



Provincial Agricultural Land Commission - Staff Report

Application: 53213

Applicant: Province of British Columbia - Crown Lands
Agent: Austin Powder Ltd
Local Government: City of Terrace

Proposal: To store commercial explosives on a 50 meter by 36 meter site in two magazine structures.
The site is located south of Terrace Airport on crown land.

BACKGROUND INFORMATION

The Commission approved the magazine storage in 1994 for a 10 year period by Resolution # 1071/94. The potential for very large projects in northwestern BC in the next decades is creating the demand for explosives storage.

PROPERTY INFORMATION

PID: 015-326-403
Legal Description: SE 1/4 OF DL 1733 R5C
Property Area: 65.7 ha
ALR Area: 57.0 ha

Location:
Owner:

Total ALR Area:

LAND USE

Current Land Use:

Deactivated explosives storage facility.

Surrounding Land Uses:

North: Forested ALR
East: Forested ALR
South: Forested non-ALR
West: Forested ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.5 ha
Non- Farm Use Type: Industrial: Industrial - other

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI
Mapsheet: 103 I/07

PREVIOUS APPLICATIONS

Application ID: 2677 **Legacy #:** 29362
Applicant: Ministry of Environment Lands & Parks
Proposal: To site four portable steel buildings on the 3 ha site to store explosives for a 10 year period.
Note: The Commission allowed the non-farm use request.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw #1903-1022
Designation: Agriculture
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 1431 - 1995
Zoning Designation: AR1 Agricultural
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The City of Terrace Council forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff recommends that the application be allowed on the grounds the affected area is very small; no developed agricultural land is affected; and because the same request was approved in 1994 for a ten year period.

END OF REPORT

Prepared by: Martin Collins, Regional Planner