



Agricultural Land Commission
133-4940 Canada Way
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February 14, 2014

ALC File: #53270

L & M Engineering
1210 Fourth Avenue
Prince George, BC V2L 3J4

Attention: Claire Negrin

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

Please find attached the Minutes of Resolution #422/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter

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

Enclosure: Minutes of Resolution #422/2013

cc: Regional District of Fraser-Fort George (File: ALR 1945/12442/1)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 28, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53270.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)
To operate a trucking business on the 0.9 ha property. The owner proposes to build a workshop with an attached office and an additional security/operator suite. The proposed workshop would be approximately 120 feet by 60 feet (7,200 ft² or 669 m²).

PROPERTY INFORMATION:

Owner: ITM Trucking Ltd., Inc. No. BC0563374

Legal: PID: 003-980-308
Lot 1, District Lot 1945, Cariboo District, Plan 12442

Location: North of Buckhorn

Size: 0.9 ha

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.
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COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property and adjacent property to the east:

Application #15514 (Starr Heather & Co., 1982) To use the property for new and used farm equipment retail sales and service, comprising buildings of 9,600 ft². Refused as property has agricultural capability.

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 CLI map sheet 93G.087 for the subject property are 70% Class 4D and 30% Class 4T.

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

The limiting subclasses associated with this parcel of land are D (undesirable soil structure) and T (topographic limitations).

Conclusion: The subject property has agricultural capability.

2. The Regional District of Fraser-Fort George staff report indicated that pursuant to the existing land use policy and for support of the ALR, the City of Prince George would not be supportive of the proposed light industrial use as other areas for development along Highway 97 have been identified. Furthermore, the Regional District of Fraser-Fort George Board recommended refusal of the application.

Conclusion:

The proposed non-farm use can be developed outside the ALR.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Dowswell

THAT the request be refused as submitted.

CARRIED

Resolution #422/2013