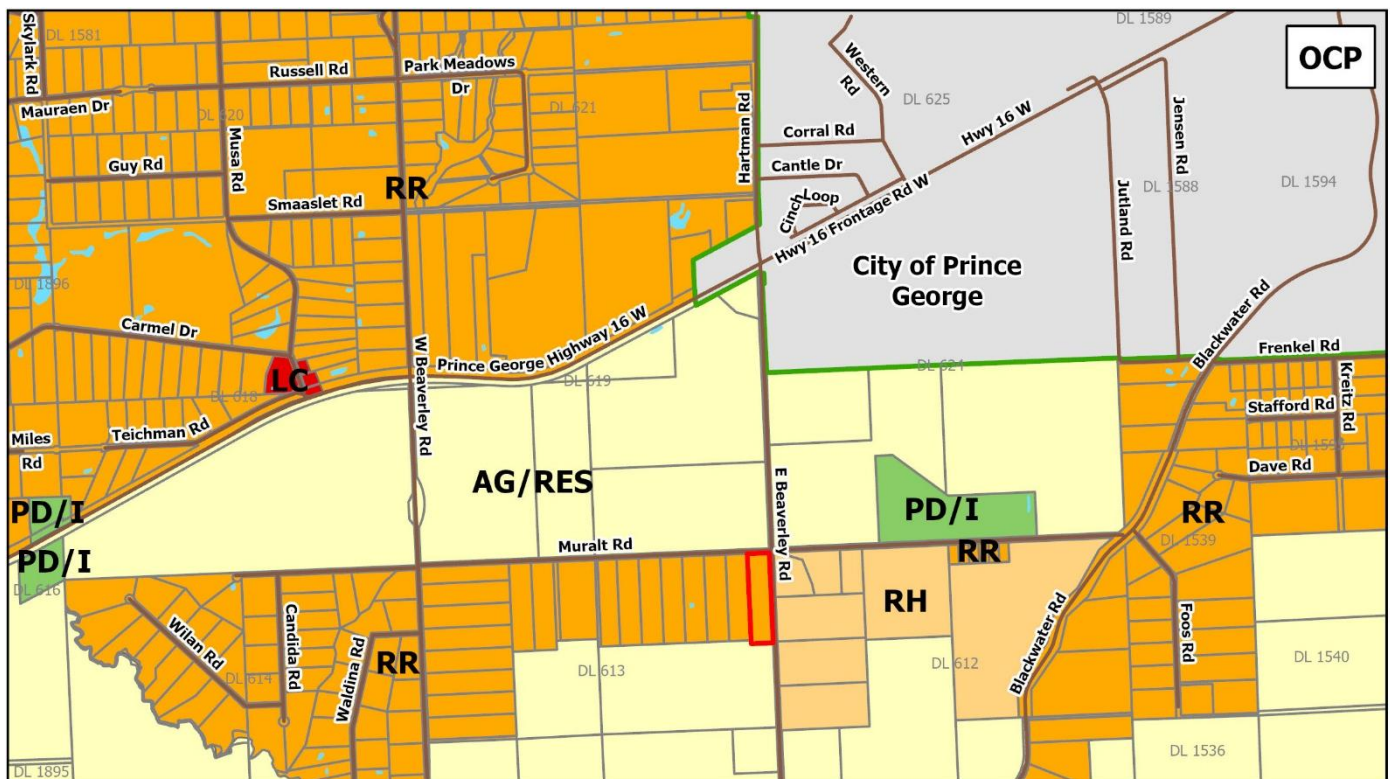
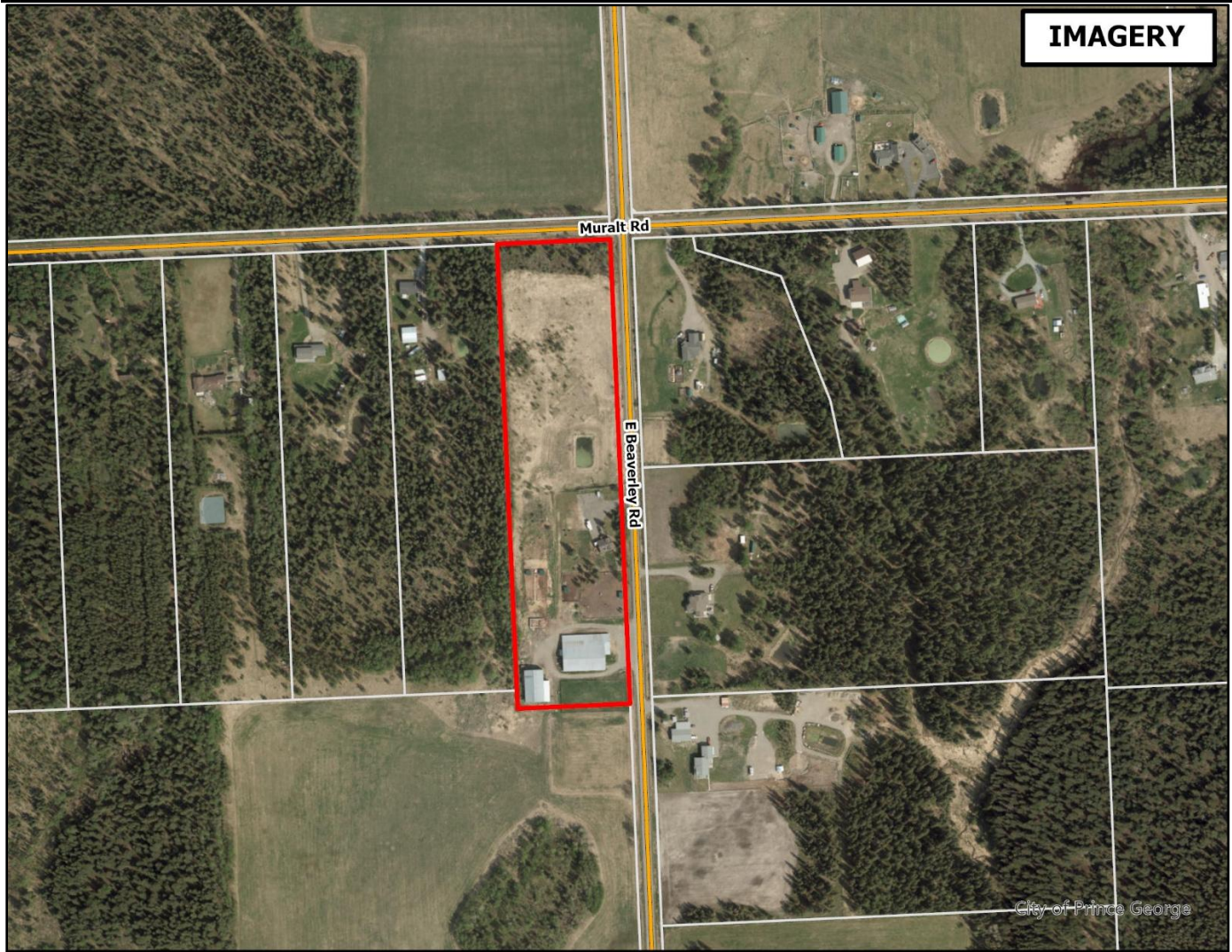
SUBJECT: Application for Non-Farm Use In the ALR #106963

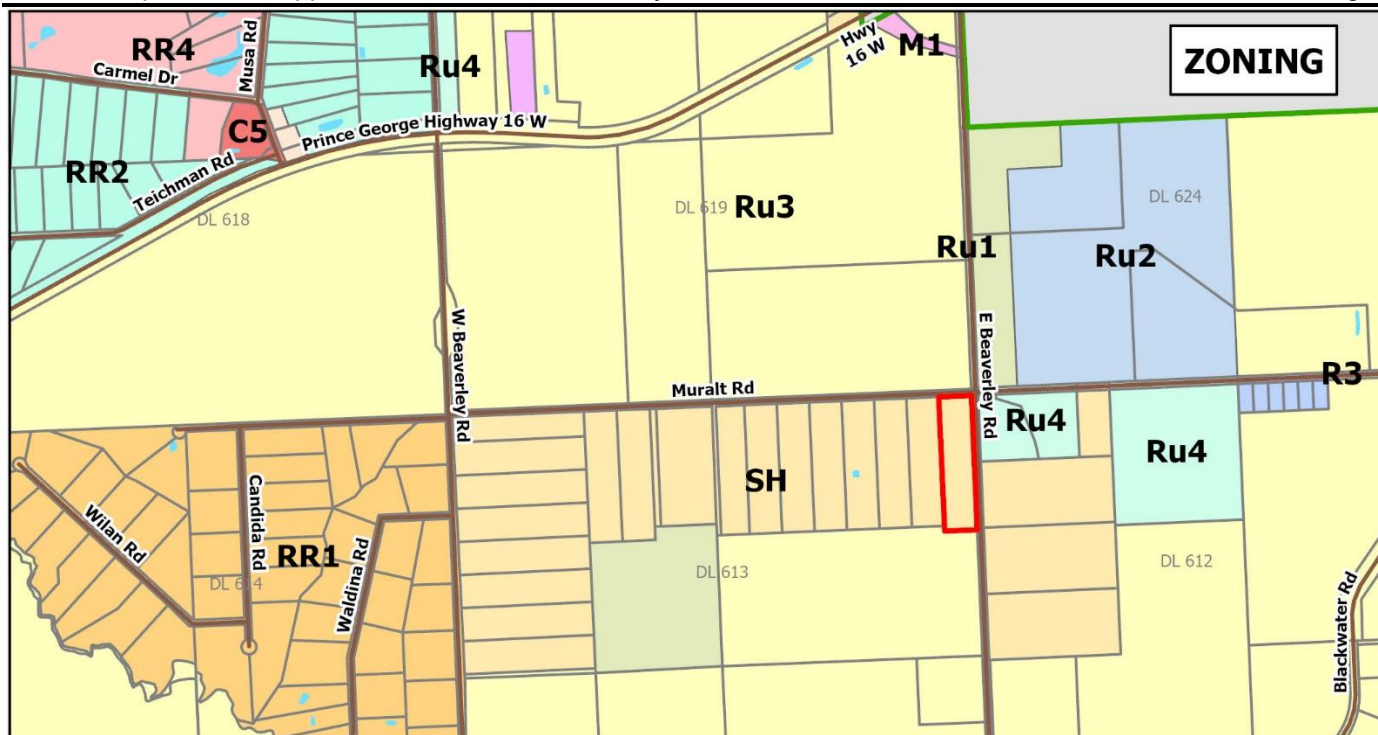
SUMMARY OF APPLICATION:

Location:	13185 Beaverley Rd E – Electoral Area C
Legal Description & Size:	Lot A District Lot 613 Cariboo District Plan 23002– PID 008562784 Size: 4.07 hectares
Owner: Agent:	Roy Molby & Sacha Molby Kandace Engelsjord
Existing Land Use:	Property is being used for equine-based agricultural purposes. There are three (3) buildings on the property including a residence.
Application Type:	Non-Farm Use in the Agricultural Land Reserve (ALR)
Proposal / Reason for Application:	The Non-Farm Use application has been submitted to use the barn to host events. The ALC application is attached with further proposal details.

PARCEL MAPS







LAND USE PLANNING INFORMATION

ALR: The subject property is entirely within the Agricultural Land Reserve (ALR). Section 17 of the ALR Use Regulation permits the use of agricultural land for the purpose of gathering for an event if all of the following conditions are met:

- (a) the event is conducted on agricultural land that is classified as a farm under the Assessment Act;
- (b) no permanent facilities are constructed or erected in connection with the event;
- (c) parking for those attending the event
 - i) is available on that agricultural land,
 - ii) occurs only in connection with that event, and
 - iii) does not interfere with the productivity of that agricultural land;
- (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- (e) the event is of no more than 24 hours in duration;
- (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

The property is not classified as a farm under the Assessment Act. The ALC deems the conversion of existing buildings to bring them up to public assembly building code as the construction of a permanent facility. The barn building requires this conversion of occupancy.

Therefore, the proposed use is not a permitted activity by the ALR Use Regulation.

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 subject property is designated Rural Residential (RR) by Chilako River-Nechako Official Community Plan Bylaw No. 2593.

General Policies for the Plan Area:

4.16 Agriculture

With respect to the protection of the agricultural land base, the Regional District will:

- i) *support the Agricultural Land Commission Act with its general objective of protecting agricultural land for future food production;*
 ii) *discourage and restrict the fragmentation of agricultural land by subdivision by means of generally large minimum parcel size regulations;*
 iii) *direct non-farm residential uses to existing residential settlements and away from existing or potential future agricultural areas;*
 iv) *not promote development of agricultural land for non-agricultural uses unless it is shown that there is no practical alternative location and that it will not be detrimental to the long term agricultural potential of the land;*
 v) *support of the buffering of agricultural land in the Agricultural Land Reserve from the impact of new non-agricultural subdivision that may include the provision of fencing or buffers.*

Land Use Policies for the RR Designation:

The primary uses of land in the RR designation are generally limited to residential, home business, agriculture, forestry and other resource extraction uses.

Local Commercial land uses catering to the needs of local residents may be permitted subject to a rezoning process and application and evaluation for non-farm use in the ALR where required. Public Development/Institutional uses serving the community in which they are located are also supported in the RR designation.

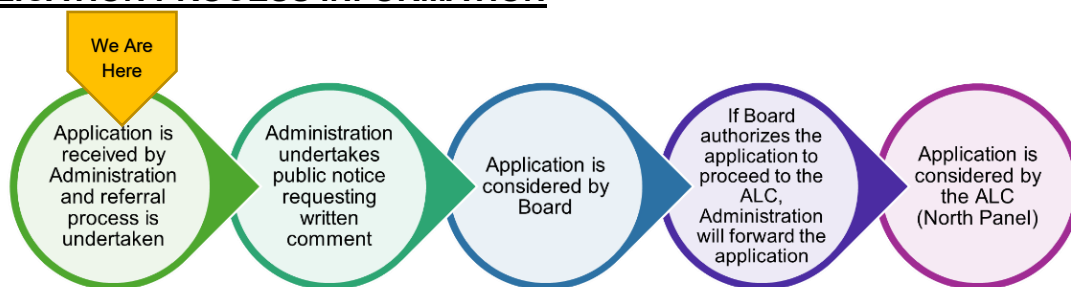
Temporary Use Permits may be considered for up to a 3-year term throughout the Plan area. An OCP amendment will not be required if an application is made to permanently rezone the property.

Zoning: The land is zoned Small Holding (SH) by Zoning Bylaw No. 2892. The SH zone permits residential, agricultural and related uses. The proposed event venue use is not permitted in the SH zone.

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

- Beaverly Fire/Rescue VFD

APPLICATION PROCESS INFORMATION



Future RDFG Applications: If the ALC application for the Non-Farm Use is approved, an application for a Temporary Use Permit or a zoning amendment will be required.