



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Fax: 604-660-7033  
www.alc.gov.bc.ca

October 18, 2007

Reply to the attention of Simone Rivers  
ALC File: # N - 37567

Greg Woollacott  
Ministry of Transportation  
213 - 1011 Fourth Avenue  
Prince George, BC V2L 3H9

Dear Mr. Woollacott:

Re: Application for Transportation Corridor use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 515/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive, with a long, sweeping tail that extends downwards.

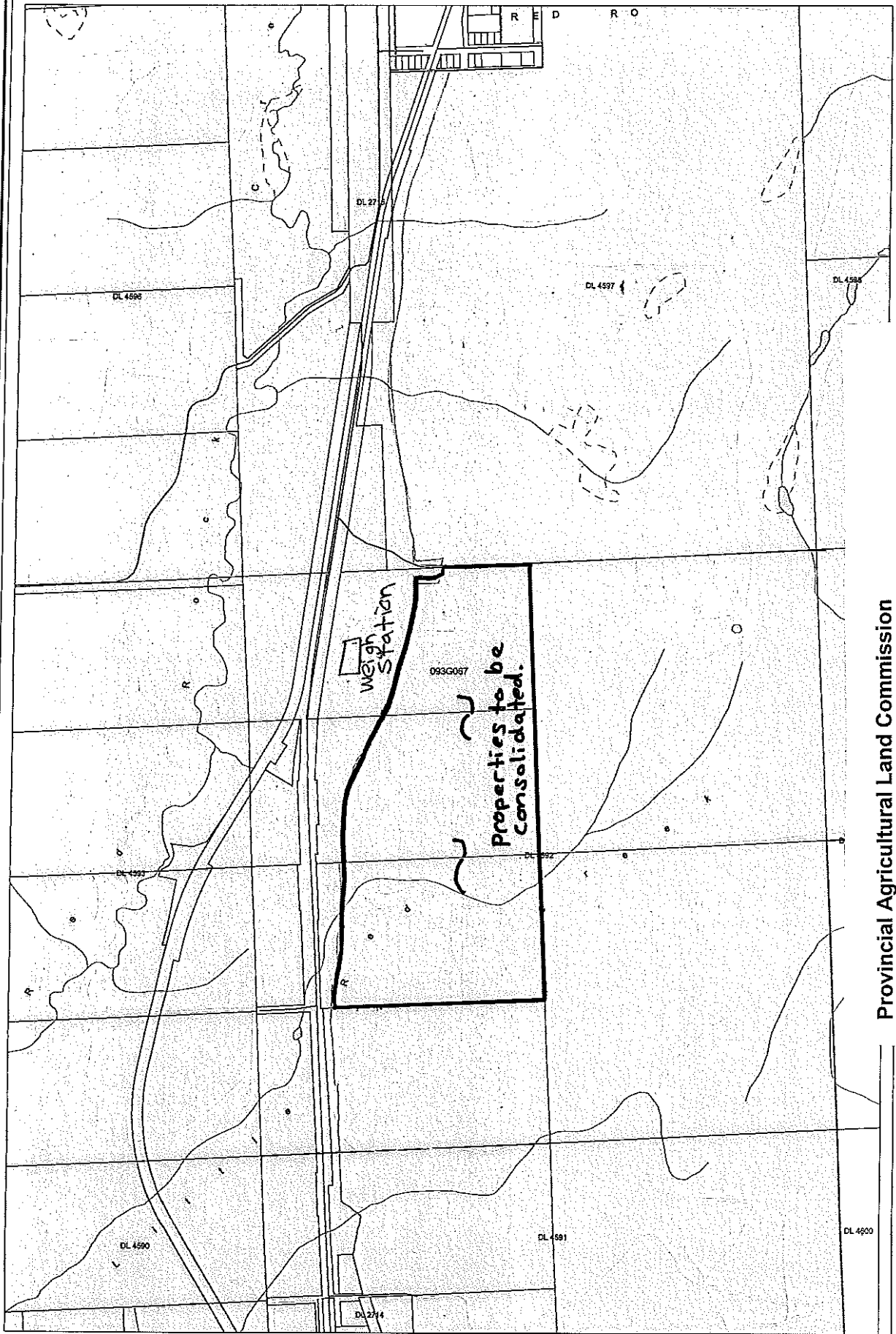
Erik Karlsen, Chair

cc: Regional District of Fraser-Fort George (#ALR 4592/NW 1/4/A)

Enclosure: Minutes/Sketch Plan


SBR/lv  
37567d1

W-37567



Provincial Agricultural Land Commission

Application # N-37567  
Resolution # 515/2007

 Lots to be consolidated by legal survey into a ± 58 ha property





## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 Pouce Coupe B.C.

<b>PRESENT:</b>	John Kendrew	Acting Chair, North Panel
	William Norton	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

### For Consideration

**Application:** # N- 37567  
**Applicant:** Ministry of Transportation  
**Proposal:** To construct a new Weigh Scale and to four-lane approximately 5 km of road near Red Rock, south of Prince George.  
The project involves a stretch of road approximately 5 km long and the fee simple purchase of 35 ha of land in the ALR.  
The application also involves a proposal to place approximately 250,000 m<sup>3</sup> of fill on ALR land which will include stripped topsoil, clay and silt subsoils, gravelly sandy-lay base parents materials and incompetent bedrock.

- Legal:**
1. PID: 015-909-212  
That part of District Lot 2715, Cariboo District, as shown on Plan CG 70, EXCEPT Parcel A (D9155)
  2. PID: 015-046-923  
District Lot 2714, Cariboo District
  3. PID: 007-692-307  
District Lot 4597, Block 3, Cariboo District, Plan 5679
  4. PID: 007-056-435  
District Lot 4591, SW 1/4 of the NW 1/4, Cariboo District, EXCEPT Plans A224; A1212; 15184; 17573; H679 and 27909
  5. PID: 010-307-401  
District Lot 4597, Cariboo District, EXCEPT SW 1/4 of the SW 1/4 and EXCEPT Plans 5679, A1212, 34877 and that part lying W of Plan A1212 and A224
  6. PID: 006-801-285  
District Lot 4592, S 1/2 of the NW 1/4, Cariboo District, EXCEPT Plans 6117, A1212 and Parcel A
  7. PID: 006-272-533  
Parcel A, District Lot 4591 & 4592, Cariboo District, Plan 27915
  8. PID: 009-916-351  
Lot 1, District Lot 4591, Cariboo District, Plan 11833
  9. PID: 006-272-495  
Lot A, District Lot 4591 & 4592, Cariboo District, Plan 27914
  10. PID: 012-675-334  
Lot 1, District Lot 1993, Cariboo District, Plan 10302
  11. PID: 012-998-842  
Lot 2, District Lot 1993, Cariboo District, Plan 8912
  12. PID: 012-998-818  
Lot 1, District Lot 1993, Cariboo District, Plan 8912

13. PID: 015-254-241  
District Lot 4592, N 1/2 of the SW 1/4, Cariboo District,  
EXCEPT Plans 16775 and H679
14. PID: 006-769-071  
Parcel A (114154M), District Lot 4592, Cariboo District
15. PID: 004-522-770  
Parcel A (D9155), District Lot 2715, Cariboo District
16. PID: 004-522-877  
Parcel A (R2695), District Lot 4592, NW 1/4, Cariboo District

Location: Vicinity of Red Rock, South of Prince George

### Site Inspection

A site inspection was not conducted.

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. It noted that 35 ha of land would be taken out of agricultural production as a result of the construction of the weigh-scale. However, the Commission also noted that there was a proposal to consolidate the remnants of three properties that have been purchased for this project into one lot as a result of the construction.

The Commission also noted that there was a detailed reclamation plan and plan for placing soil on part of one of the properties. The Commission was prepared to endorse the placement of fill in the location noted as "option 2" on the grounds that the Ministry of Transportation has prepared and submitted a detailed agrologist report outlining how this was to be completed in order to have the least impact on the agricultural potential of the area on which the fill was to be placed.

### Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

**IT WAS**

**MOVED BY:** Commissioner Norton  
**SECONDED BY:** Commissioner Kendrew

THAT the application to purchase and dedicate  $\pm$  35 ha of land from 16 properties for the construction of a Commercial Vehicle Inspection Station be allowed as proposed.

AND THAT the placement of approximately 250,000 m<sup>3</sup> of fill on ALR land on the location noted as "option 2" in the document entitled "*Fill Placement and Reclamation Plan: for the Commercial Vehicle Inspection Station - Red Rock B.C.*" be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- The consolidation and subsequent sale or long term lease for agricultural use of the remainders of the following properties, currently owned by the BC Transportation Financing Authority:
  - Parcel A (R2695) of North West  $\frac{1}{4}$  of District Lot 4592, Cariboo District
  - Parcel A (114154M) of District Lot 4592, Cariboo District
  - The North  $\frac{1}{2}$  of the South West  $\frac{1}{4}$  of District Lot 4692, Cariboo District, Except Plan 16775 and H679The Consolidation should be surveyed and completed at the same time as the final right-of-way plans are completed.
- That the placement of fill on ALR Land be carried out in accordance with the proposal in the document entitled "*Fill Placement and Reclamation Plan: for the Commercial Vehicle Inspection Station - Red Rock B.C.*" prepared by Summitt Environmental and submitted with the application.
- That the Ministry of Transportation follow and observe the "recommendations for MOT to mitigate effects on agriculture from the project" as outlined on Page 8 of the document submitted with the application entitled "*Agricultural Land Assessment – Red Rock Commercial Vehicle Inspection Station*" –dated May 25, 2007

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 515/2007**



**Staff Report**  
**Application # N – 37567**  
**Applicant: Ministry of Transportation**

**DATE RECEIVED:** July 16, 2007

**DATE PREPARED:** September 24, 2007

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To construct a new Weigh Scale and to four-lane approximately 5 km of road near Red Rock, south of Prince George.  
The project involves a stretch of road approximately 5 km long and the fee simple purchase of 35 ha of land in the ALR.  
The application also involves a proposal to place approximately 250,000 m<sup>3</sup> of fill on ALR land which will include stripped topsoil, clay and silt subsoils, gravelly sandy-lay base parents materials and incompetent bedrock.

This application is made pursuant to Section 6 of BC Regulation 171/2002  
(*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

**BACKGROUND INFORMATION:**

The Ministry of Transportation (MoT) is proposing to build a Commercial Vehicle Inspection Station (CVIS or "weigh scale") along Highway 97, south of Red Rock in the Regional District of Fraser Fort George. This project involves the purchase of 35 ha of land from a total of 16 properties in the ALR. The project is described in the application as follows:

*The proposed project site is located near the community of Red Rock, approximately 27 km south of Prince George. It will affect approximately 6 Km of existing Highway 97 right-of-way and adjacent parcels situated primarily along the east side of Highway 97 south. The proposed plan includes upgrading Highway 97 within the project site to four lanes of traffic. At Charles Road, located at the south end of the project, the two north-bound lanes will be diverted to the east around the proposed CVIS location. They will meet again with the two south-bound lanes near the community of Red Rock. The south-bound lanes will remain within the existing highway alignment. Access onto Highway 97 for all secondary roads within the project site will be upgraded.*

*The CVIS will be located between the two sets of lands at the diversion. It will include deceleration and acceleration ramps to provide access for north and south bound truck traffic, parking areas, buildings and related infrastructures...*

*After the project is complete, the area will include a realigned 4-lane highway corridor, the VIS facilities, improved highway ditches, a reclaimed fill site, and reclaimed areas adjacent to the fill site(s) and project site that may be disturbed during construction.*

As part of the proposed project the MoT is proposing to place 250,000 m<sup>3</sup> of fill on a property within the ALR in the vicinity of the project. This land has been purchased as part of the project and that land that is surplus will be sold when the project has been completed. The MoT has submitted a detailed document entitled "*Fill Placement and Reclamation Plan: for the Commercial*

*Vehicle Inspection Station - Red Rock B.C.*" which outlines the reclamation plan and information about two potential fill sites.

The MoT has purchased three of the properties under application in their entirety and have proposed to create an approximately 58 ha property when the project is completed by consolidating the remainder of these properties into one new parcel to be sold for agricultural use. The proposed fill site is located on one of these properties.

**Local Government:**

Regional District of Fraser-Fort George

**Legal Description of Properties:**

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That part of District Lot 2715, Cariboo District, as shown on Plan CG 70, EXCEPT Parcel A (D9155)
2. PID: 015-046-923  
District Lot 2714, Cariboo District
3. PID: 007-692-307  
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4. PID: 007-056-435  
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5. PID: 010-307-401  
District Lot 4597, Cariboo District, EXCEPT SW 1/4 of the SW 1/4 and EXCEPT Plans 5679, A1212, 34877 and that part lying W of Plan A1212 and A224
6. PID: 006-801-285  
District Lot 4592, S 1/2 of the NW 1/4, Cariboo District, EXCEPT Plans 6117, A1212 and Parcel A
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Parcel A (D9155), District Lot 2715, Cariboo District
16. PID: 004-522-877  
Parcel A (R2695), District Lot 4592, NW 1/4, Cariboo District

**Location of Property:**

Near Rock, South of Prince George

**Area to be Dedicated as Road**

34.3 ha (The entire property is in the ALR).

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93G/10

The majority of the property is identified as having Mixed Prime and Secondary ratings.

**STAFF COMMENTS:**

Staff note the following:

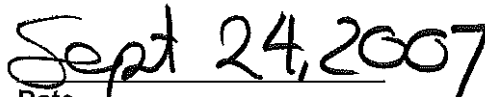
- The fill and reclamation report submitted with the application was prepared by an agrologist, is comprehensive and outlines how the fill is to be removed from the current properties and how it is to be placed on the fill site.
- Staff recommends that should the Commission approve the project it consider endorsing the use of fill site option 2 as the consultants have outlined how the use of this site could enhance the agricultural use of the property including the creation of a new forage field and pasture of approximately 7.1 ha in size (4.1 ha of level land and 3 ha of gently sloping land).
- Staff also recommend that the consolidation of the remainders of the three properties mentioned into a ± 58 ha property be a condition of approval should the Commission approve the project.

**ATTACHMENTS:**

- A copy of the application outlining the scope of the project
- Executive Summary of "Fill Placement and Reclamation Plan: for the Commercial Vehicle Inspection Station - Red Rock B.C." prepared by Summit Environmental Consultants Ltd.
- Map showing the location of the two proposed fill sites.
- Agricultural Land Assessment – Red Rock Commercial Vehicle Inspection Station – Report dated May 25, 2007 (8 pages)
- Sketches of proposed right-of-way takings (areas to be dedicated as road are highlighted in Yellow) – (6 pages)
- Map showing proposed layout of CVIS and highway re-alignment surrounding it.
- ALC Context Map showing approximate location of proposed consolidation.
- ALC Context Map – 93G.067 – 1:25,000 (created by ALC Staff)
- Airphoto – 1996 – 1:25,000 (created by ALC Staff)

END OF REPORT

  
Signature

  
Date