



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

October 19, 2005

Reply to the attention of Ron Wallace

Elk Falls Pulp and Paper Limited
16th Floor, 250 Howe Street
Vancouver, BC – V6C 3R8

Dear Sir/Madam:

Re: Application #I-36164
District Lot 26, Sayward District, Except Parts in Plans 34604 and 42540
District Lot 2, Sayward District, Except Those Parts in Plans 19371, 42540,
50636, VIP64521, VIP64522 and VIP76652

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude approximately 32 ha from the ALR and include other lands as compensation. The excluded land will be used to expand an existing landfill for waste disposal for the pulp and paper mill. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Kelly Gesner of Landworks for taking the time to meet with its representatives on September 28, 2005. The Commission found the meeting and site visit informative.

Upon review of the application the Commission did not support exclusion of the subject property but did support the proposed use to expand the existing landfill for waste disposal for the pulp and paper mill. The Commission felt that with rehabilitation the property could have agricultural potential and thereby should remain in the ALR.

It was understood from the applicant that the subject land would be filled in sections, or cells.

Therefore the following is required:

- the filling being restricted to the approximately 32 ha shown on the attached plan.
- that as each cell (or section) is completed the cell is to be capped, or rehabilitated, with appropriate soil and then seeded with an appropriate mix of grass seed.
- 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 District of Campbell River at your earliest convenience.

The property will remain in the ALR and be subject to the provisions of the *Agricultural Land Commission Act* and regulations except as provided by this approval.

The decision noted above is recorded as Resolution **#531/2005**.

Yours truly,

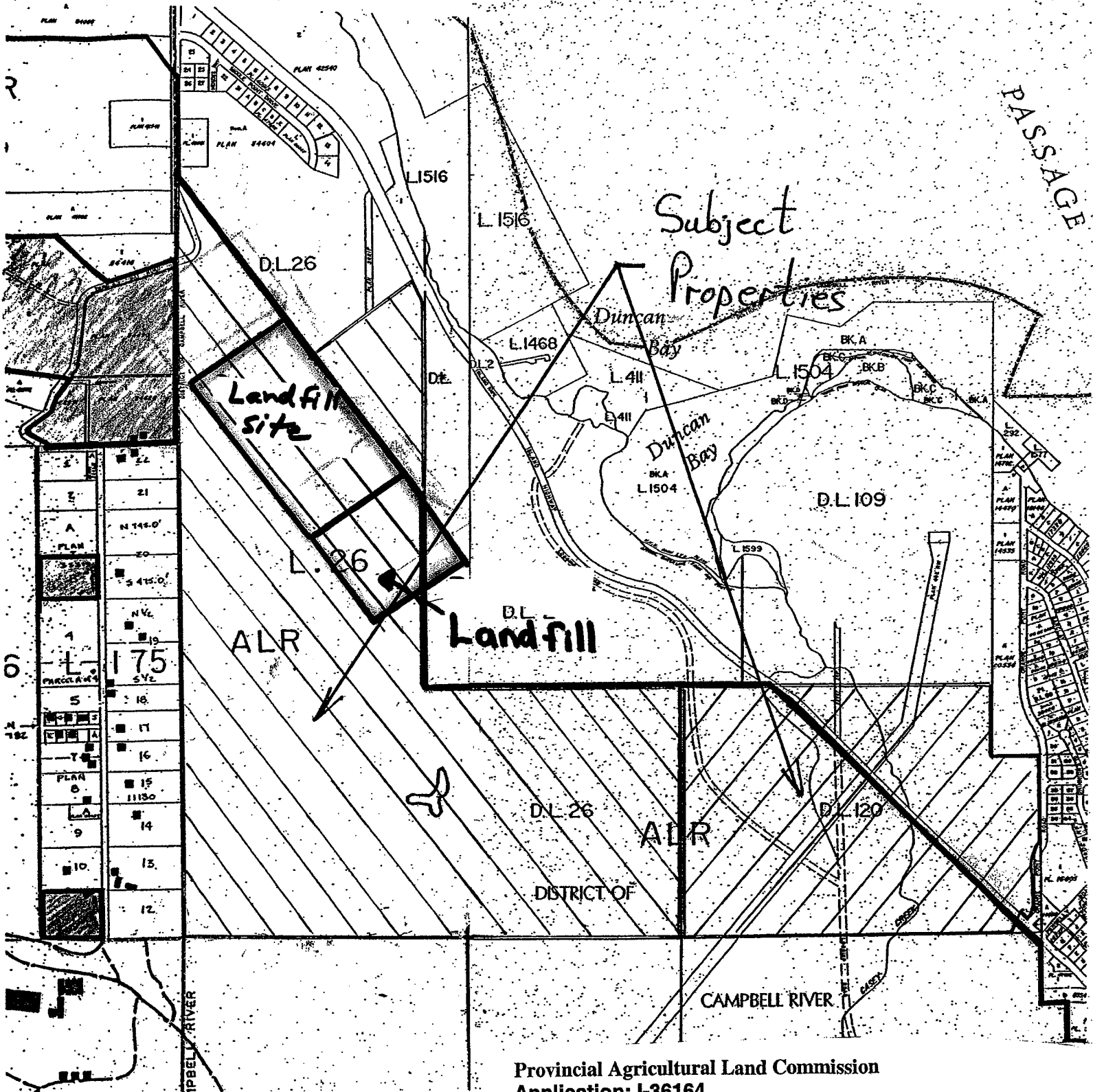
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Campbell River (#ALR-15)
BC Assessment, Nanaimo
Kelly Gesner, Landworks, 104-1830 Riverside Lane, Courtenay, BC – V9N8C7

RW/lv/Encl.
36164d1



Provincial Agricultural Land Commission
 Application: I-36164
 Resolution #531/2005

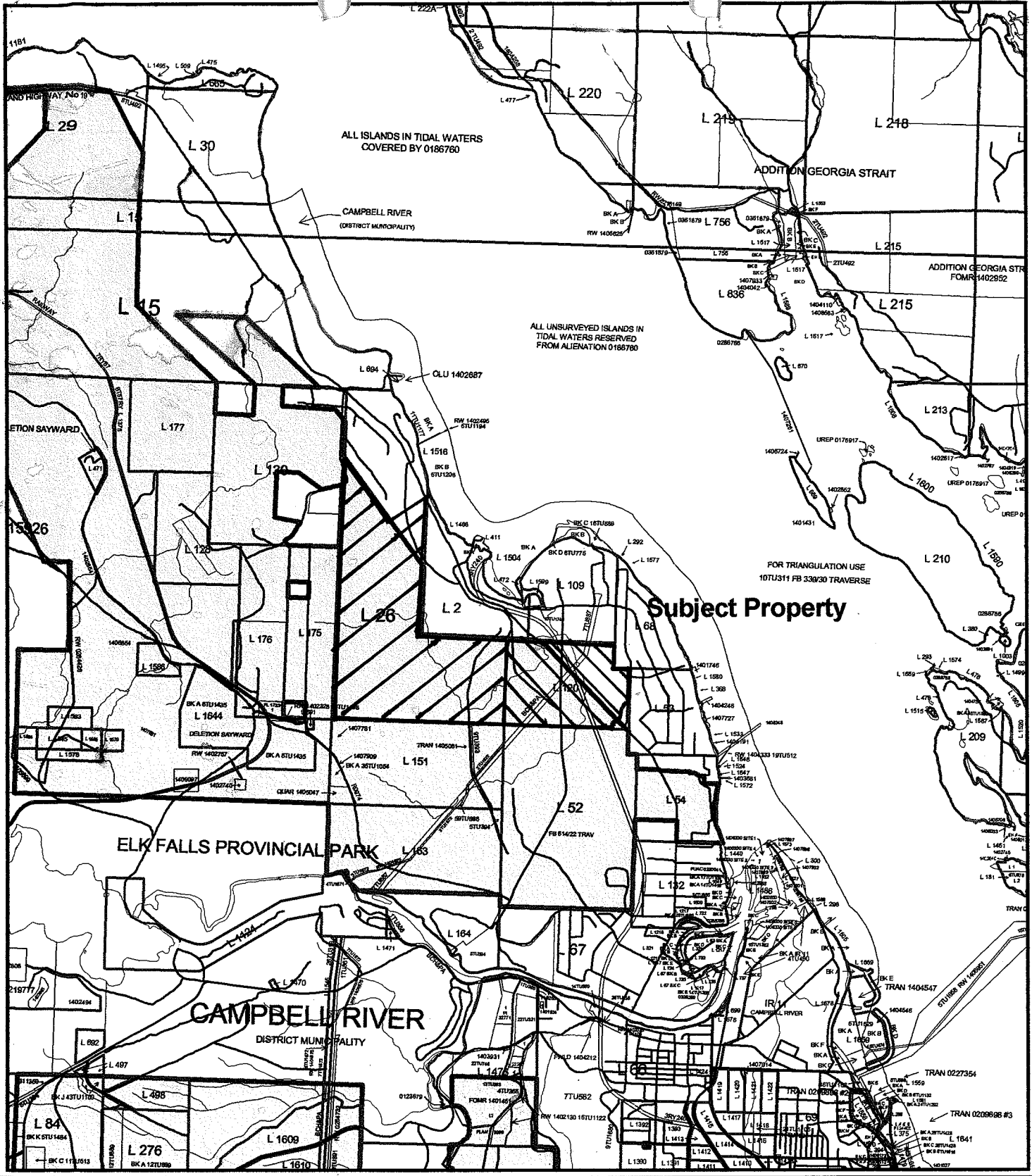
 ± 32 ha area approved for landfill within the ALR

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THAT the staff report be received and the application to exclude approximately 32 ha from the ALR to be used to expand an existing landfill for pulp and paper waste disposal be refused. However, the Commission did approve the proposed use to expand the existing landfill for waste disposal for the pulp and paper mill. As a condition of this approval it is required that as each cell is filled to capacity, it is then to be capped, or rehabilitated, with appropriate soil and then seeded with an appropriate mix of grass seed.

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

CARRIED



Subject Property



ALC CONTEXT MAP
Application # 36164

Map Scale: 1: 50000

ALC File #: 01-05-36164
NTS: Map Sheet #: 92K/3
Regional District: Comox-Strathcona