



REGIONAL DISTRICT of Fraser-Fort George

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COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Shirlena Oudith, Agriculture Coordinator

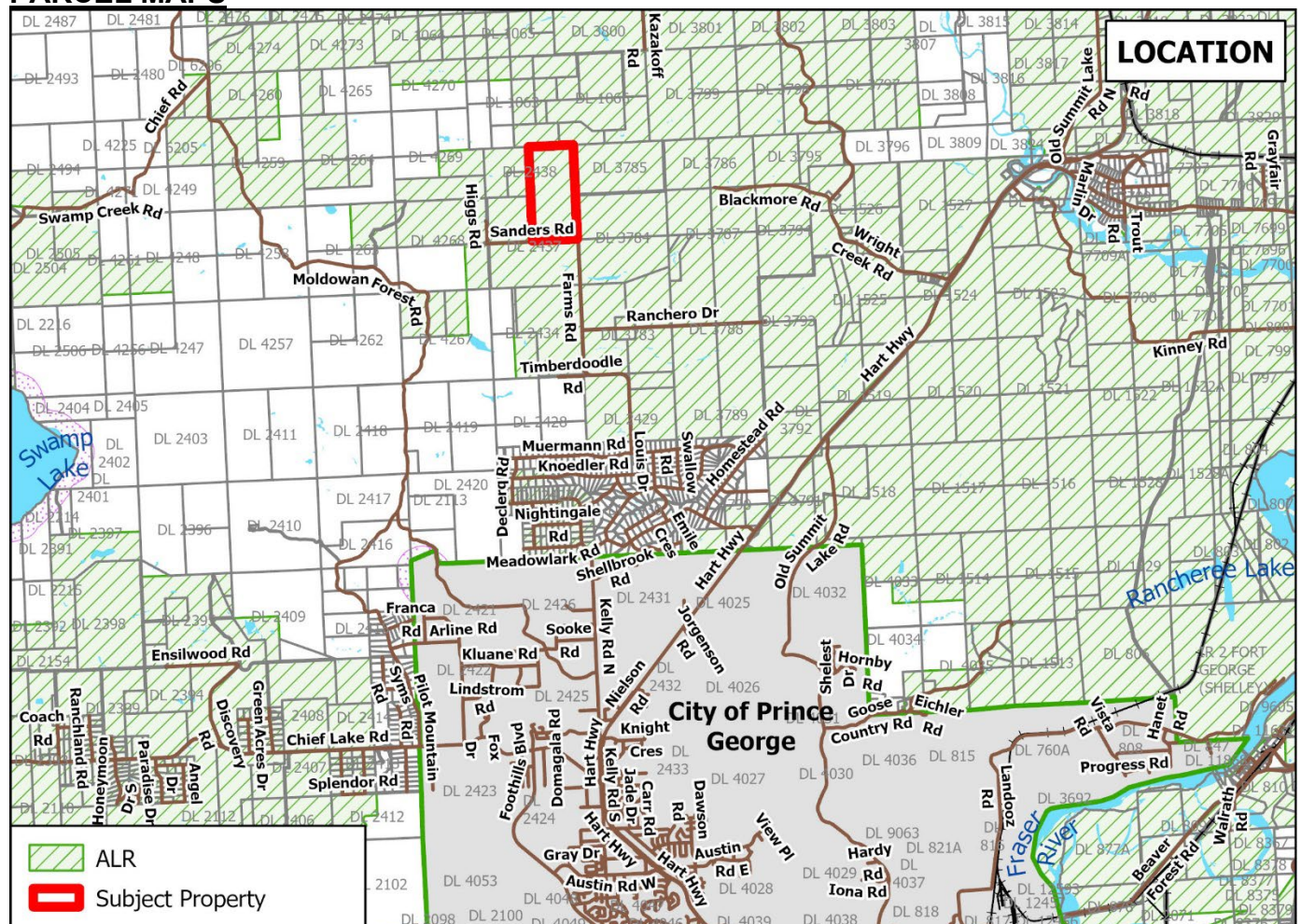
DATE: September 16, 2026

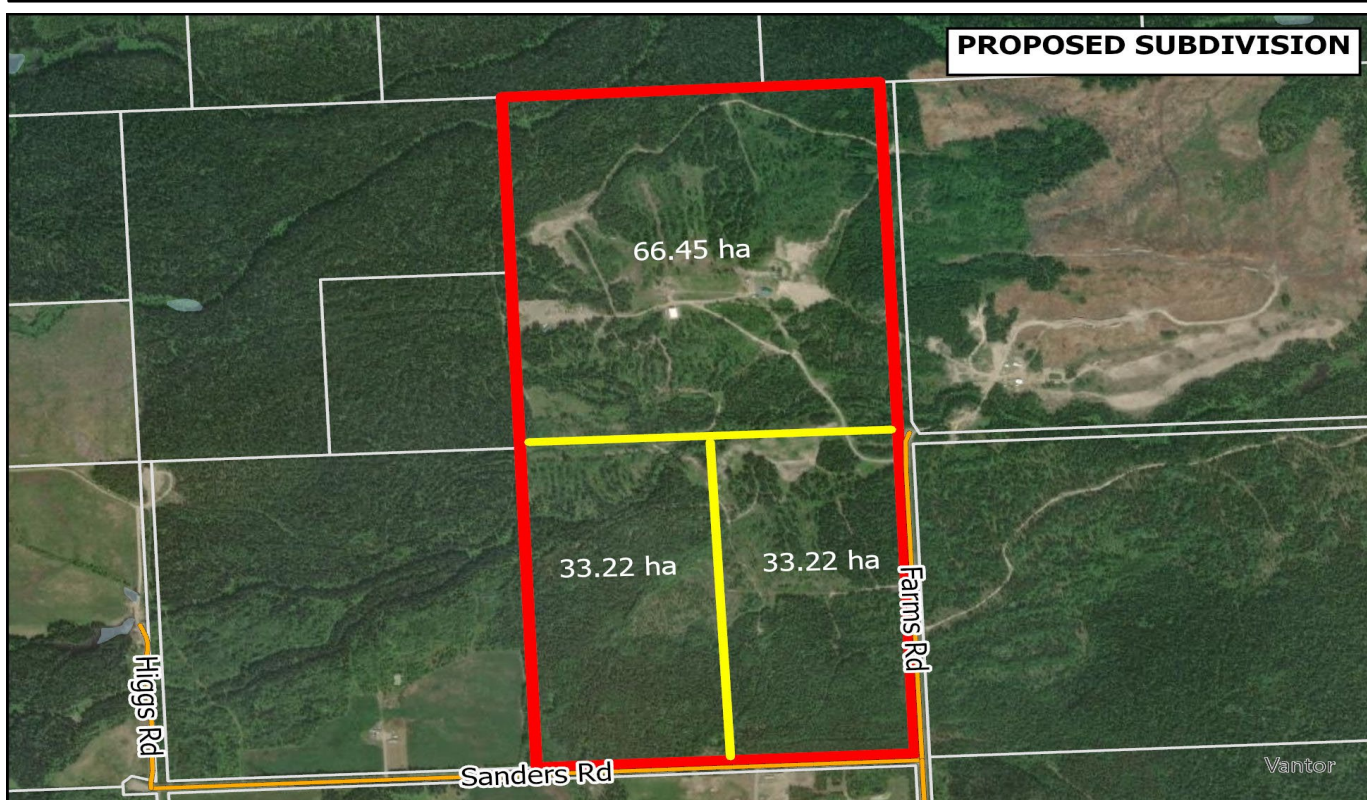
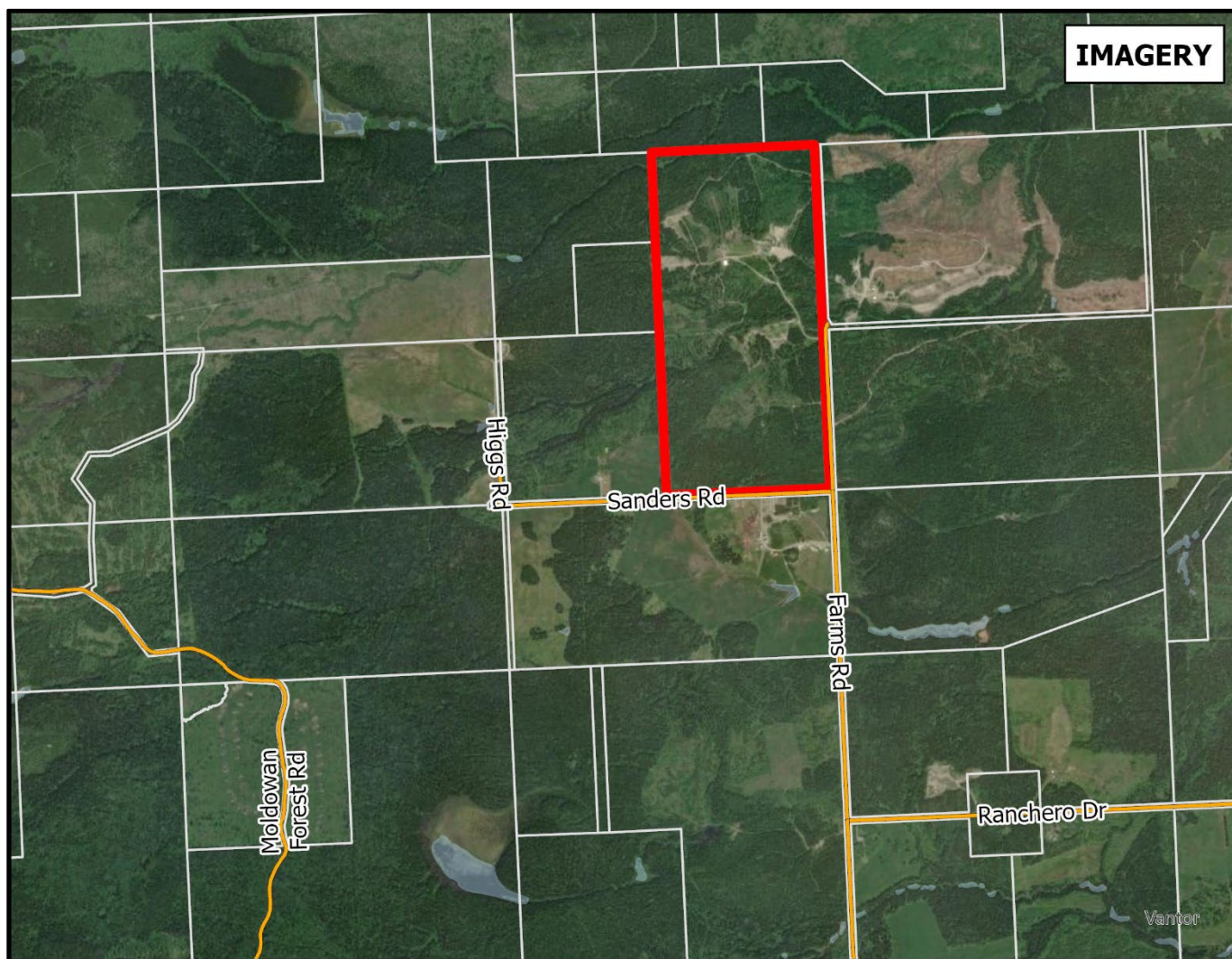
SUBJECT: Application for Subdivision in the ALR #108297

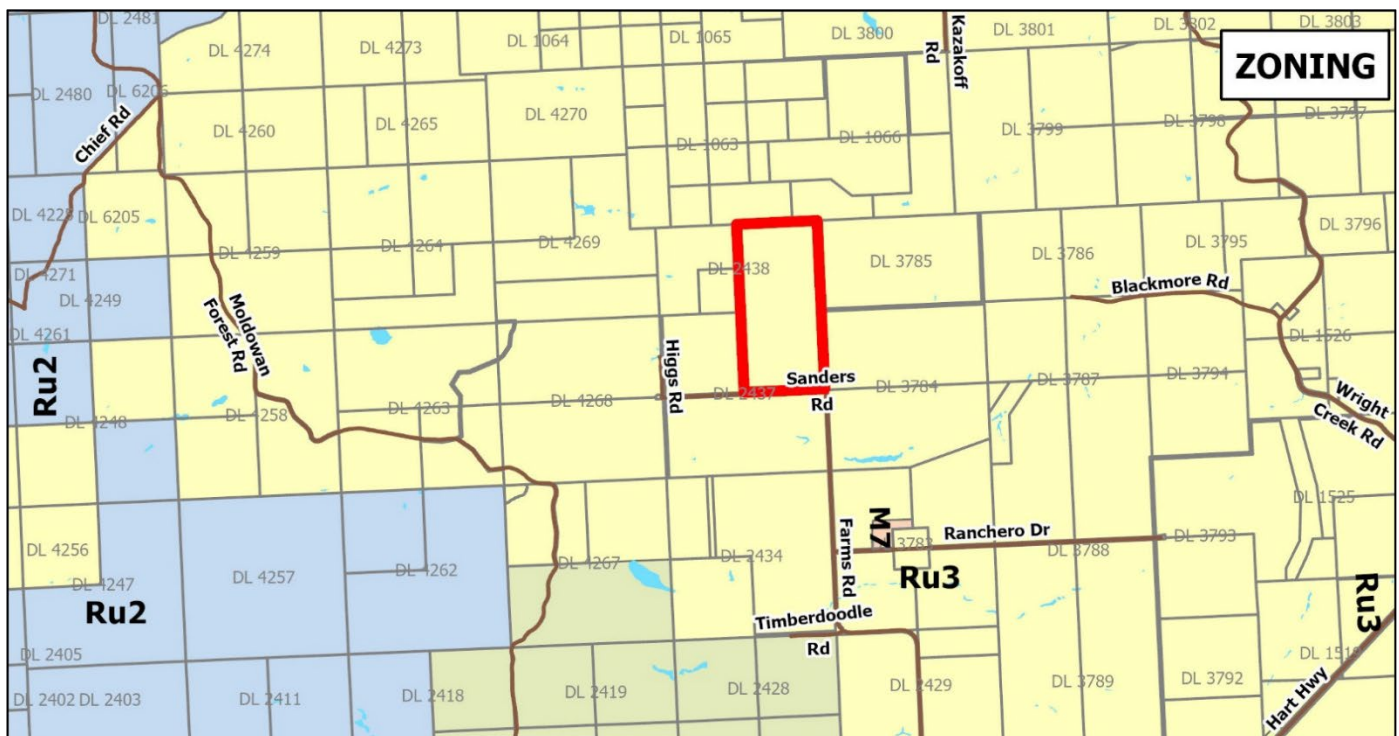
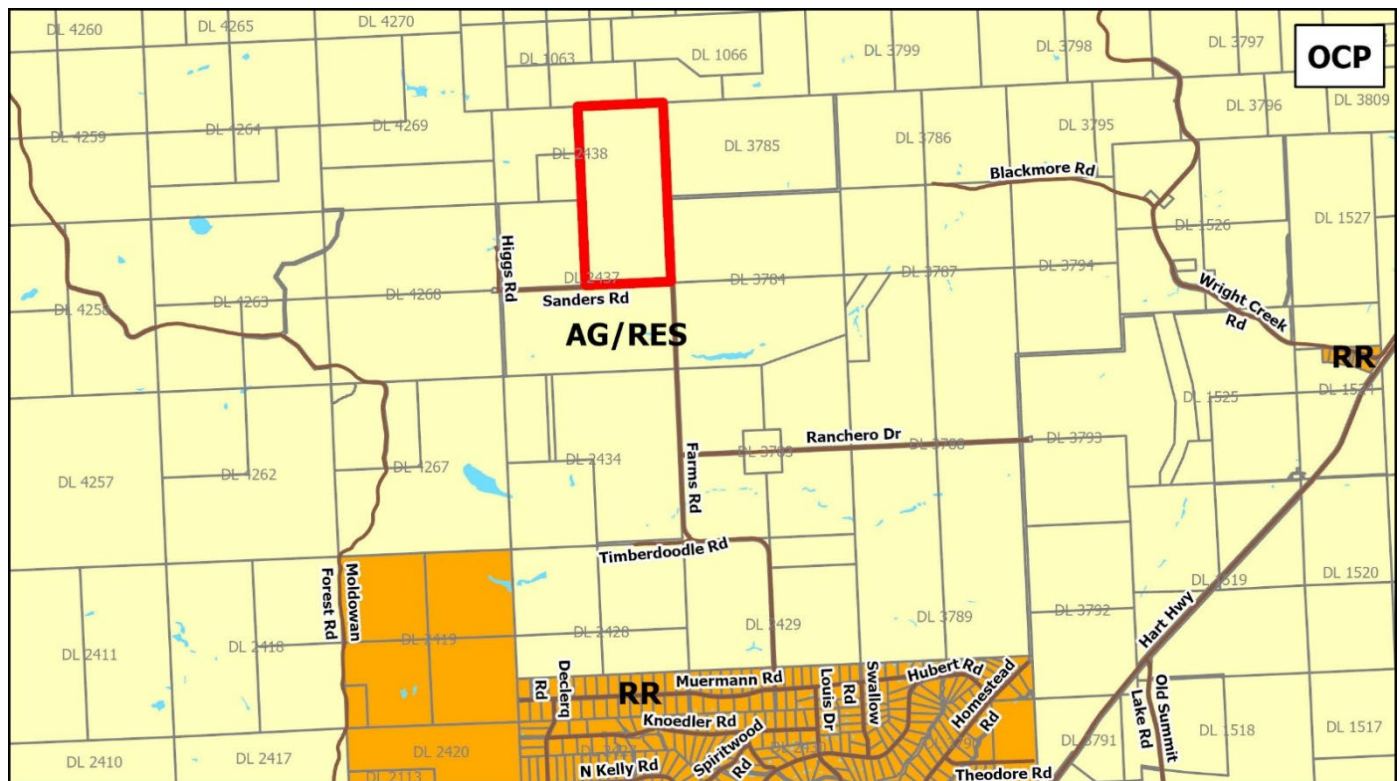
SUMMARY OF APPLICATION:

Location:	18355 Farms Rd – Electoral Area A
Legal Description & Size:	Lot 16 District Lots 2437 And 2438 Cariboo District Plan 28752 – PID 005813891 132.91 Hectares
Owner:	Lorne Greene
Existing Land Use:	The subject property currently has a Residential- Single Family dwelling, while 10 ha is under production for hay.
Application Type:	Subdivision in the Agricultural Land Reserve (ALR)
Proposal / Reason for Application:	The subdivision application has been made to permit subdivision of the subject property into 3 lots within the ALR. Two (2) lots will be 33.22 ha in size, and the third lot will be 66.45 ha in size. The purpose of the subdivision is to facilitate farm succession by creating smaller parcels that can be transferred to the applicant's children to begin their own agricultural operations. The ALC application and supporting documents including site plans are attached.

PARCEL MAPS







LAND USE PLANNING INFORMATION

ALR: The subject land is entirely within the Agricultural Land Reserve (ALR). Any subdivision within the ALR must receive approval from the Agricultural Land Commission (ALC).

The Regional District Board can choose to either:

- prevent the application from proceeding to the ALC for a decision; or
- 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 Salmon River-Lakes Official Community Plan (OCP) Bylaw No. 1587.

Ag/Res Designation Policies:

3.2.5 Agricultural Land

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

- (i) *support the Agricultural Land Reserve 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 parcels size regulations;*
- (iii) *direct non-farming 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 or that it will not be detrimental to the long term agricultural potential of the land as determined by the Land Reserve Commission for lands within the ALR;*
- (v) *support the buffering of agricultural land in the ALR from the impact of new non-agricultural subdivision that may include the provision of fencing or leave strips.*

3.2.7 Minimum Parcel Size

Within the Agriculture/Resource designation the density for creation of new parcels is a minimum of 60 ha (150 ac), with the following exceptions that may require evaluation through a rezoning process and an application under the Agricultural Land Reserve Act for land within the ALR:

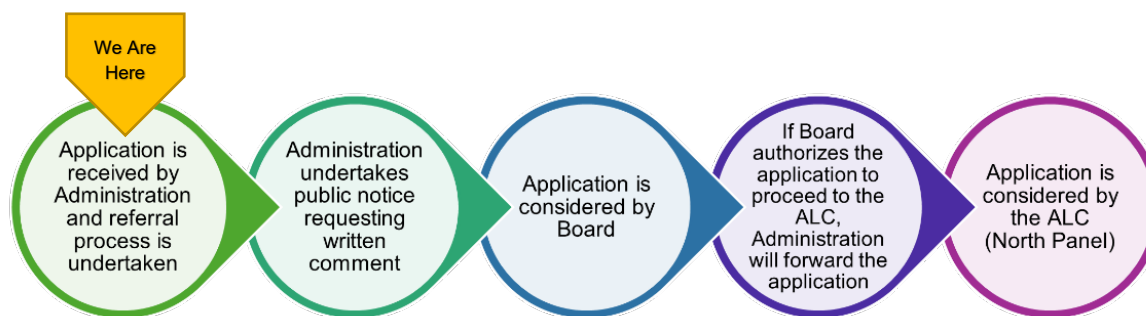
- (i) *The minimum parcel size may be reduced to recognize the creation of a parcel under the homesite severance policy of the Land Reserve Commission or a subdivision for a relative, as detailed in the Local Government Act;*

The proposed subdivision will create two lots smaller than 60 ha. However, if the lots are created for a relative, pursuant to Section 514 of the *Local Government Act (LGA)*, and if approved by the ALC, then an OCP amendment will not be required

Zoning: The land is zoned Rural 3 (Ru3) by Zoning Bylaw No. 2892. The Ru3 zone permits residential, agricultural and related uses. The minimum lot size that can be created by subdivision within the Ru3 zone is 60.0 ha. Notwithstanding the minimum lot area requirement, a lot may be subdivided to provide a residence for a relative pursuant to the provisions of the *Local Government Act*.

The proposed subdivision will not require a zoning bylaw amendment if it is approved by the ALC and the lots are created under Section 514 of the *LGA*.

RDFFG Services: The land is not within any Regional District local service areas

APPLICATION PROCESS INFORMATION

Future RDFFG Applications: If the ALC application is approved, no further Regional District applications will be required to permit the subdivision if the lots are created under Section 514 of the *LGA*.