



COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Shirlena Oudith, Agriculture Coordinator

DATE: August 12, 2026

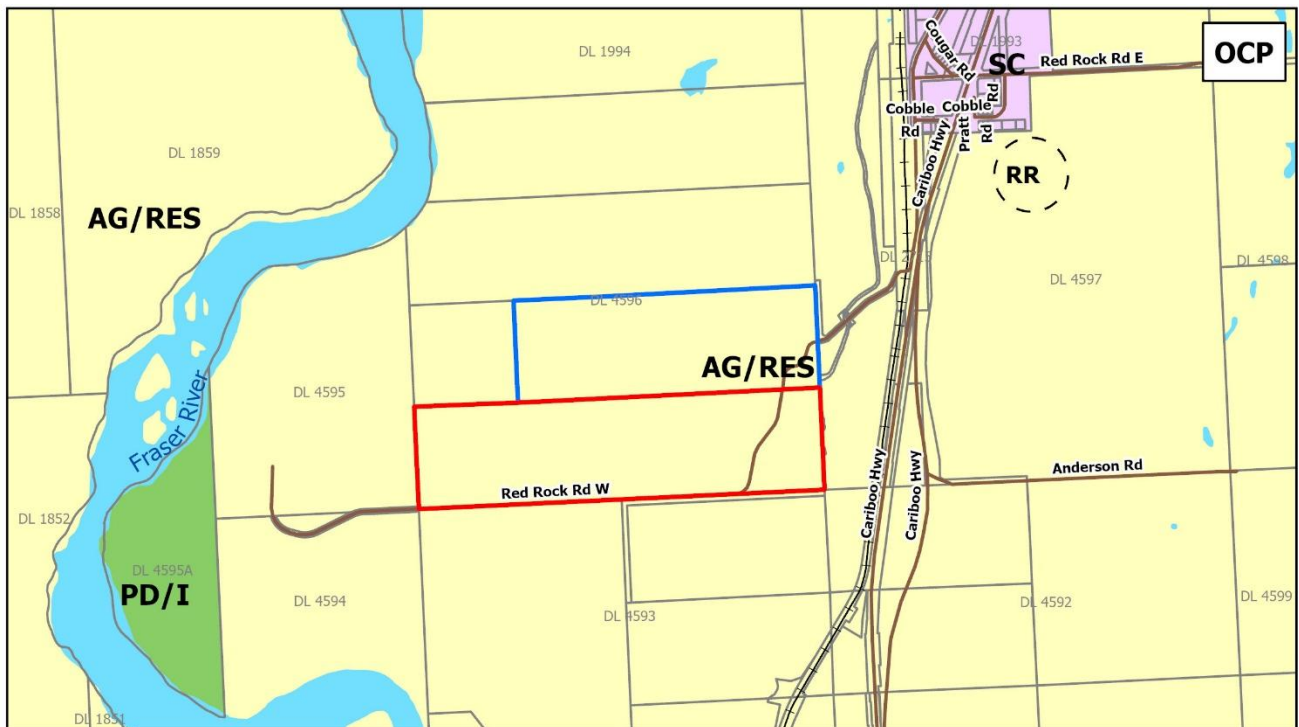
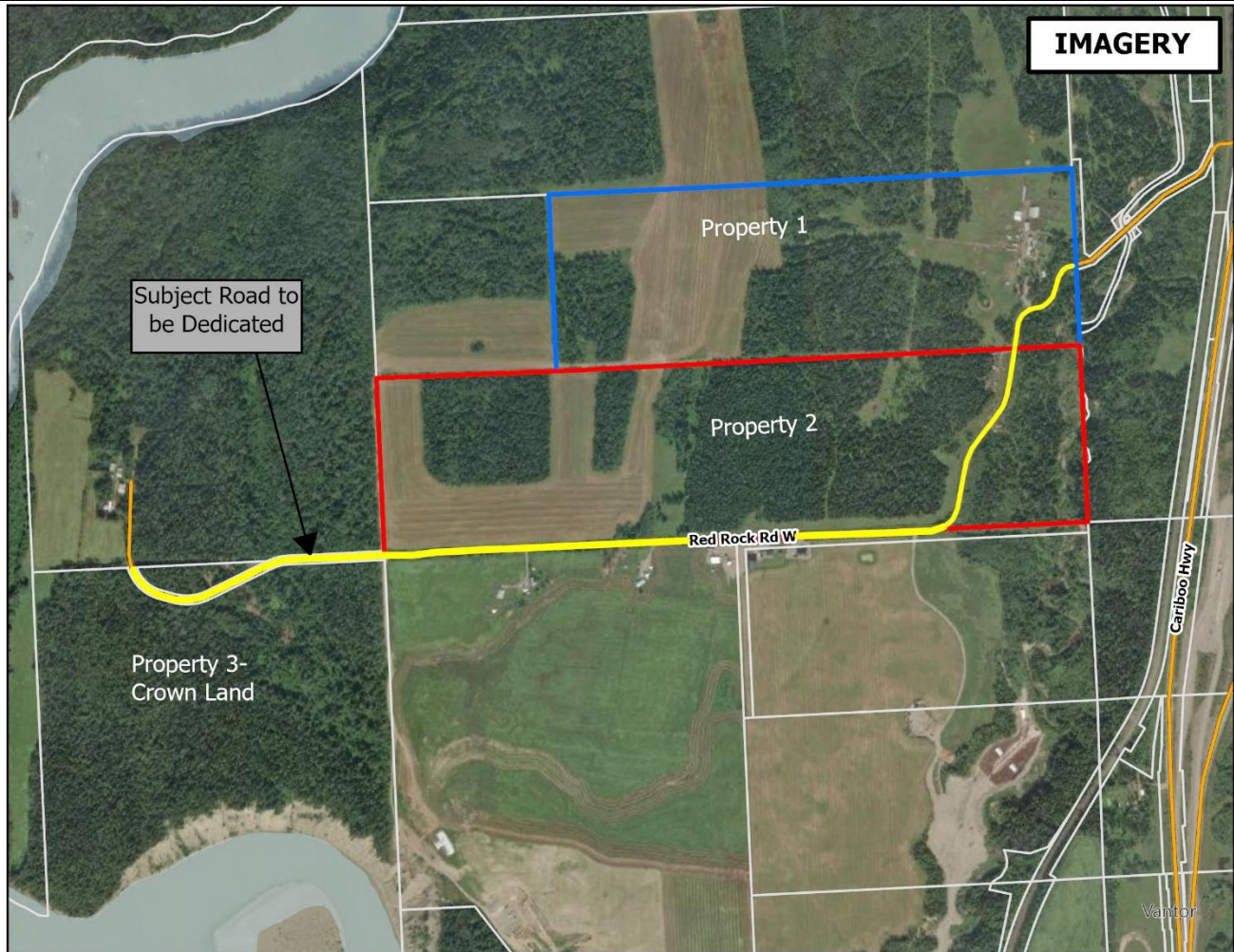
SUBJECT: Application for a Subdivision in the ALR# 107545

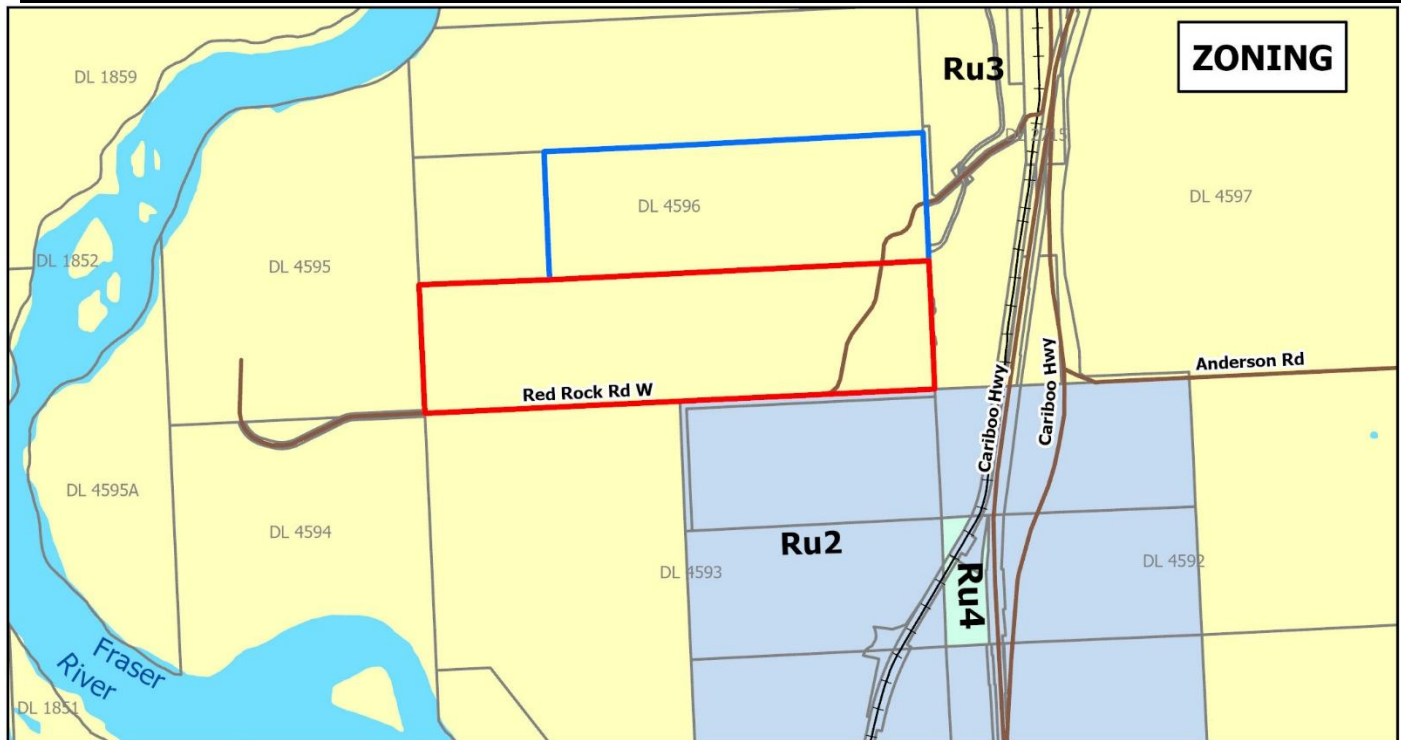
SUMMARY OF APPLICATION:

Location:	Red Rock Road West – Electoral Area D
Legal Description & Size:	1. Parcel B (N26848) District Lot 4596 Cariboo District – PID 008631956, Size:47.93 hectares 2. The South 1/2 Of The South 1/2 Of District Lot 4596 Cariboo District – PID 015029972, Size:64.42 hectares 3. District Lot 13309, Cariboo District – PIN 90181306, Size:1 hectare
Owner:	Max Schultz & Mary Schultz and His Majesty the King in Right of the Province of British Columbia
Agent:	Murray Bird, Prologic Property Services
Existing Land Use:	Property 1 and 2 are being used for forage crop production, livestock grazing and rural residence. Property 3 is forested crown land.
Application Type:	Subdivision in the Agricultural Land Reserve (ALR) for road purposes.
Proposal / Reason for Application:	This road dedication application has been made to permit public access along the existing road and to crown lands and beyond. The road dedication will include the road in the Ministry of Transportation and Transit (MoTT) inventory and allow for regular schedule maintenance according to the MoTT road classification for the area. No new lots will be created. The ALC application is attached with further proposal details.

PARCEL MAPS







LAND USE PLANNING INFORMATION

ALR: The subject land is entirely within the Agricultural Land Reserve (ALR). Dedication of a road right of way under Section 107 of the *Land Title Act* requires subdivision 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*:

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

- a. *to preserve agricultural land reserve;*
- b. *to encourage farming on 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 agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.*

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

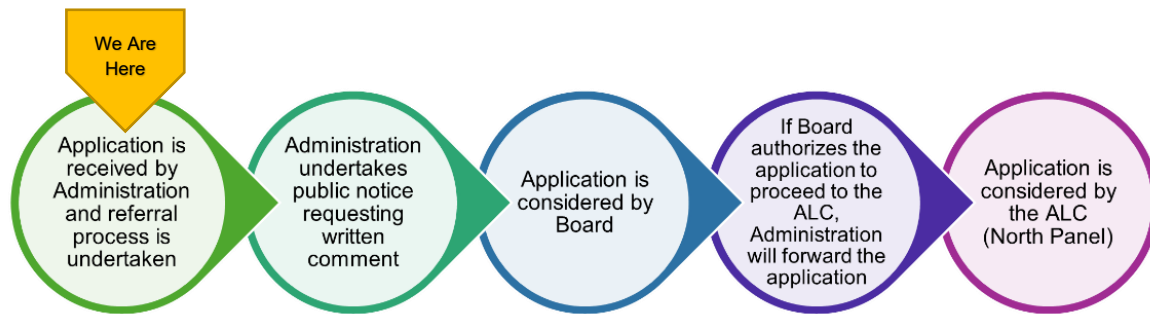
- a. *the size, integrity and continuity of the land base of the agricultural land reserve;*
- a) *the use of the agricultural land reserve for farm use.*

OCP: The subject land is designated Agriculture/Resource (Ag/Res) by the Tabor Lake-Stone Creek Official Community Plan (OCP) Bylaw No. 2157. As per section 3.9(a) of the OCP, it is the general policy of the Board to support upgrading of the local road network.

Zoning: The land is zoned Rural 3 (Ru3) by Zoning Bylaw No. 2892. The Ru3 zone permits residential, agricultural and related uses. Public highways are not subject to zoning.

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

- Services:**
- Red Rock/ Stoner Fire
 - Red Rock Street Lighting

APPLICATION PROCESS INFORMATION

Future RDFFG Applications: If the ALC application for the subdivision is approved, no further Regional District land use applications will be required.



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 107545
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Schultz et al.
Local/First Nation Government: Regional District of Fraser-Fort George

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description PARCEL B (N26848) DISTRICT LOT 4596 CARIBOO DISTRICT
Approx. Map Area 47.93 ha
PID 008-631-956
Purchase Date Sep 1, 1983
Farm Classification Yes
Civic Address 26651 Red Rock Road West
Certificate Of Title 3-850131-Sch.Title-PID-008-631-956.pdf

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

Parcel #2

Parcel Type	Fee Simple
Legal Description	THE SOUTH 1/2 OF THE SOUTH 1/2 OF DISTRICT LOT 4596 CARIBOO DISTRICT
Approx. Map Area	64.85 ha
PID	015-029-972
Purchase Date	Oct 1, 1985
Farm Classification	Yes
Civic Address	26655 Red Rock Road W
Certificate Of Title	3-850131-Sch.Title-PID-015-029-972.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
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Parcel #3

Parcel Type	Crown
Legal Description	PART OF DL 4594 CARIBOO DISTRICT
Approx. Map Area	52.66 ha
PID (optional)	No Data
PIN (optional)	90181306
Farm Classification	No
Civic Address	Red Rock Road West
Certificate Of Title	850154- Crown Land Legal Survey.pdf

Government Parcel Contact

First Name	Catherine
Last Name	Seel
Ministry or Department	Ministry of Transportation and
Phone	2506459633

Email Catherine.Seel@gov.bc.ca
Crown Type 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

Type Third-Party Agent
First Name Murray
Last Name Bird
Organization (If Applicable) ProLogic Property Services
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). Private parcels are used for forage crop production, livestock grazing and rural residence

Describe all agricultural improvements made to the parcel(s). Schultz properties - 80% cleared, fencing, equipment storage / repair facilities, additional outbuildings and residence.

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

As Above

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Forage crop production & rural residence
East	Agricultural / Farm	Forage crop production, rural residence, train tracks and Highway 97
South	Agricultural / Farm	Forage Crop production, rural residence, train tracks & Highway 97
West	Unused	River valley

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Road Dedication	0.51
2	Lot	47.41
3	Road Dedication	2.2
4	Lot	62.65
5	Road Dedication	1
6	Lot	51.67

What is the purpose of the proposal?

The Ministry of Transportation & Transit will acquire the land(s) to dedicate as a road to allow public access along the existing road and to crown lands beyond. The road dedication will include the road in MoTT inventory and allow for regular scheduled maintenance according to MoTT road classification for the area.

Why do you believe this parcel is

The areas outlined in this application are already used as a road the

suitable for subdivision?	subdivision / acquisition will not change the existing use of the land . The acquisition includes the road driving surface and to the tops of the cuts within the existing ditches.
Does the proposal support agriculture in the short or long term? Please explain.	The road dedication is necessary to provide access to the existing farming operations along the road, as well as, provide unencumbered access allowing future farming operations to continue.
Proposal Map / Site Plan	Google Earth - Red Rock Road West.pdf
Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?	No

7. Optional Documents

Type	Description	File Name
Other files that are related	Application Letter	ALC Application Letter - Red Rock Road.pdf
Other files that are related	Legal Survey Plan	3-850131-Sch.Legal Survey-EPP141383 Signed (5).pdf
Other files that are related	Legal Survey Plan	3-850131-Sch.Legal Survey-EPP141382 Signed (6).pdf

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

1. BC LAND SURVEYOR: (Name, address, phone number)

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:	Control Number:
Plan Number:	
This original plan number assignment was done under Commission #:	LTO Document Reference:

3. CERTIFICATION:	Form 9	Explanatory Plan	Form 9A
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The field survey was completed on: (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that

this plan was completed and checked on: (YYYY/Month/DD)

that the checklist was filed under ECR#:

and that the plan is correct in accordance with Land Title Office records.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of (YYYY/Month/DD)	None	Strata Form S
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	None	Strata Form U1	Strata Form U1/U2
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I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: (YYYY/Month/DD)

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement
2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date: (YYYY/Month/DD)

Arterial Highway	I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.
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Remainder Parcel (Airspace)	I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan
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4. ALTERATION: LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

Of Part of the South ½ of the
South ½ of District Lot 4596
Cariboo District

Pursuant to Section 107 of the Land Title Act.

BCGS 93G.067

SCALE:
0 80 160 240 320 400

The intended plot size of this plan is 864mm in width by
560mm in height (D size) when plotted at a scale of 1:4000.

Grid bearings are derived from differential carrier phase
GNSS observations and are referred to the central meridian
of UTM Zone 10 North.

The UTM coordinates and estimated absolute accuracy
achieved are derived from 7 hours of GNSS dual frequency
observations processed using the Precise Point Positioning
(PPP) service provided by Natural Resources Canada.

This plan shows horizontal ground level distances, unless
otherwise specified. To compute grid distances, multiply
ground level distances by the average combined factor of
0.9995056. The average combined factor has been
determined based on an ellipsoidal elevation of 635 metres.

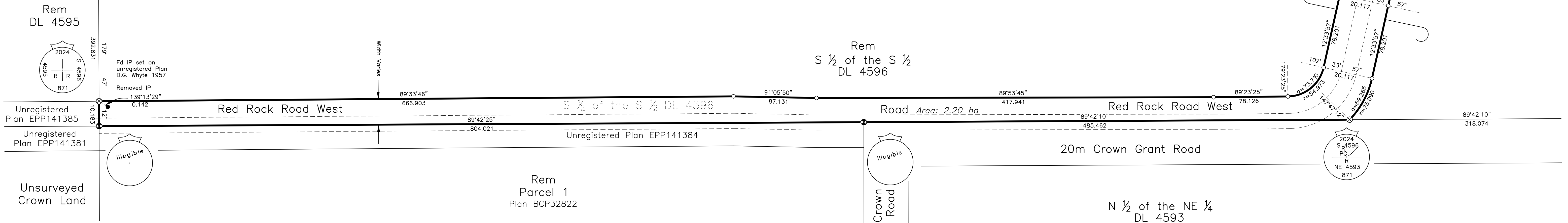
Bearings to bearing trees are magnetic.

This plan shows one or more witness posts which are not
set on the true corner(s).

LEGEND:

Found	Placed	Description
TH	△	Traverse Hub
IP	○	Standard Iron Post
CP	⊗	Standard Capped Post
X		Unmonumented Point
EAA		Estimated Absolute Accuracy
BT		Bearing Tree
Meas		Measured
R		Road Under Survey
SM		Stone Mound
----		Edge of Travelled Way

UTM Zone 10 Coordinates NAD83 (CSRS) 2002.0			
Station	Northing	Easting	EAA
HBH100	5947717.48	520389.41	0.05
CP8	5948111.20	519527.69	0.05



This plan lies within the Agricultural Land Reserve.
This plan lies within the Regional District of Fraser-Fort George.

The field survey represented by this plan was completed on
the 28th day of October, 2024.

Gina MP Hidber, BCLS 871

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District Lot 4596 Cariboo District

Pursuant to Section 107 of the Land Title Act.

BCGS 93G.067

SCALE:



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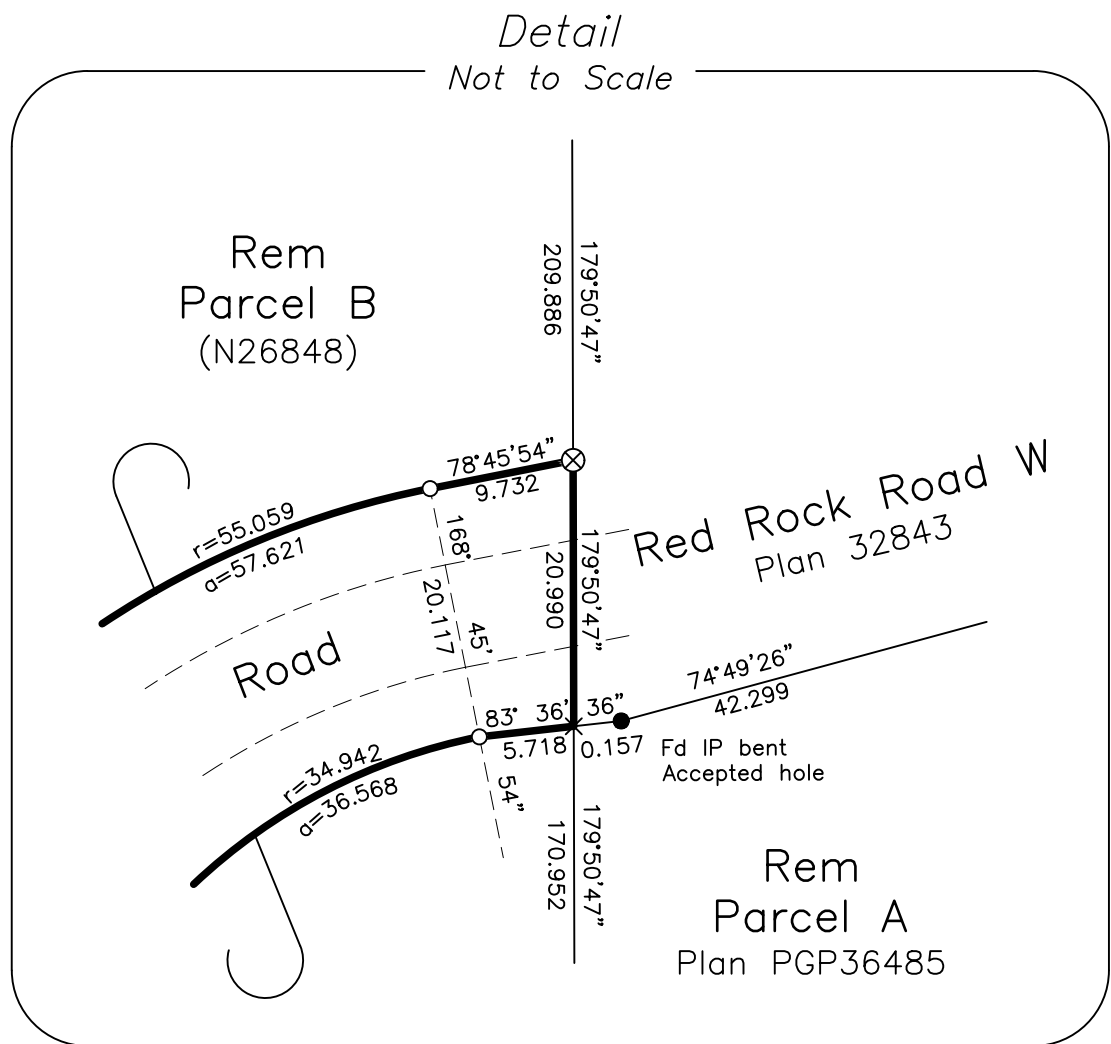
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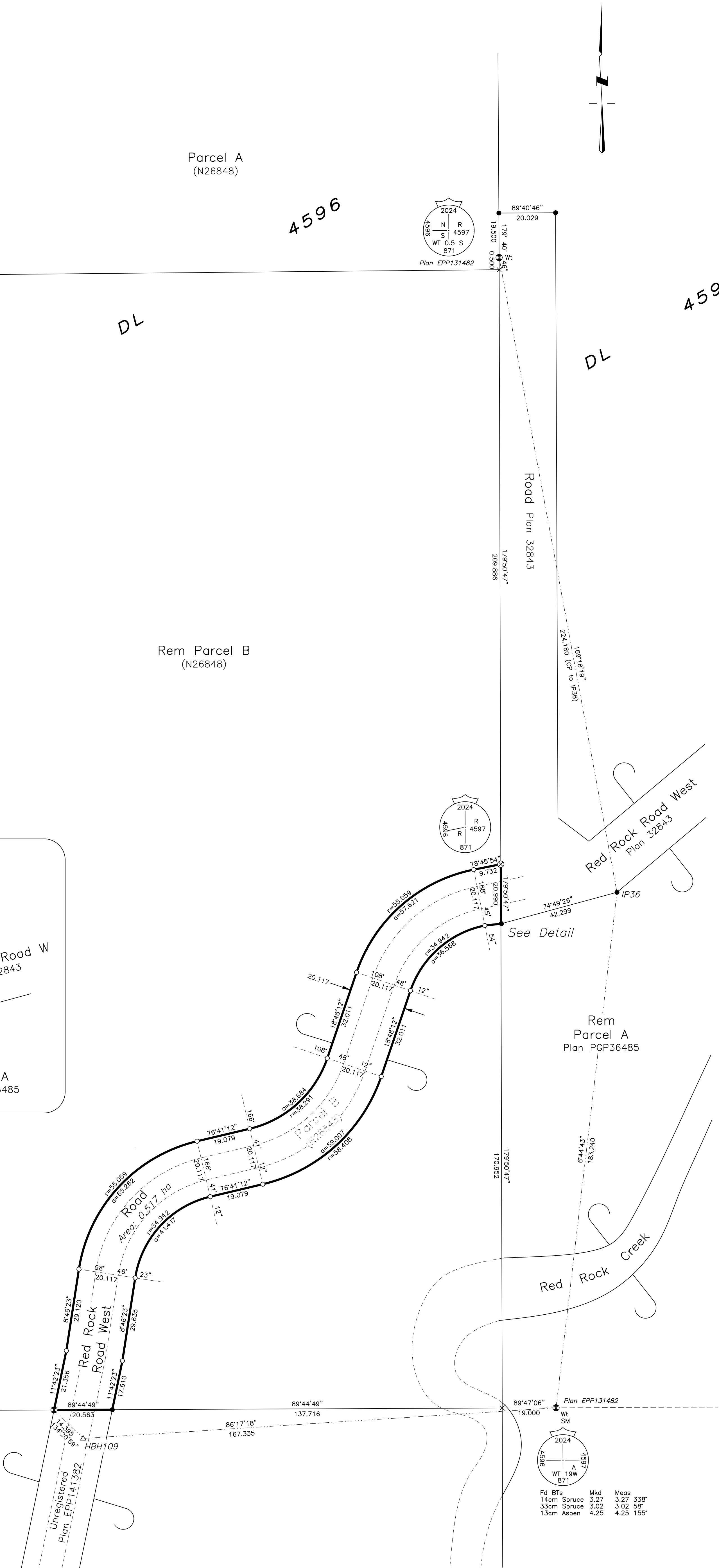
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	CP	⊗	Standard Capped Post
	x		Unmonumented Point
	EAA		Estimated Absolute Accuracy
	BT		Bearing Tree
	Mkd		Marked
	Meas		Measured
	R		Road Under Survey
	SM		Stone Mound
	----		Edge of Travelled Way

UTM Zone 10 Coordinates NAD83 (CSRS) 2002.0			
Station	Northing	Easting	EAA
IP36	5948300.25	521175.35	0.05
HBH109	5948107.54	520986.94	0.05



Rem
S ½ of the S ½
DL 4596



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This plan lies within the Regional District of Fraser–Fort George.

The field survey represented by this plan was completed on the 28th day of October, 2024.

Gina MP Hidber, BCLS 871



SMITHERS
3750 1st Avenue, Box 536
Smithers, BC V0J 2N0
Phone: 250.847.3808

PRINCE GEORGE
1395 5th Avenue
Prince George, BC V2L 3L6
Phone: 250.840.2287

WWW.HBHLANDSURVEYING.COM

HBH FILE: MOT2406

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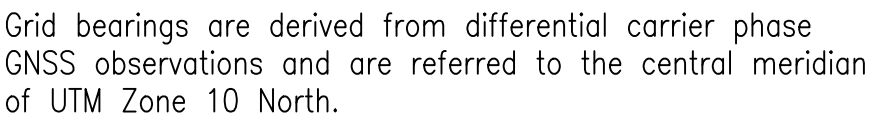
4. ALTERATION: LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

Plan EPP141381

BCGS 93G.067



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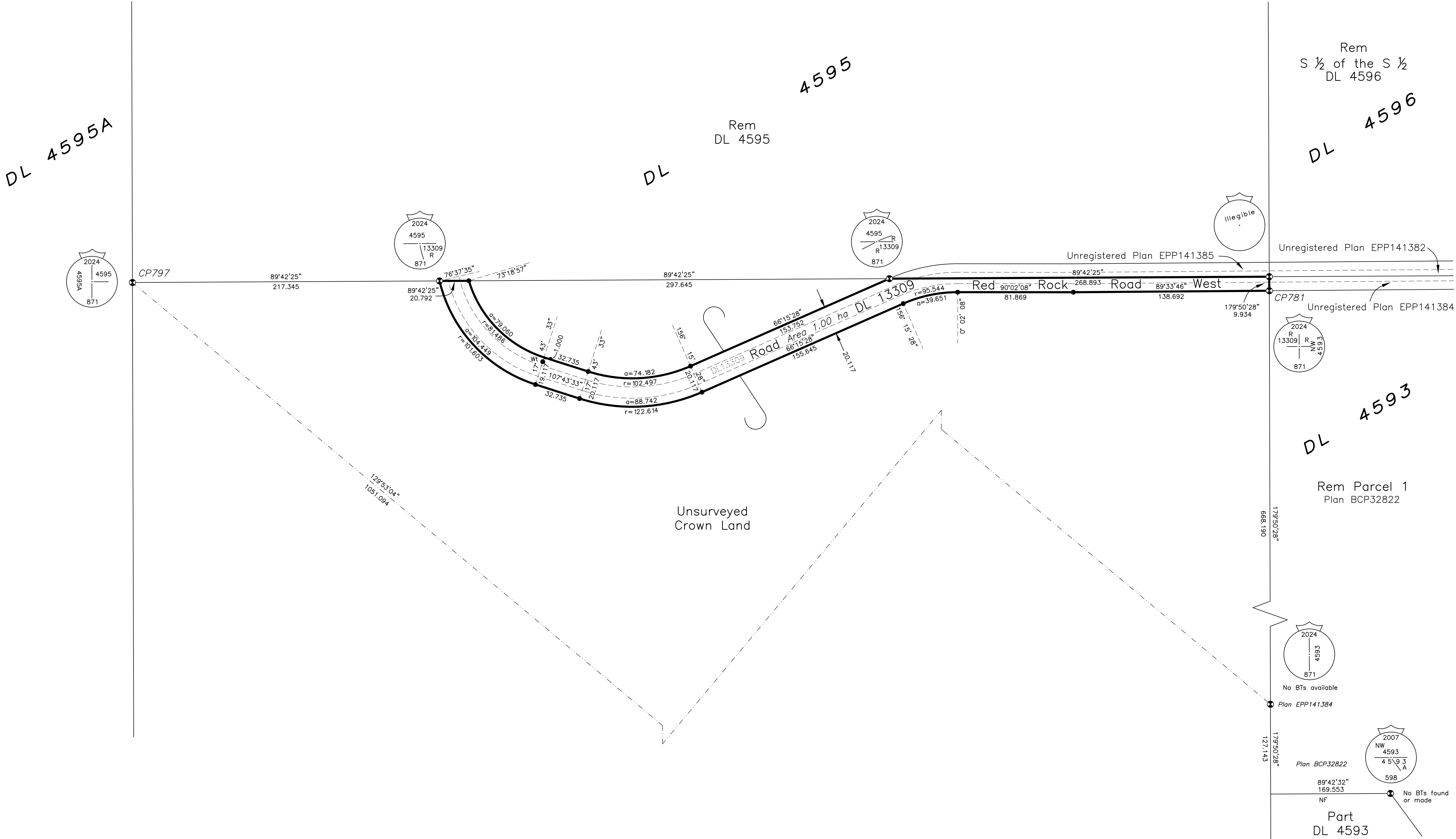
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Symbols		
Found		Description
●	IP	Standard Iron Post
⊙	CP	Standard Capped Post
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	EAA	Estimated Absolute Accuracy
	R	Road Under Survey
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UTM Zone 10 Coordinates NAD83 (CSRS) 2002.0			
Station	Northing	Easting	EAA
CP797	5947704.28	518724.92	0.05
CP781	5947698.46	519529.22	0.05



LTSA File Number 0890095.

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