



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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November 10, 2005

Reply to the attention of Simone Rivers

Doug and Deborah Middleton
4542 Lakelse Avenue
Terrace, BC – V8G 1P8

Dear Mr. and Mrs. Middleton:

Re: Application # P – 36132-0
Lot B, District Lot 594, Range 5, Coast District, Plan 5000

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use 0.5 ha of the above mentioned 6.4 ha property for a small scale portable sawmilling operation. 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 on the understanding that the use is temporary. Therefore, approval is granted subject to:

- the use being restricted to the ± 0.5 ha area identified on the attached plan.
- the use only being carried out by the current owner/occupant of the subject property
- the entire operations of this sawmill (buildings, log and lumber storage, waste, etc.) being confined to the application area.
- there being no further expansion of the sawmill area without prior approval by the Commission
- total rehabilitation of the area should the sawmill operation be discontinued for longer than six months
- 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 Regional District of Kitimat-Stikine at your earliest convenience.

The decision noted above is recorded as Resolution #592/2005.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

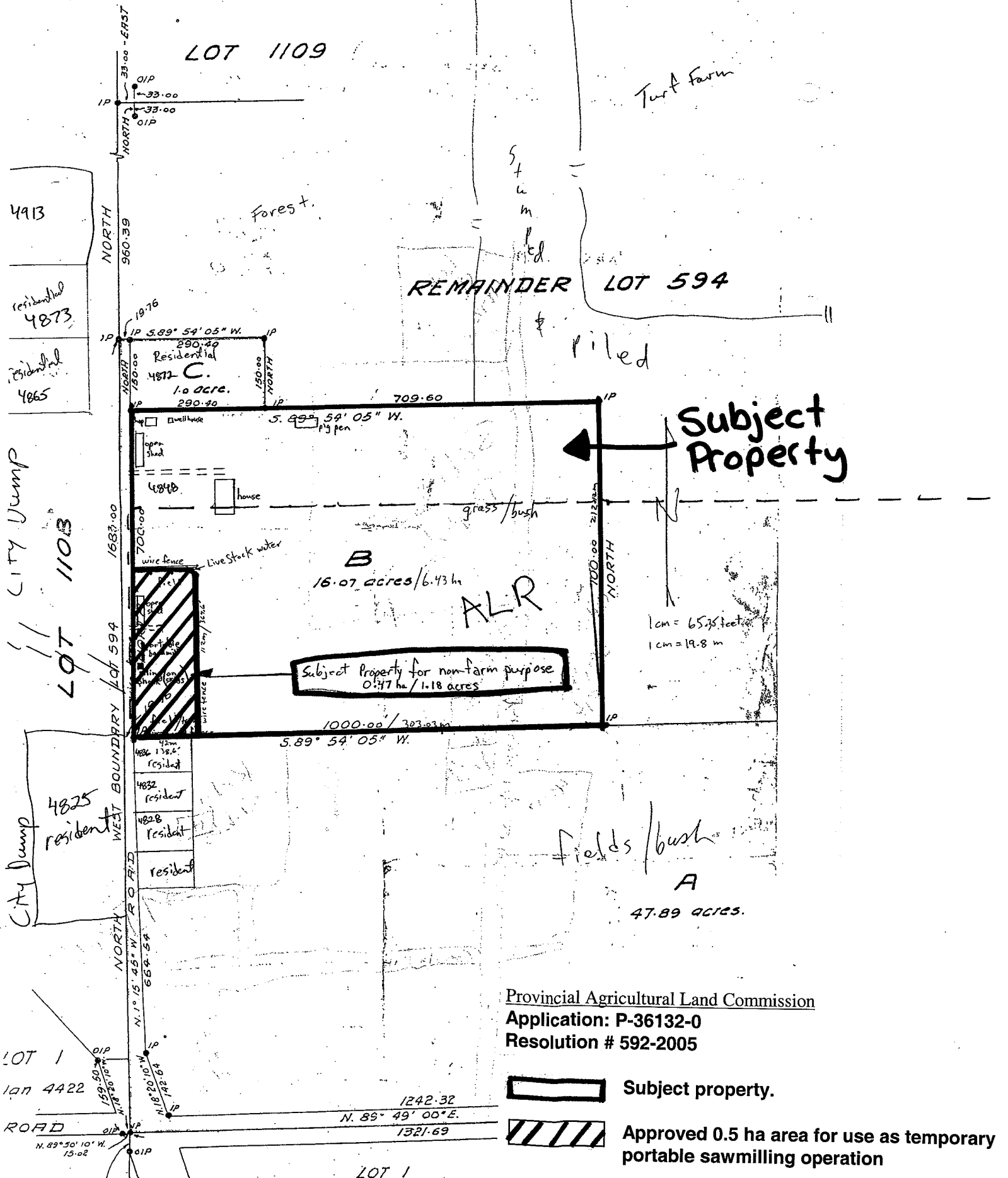
Per:

Erik Karlsen, Chair

cc: Regional District of Kitimat-Stikine (#3370 20 #270)

SR/lv/Encl.
36132d1

Lot B, DL 594, R5, Coast District, Plan 5000



Provincial Agricultural Land Commission
 Application: P-36132-0
 Resolution # 592-2005

- [Solid black rectangle] Subject property.
- [Hatched rectangle] Approved 0.5 ha area for use as temporary portable sawmilling operation



Staff Report
Application # P – 36132 – 0
Applicant: Doug & Deborah Middleton

DATE RECEIVED: July 4, 2005

DATE PREPARED: October 14, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To use 0.5 ha of the 6.4 ha property for a small scale portable sawmilling operation.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant has been operating the sawmill on the property for approximately one year. He has provided a document signed by 10 of his neighbours stating that they do not object to the continued operation of this sawmill on the property. The applicants states that only 0.4 ha of the 6.4 ha property is used for the sawmill and that the remainder of the property is used for residential, cattle, horses, pigs and grazing.

The application is for a small scale portable sawmilling operation with an average production of 300 m³ / year of logs (8 logging truck loads) which produces 60,000 board feet / year of lumber.

Local Government:

Regional District of Kitimat-Stikine

Legal Description of Property:

PID: 010-664-289
Lot B, District Lot 594, Range 5 Coast District, Plan 5000

Purchase Date:

March 1993

Location of Property:

Northwest of Terrace

Size of Property:

6.4 ha (Approximately 4.2 ha is in the ALR)

Present use of the Property:

Small scale sawmill operation, residence, hobby farm with 3 horses, cattle and pigs.

Surrounding Land Uses:

WEST: City dump (non-ALR)
SOUTH: Residential (ALR)
EAST: Grazing, turf farm/ bush (ALR)
NORTH: Residential (Non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 1031/10
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

Greater Terrace Zoning Bylaw no. 37 designates the land as R2 (Low Density Rural).
Minimum lot size 4 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Kitimate-Stikene Regional District Board: The Regional Board has no objections if the use is carried out only by the present owner/applicant only and if the use is confined to the application area only.

OTHER COMMENTS:

Resource Stewardship Agrologist, Ministry of Agriculture and Lands:

Given the small area (0.47) ha required for the operation of this small portable sawmill operation I have no objections providing the following conditions are agreed to by the applicant.

1. The entire operations of this sawmill (buildings, log and lumber storage, waste etc.) are confined to the application area.
2. There is no further expansion of this sawmill operation.
3. Should the sawmill operation be discontinued for longer than six months then total rehabilitation of the area is required.
4. Ensure operations do not bother or disrupt neighbouring livestock.

I also agree with the Regional District Board's request that any approval is granted only to the applicant and while the applicant resides on the property.

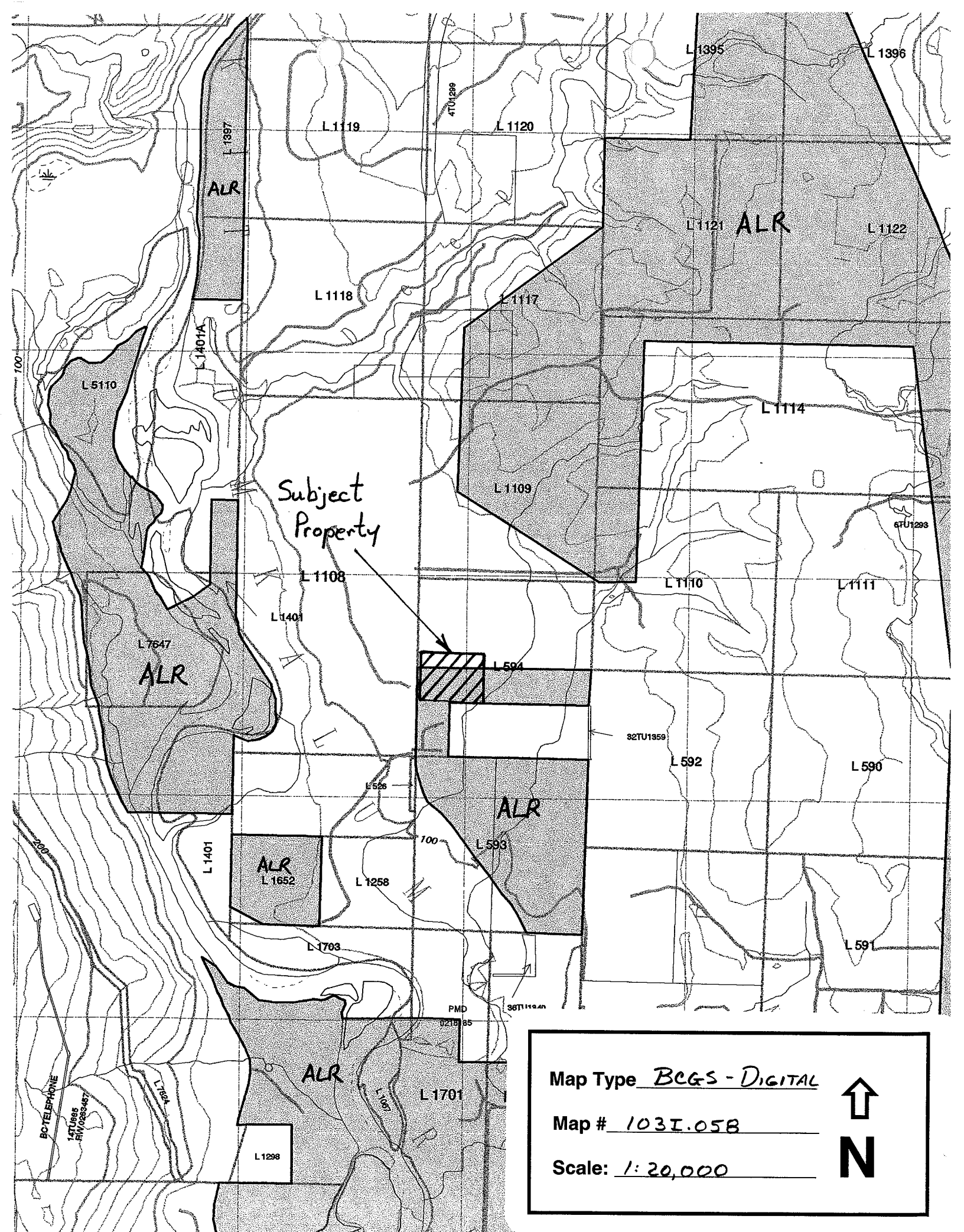
STAFF COMMENTS:

Staff concurs with the recommendations of the Regional Board and the Resource Stewardship Agrologist.

END OF REPORT

Signature

Date



Subject
Property

Map Type BCGS - Digital

Map # 103I.058

Scale: 1:20,000

