



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

February 6, 2014

ALC File: #53238

Frozen North Developments Ltd.  
PO Box 366  
Terrace, BC V8G 4B1

Dear Sir:

**Re: Application for Non-Farm Use of Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #396/2013 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads 'Liz Sutton'. The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #396/2013  
Sketch Plan

cc: Regional District of Kitimat-Stikine (File: 337020 #301)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53238.

### COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
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**PROPOSAL:** (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To develop the 15.5 ha property (6.8 ha are in the ALR) for a commercial business that will include a 50 site recreational vehicle (RV) park and associated development.

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### PROPERTY INFORMATION:

**Owner:** Frozen North Developments Ltd., Inc. No. 648570

**Legal:** PID: 009-678-557  
Block 3, District Lot 3986, Range 5, Coast District, Plan 6820

**Location:** Lakelse Lake

**Size:** 15.5 ha (6.8 ha ALR)

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### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
  - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) 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.

## COMMISSION CONSIDERATION

The Commission reviewed two previous applications involving the subject property:

Application #37263  
(Frozen North  
Developments, 2007)

To create a bare land strata on the 15.7 ha property of 7 lots of approximately 0.1 ha (1000 m<sup>2</sup>) and a remaining common area. The Commission noted that only three of the seven proposed strata lots were within the ALR portion of the property. Approved by Resolution #166/2007 dated April 13, 2007.

Application #32320  
(Anson, 1998)

To retroactively approved non-farm development. The applicant had installed 10 campsites and a connecting road along the southeast corner of the subject property within the ALR. Allowed provided the conditions outlined by the Regional District are adhered to. Resolution #783/98 dated November 24, 1998.

After considering the information the Commission concluded as follows:

1. In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The improved agricultural capability ratings identified on Canadian Land Inventory (CLI) map sheet 1031/07 for the subject property is predominant approximately 5% Class 4 and 5 and 95% Class 7.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), P (stoniness), and D (undesirable soil structure).

### **Conclusion:**

The majority of the subject property has little or no agricultural capability and as such may not be suitably designated as ALR. Due to the majority of the land being of poor capability, the Commission would be amenable to excluding the ALR portion of the subject property from the ALR upon receipt of an exclusion application.

2. Within the application proposal the applicant requested that they be allowed to expand their RV park to 75 sites if there is demand for expansion.

### **Conclusion:**

The Commission is amenable to a maximum of 75 RV sites on the subject property.

**IT WAS**

**MOVED BY: Commissioner Gillette**

**SECONDED BY: Commissioner Thibeault**

THAT the request to develop the 15.5 ha property (6.8 ha ALR portion) of the subject property for a maximum 75 site recreational vehicle (RV) park be approved;

AND THAT the approval is subject to the following conditions:

1. The construction of a fence along the southern boundary of the subject property for the purpose of prevention of trespass. The Commission requests the applicant to advise what type of fencing would be appropriate prior to proceeding; and
2. The applicant agrees in writing, to rescind Resolution #166/2007 which allowed a seven lot bare land strata as it pertains to those lots which were proposed to be located within the ALR;

AND THAT the Commission would be amenable to exclusion of the ALR portion of the subject property from the ALR upon receipt of an exclusion application.

AND FINALLY THAT 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 #396/2013**

ALC #53238 (Frozen North Developments)  
Resolution #396/2013  
Approved Non-Farm Use  
Approximate Configuration of RV Sites

# LAKESHORE RV SITE



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