



REGIONAL DISTRICT OF BULKLEY-NECHAKO

Supplementary AGENDA

Thursday, February 22, 2024

<u>PAGE NO.</u>	<u>DEVELOPMENT SERVICES</u>	<u>ACTION</u>
	<u>ALR Application</u>	
2-5	Referral Responses: Ministry of Agriculture and Food and RDBN Agriculture Coordinator Subdivision ALR Application 1264 Board Agenda pgs 122-132	Receive
	<u>ADMINISTRATION REPORTS</u>	
6-7	John Illes, Chief Financial Officer – 2024 Budget – Environmental Services Capital Detail	Receive
	<u>NEW BUSINESS</u>	
	<u>ADJOURNMENT</u>	

From: [Deneve Vanderwolf](#)
To: [Danielle Patterson](#)
Subject: FW: BC AF response RE: ALR 1264 Referral Documents
Date: February 15, 2024 8:26:32 AM
Attachments: [ATT00001.txt](#)
[ATT00002.htm](#)
[ALC subdivision application referrals Ministry Response – October 2023.pdf](#)

From: Bartle, Gregory AF:EX <Gregory.Bartle@gov.bc.ca>
Sent: Thursday, February 15, 2024 8:23 AM
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>
Cc: Stevenson, John J AF:EX <John.J.Stevenson@gov.bc.ca>; ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Subject: BC AF response RE: ALR 1264 Referral Documents

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.

Hi Deneve,

Thank you for the opportunity to provide comment on this ALC Subdivision application referral.

Please find attached our Ministry response letter dated October 30, 2023. Ministry staff have prepared this letter as part of an extended pilot project (March 10, 2023 - October 2024) providing feedback to local governments regarding subdividing land in the ALR and its impact on agricultural activity. The letter explains this initiative in more detail.

If you have any questions or concerns about our comments, please do not hesitate to contact John or myself.

Regards,

-Gregory

Gregory Bartle, Land Use Planner
British Columbia Ministry of Agriculture and Food (AF)
Email: Gregory.Bartle@gov.bc.ca
Phone: (778) 974-3836

From: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>
Sent: Monday, January 29, 2024 10:00 AM
To: Stevenson, John J AF:EX <John.J.Stevenson@gov.bc.ca>
Cc: Bartle, Gregory AF:EX <Gregory.Bartle@gov.bc.ca>
Subject: ALR 1264 Referral Documents

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.



October 30, 2023

File: 0280-30

Ref: 201422

Dear Local Government Planning Staff:

Ministry of Agriculture and Food (the Ministry) staff have noted that there has been a marked increase in Agricultural Land Commission (ALC) subdivision applications over the past few years, resulting in increased referral workload for local government, the Ministry and ALC staff.

A recent referral impact review project conducted by the Ministry, which reviewed 148 referrals from 26 local governments over a six-month period, showed that 80 percent of ALC subdivision applications were assessed by Ministry staff as “not beneficial to agriculture”; however, local government councils and boards opted to send these applications to the ALC for decision in nearly every instance. While local government decisions to forward these applications to the ALC are inconsistent with Ministry staff input, 92 percent of ALC decisions are consistent with Ministry staff’s assessment (i.e., applications identified as not beneficial to agriculture are refused).

Given the similar input provided by Ministry staff on most subdivision applications, the limited impact that Ministry referral responses have on local government decisions, and current staff workload pressures, the Ministry discontinued parcel-specific review of ALC subdivision applications for an initial six-month trial period from March 2023 to September 2023. The Ministry has extended the trial period for an additional 12 months from October 2023 to October 2024. At the conclusion of the 18-month trial period, Ministry staff will complete an analysis to determine how ALC subdivision application referrals from local governments will be reviewed moving forward. In the interim, Ministry staff will focus on developing alternative outreach and education mechanisms to support land use decisions that benefit agriculture.

In the absence of a parcel-specific review, local government planning staff and decision makers are encouraged to consider the following when reviewing ALC applications for subdivision on the Agricultural Land Reserve (ALR).

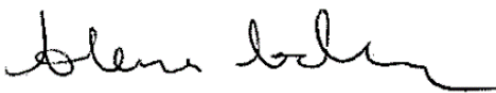
- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.

.../2

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots are less likely to be farmed.
- A [2022 Kwantlen Polytechnic University study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of British Columbia (B.C.) reviewed, “30 percent of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64 percent of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage becomes higher for subdivided parcels” (Summary Results, p.1-2).
- To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage ALR landowners to pursue alternative land access and tenure options, other than subdivision, (such as the leasing of portions of the property) as part of a coordinated succession plan. For more information on [B.C.’s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.
- The Ministry also provides resources to producers to support successful farm transition, including support through the [B.C. Agri-Business Planning Program](#), as well as succession planning workshops and webinars to familiarize farmers with the steps and practices required for a successful farm transition.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information or to contact Ministry staff, please visit the Ministry [AgriService BC webpage](#) or email AgriServiceBC@gov.bc.ca.

While the Ministry will not be providing a detailed review and response to this parcel-specific referral, please feel free to reach out to Ministry staff with specific questions or for advice on this referral or land use planning for agriculture in general.

Sincerely,



Arlene Anderson

Executive Director

Phone: (778) 698-5170

Email: Arlene.Anderson@gov.bc.ca

From: [Megan D"Arcy](#)
To: [Danielle Patterson](#)
Subject: Re: Follow-up - Please send referral response - ALR 1264
Date: February 20, 2024 9:26:27 AM
Attachments: [Outlook-Logo_Desc.png](#)

Hi Danielle,

Regarding ALR 1264 referral, forage is the predominant crop in that area, so creating two parcels (37.6ha and 37.3ha) from the subdivision of 64.68ha parcel and addition of the 16.23ha parcel does not necessarily add value or potential from an agricultural perspective in my opinion. The two proposed parcels are a reasonable size, however, and there is a possibility that they would be used for forage and/or more intensive agriculture, but that is largely speculative.

Respectfully submitted,

Megan



Regional District of Bulkley-Nechako Board of Directors Supplemental

To: Chair and Board
From: John Illes, Chief Financial Officer
Date: February 22, 2024
Subject: **2024 Budget - Environmental Services Capital Detail**

RECOMMENDATION: (all/directors/weighted)

Receipt

BACKGROUND and SUMMARY

Table 1 Shows the capital projects for Environmental Services. Further recommendations for "Major Equipment and Projects" will be provided to the Board during the procurement phase, as the Board has authority for all those purchases over \$100,000.

Minor changes have been made to this budget since it was last presented in January; however, the total capital budget has remained the same. Staff are still gathering estimates for projects and any changes will be brought back to the Board.

The \$50,000 allocated to the Burns Lake Transfer Station pilot for metal salvaging will be budgeted by having \$25,000 allocated to general operations and \$25,000 through the capital program (in the Diversion Infrastructure line item).

TABLE 1

Movable Vehicle Asset Management Plan		
General	New pickup (3/4 ton)	85,000
Burns Lake	Skidsteer for Recycling Depot	110,000
Fort St. James	Skidsteer for Recycling Depot	110,000
Fraser Lake	New Walking Floor Trailer for Fraser Lake	220,000
General	New flat deck 550 - replaces Unit P3	130,000
Asset Management Plan Subtotal		655,000
Major Equipment and Major Projects		
Clearview	Leachate collection lagoon	400,000
Fraser Lake	Transtor removal and roof structure	150,000
Fraser Lake	Recycling Depot Garage Doors	20,000
Vanderhoof	Floor resurfacing	300,000
General	mini excavator (4.5MT)	110,000
Major Equipment and Project Subtotal		980,000
Safety Equipment		
Burns Lake	Required Safety Fall Arrest	25,000
Vanderhoof	Required Safety Fall Arrest	25,000
Smithers	Required Safety Fall Arrest	25,000
Fort St. James	Required Safety Fall Arrest	25,000
General	Transfer Station Security Equipment	30,000
Safety Equipment Subtotal		130,000
All Sites	Unified Signage system	30,000
All Sites and Burns Lake	Diversion Infrastructure including Burns Lake Pilot	50,000
Clearview	Cover mats x 2	15,000
Knockholt	Clearview Excavator - track replacement	60,000
Knockholt	Lagoon Aeration System	75,000
Knockholt	Recycling Depot - Garage Doors	20,000
Knockholt	Septage Fence	15,000
Knockholt	Cover Mats x 2	15,000
Burns Lake	Recycle Depot - Seacans (2x 2-door, 1x regular)	45,000
Southside	Recycle Depot - Seacans (2x 2-door, 1x regular)	20,000
Smithers	Convert re-use shed to shared office	50,000
General	Walking floor refurb x 1	25,000
General	2 of 4 trailers - replacer hydraulic system	50,000
General	Tandem duelly equipment trailer	25,000
Total		2,260,000

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