



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

August 20, 2008

Reply to the attention of Simone Rivers
ALC File: W-38104

Steven and Ellen Ross
Box 395
Charlie Lake, BC V0C1H0

Dear Mr. and Mrs. Ross:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 337/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Peace River Regional District (27/2008)

Enclosure: Minutes/

SBR/
38104d1

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is mostly Class 5C Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses C adverse climate

The Commission noted that the subject property has agricultural capability similar to that of surrounding properties. The Commission believes that the subject property has agricultural capability and is correctly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. As the subject property is located in an area of predominantly large holdings, the Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The development of the site has taken a portion of the property and turned it into an industrial site. The Commission does not believe that this use is appropriate for this area and that it is not beneficial to agriculture. The property has already been impacted by the use and the Commission does not believe that allowing the use to continue is in keeping with its mandate to preserve agricultural land. The Commission believes the use should be relocated to an industrial area in Fort St. John and that the site must be rehabilitated to its pre-industrial state.

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 Kendrew

SECONDED BY: Commissioner Norton

THAT the application to continue using the subject property for industrial uses be refused.

AND THAT all industrial activity be removed from the subject property within two years (by August 20, 2010).

AND THAT the property must be rehabilitated and reseeded.

AND THAT to ensure the eventual rehabilitation of the property that the applicant post a bond with the Commission of the amount of \$100,000 returnable when the rehabilitation is complete. The bond must be posted by September 20, 2008

AND THAT a sign must be posted on the property with the following text **“This property subject to a reclamation order by the Agricultural Land Commission [Resolution # 337/2008]. Industrial activity will be removed by August 20, 2010”**.

- The sign should be placed on the property line and face Highway 97 so as to be easily readable by traffic heading north.
- The sign is to be on a 4'X8' piece of plywood or other sturdy backing with black lettering on a white back-ground. Once the applicant has arranged for a sign company to produce the sign, the company should contact the Commission who will provide them with the ALC logo and authorization to use it.
- The sign is to be maintained and is not to be removed until the Commission has been satisfied that the reclamation is complete and the bond returned.
- The sign must be placed on the property by September 20, 2008 and photographs provided to the Commission by September 30, 2008.

AND THAT should the applicant not agree to be above terms that the property must be vacated immediately and all industrial activity ceases and the land be reclaimed.

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 # 337/2008



This property is subject to a reclamation order by the Agricultural Land Commission [Resolution # 337/2008]. Industrial activity will be removed by August 20, 2010.