



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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September 28, 2005

Reply to the attention of Simone Magwood

Greg and Heather Weaver  
PO Box 13  
Tomslake, BC – V0C 2L0

Dear Mr. and Mrs. Weaver:

**Re: Application # 36044  
Block A, Section 20, Township 27, W6M, Peace River District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use approximately 12 ha of the parcel for temporary gravel stockpile and oilfield and heavy equipment storage. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the ± 12 ha area between One Island Lake Road and Heritage Highway as identified on the attached plan.
- the submission of a detailed site and reclamation plan outlining the area of the proposed use, the type of equipment/material to be stored on the site and the steps to be taken to protect the soils and reclaim the site after the use is complete.
- posting of an appropriate financial security to ensure the site is reclaimed to an agricultural standard.
- compliance 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. The Commission suggests you contact the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #493/2005.

When the appropriate site and reclamation plan(s) have been submitted (along with the financial security i.e. a letter of credit), the Commission will provide its final approval, permitting the leasing of the site.

Please quote your application number in any future correspondence.

Yours truly,

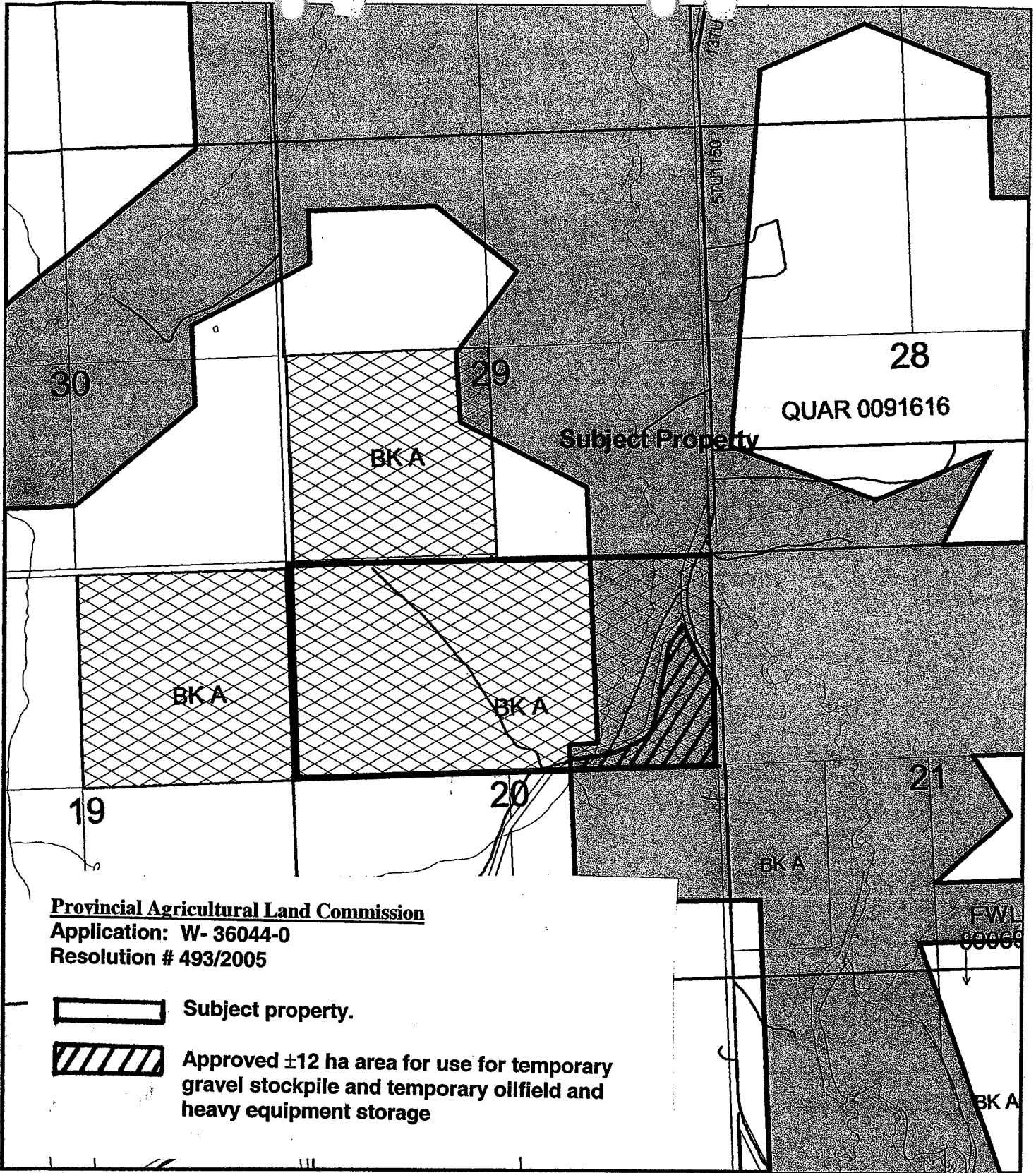
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (33/2005)

SM/lv/Encl./36044d1



**ALC CONTEXT MAP**  
**Application # 36044**

Map Scale: 1: 20000

ALC File #: 21-05-36044

BCGS Map Sheet #: 93P.050

Regional District: Peace River



**IT WAS**

**MOVED BY:** Commissioner Kerr  
**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application be approved in principle subject to the provision of the following information to the Commission.

- A site plan showing the exact area needed for the storage and the types of equipment/material to be stored on the land.
- A detailed reclamation plan showing the steps to be taken in order to restore the site's agricultural capability after the use has finished
- Posting of appropriate security.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # D-36044-0**  
**Applicant: Gregory & Heather Weaver**

**DATE PREPARED:** August 23, 2005

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

**FROM:** Simone Magwood, Regional Research Officer

**PROPOSAL:** To use 12 ha of the parcel for temporary gravel stockpile and temporary oilfield and heavy equipment storage

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The non-farm use proposed for this parcel is temporary and will not change the long term agricultural use of this parcel. The applicants intend to continue use of cultivated land for cattle grazing with no disturbance of bush or timber while the non-farm use is occurring. The applicants do not have an agreement with any company for exactly what would happen on the land but have placed a sign on the land to advertise its availability. They are awaiting Commission approval before making a formal arrangement

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

Block A, Section 20, Township 27, W6M, Peace River District

**Location of Property:**

South of Dawson Creek at the junction of Heritage Highway and One Island Lake Road

**Size of Property:**

129.5 ha (only about 32 ha of the property is in the ALR)

**Present use of the Property:**

Cultivated areas used to pasture cattle, bush/timbered area occasionally used for grazing cattle, no buildings.

**Surrounding Land Uses:**

**WEST:** One Island Lake Road., bush, cattle pasture and applicant's home site.  
**SOUTH:** Bush and unused, uncultivated land with willow and scrub brush regrowth  
**EAST:** Heritage Highway, unused land previously cattle pasture  
**NORTH:** Bush, Junction of Heritage Highway and One Island Lake Road

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/8  
The majority of the property is identified as having secondary ratings. Most of the subject property is listed at 5C; however, the portion of the property under application for non-farm use is listed as 6:4X-4:4W.

**Official Community Plan and Designation:**

Dawson Creek Rural Area OCP Bylaw No. 477, 1986 designates this area as Agricultural-Rural Resource.

**Zoning Bylaw and Designation:**

Zoning By-law No. 479, 1986 designates this area as A-2 (Large Holding Zone).  
Minimum lot size 129.5 ha.  
If accepted the applicants will have to apply for a temporary industrial permit.

**RELEVANT APPLICATIONS:**

**Application #36173**

**Applicant:** Noel and Linda Granger  
**Decision Date:** *pending*  
**Proposal:** To allow stockpiling and storage of aggregate and storage of oil and gas field supplies on a 12.9 ha portion of the 64 ha subject property.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Government Staff:** The Peace River Regional District recommends approval of the application on the basis that this use is consistent with the current Official Community Plan and the impact on agriculture is minimal.

**STAFF COMMENTS:**

Although the application submitted by the applicant states that they are applying to use only 3 ha of the property for the non-farm use when staff spoke with Mr. Weaver he stated that entire 12 ha portion of the property between Heritage Highway and One Island Lake Road would be used.

Staff recommends that the Commission consider the following:

- The applicants appear to own adjacent improved lands that are not part of the ALR.
- About half of the applicants ALR land is proposed for the non-farm use.
- The applicants plan to continue farming the remainder of their land.

END OF REPORT

Signature

Date

August 24/05

