



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

Noel and Linda Granger
PO Box 137
Tomslake, BC – V0C 2L0

Dear Mr. and Mrs. Granger:

Re: Application #W-36173
The North ½ of Section 21, Township 27, Peace River District; Except the West 12.5 meters and Plan 29021.

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 the road and the creek as shown on the attached plan;
- the submission of a more 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 #494/2005.

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.

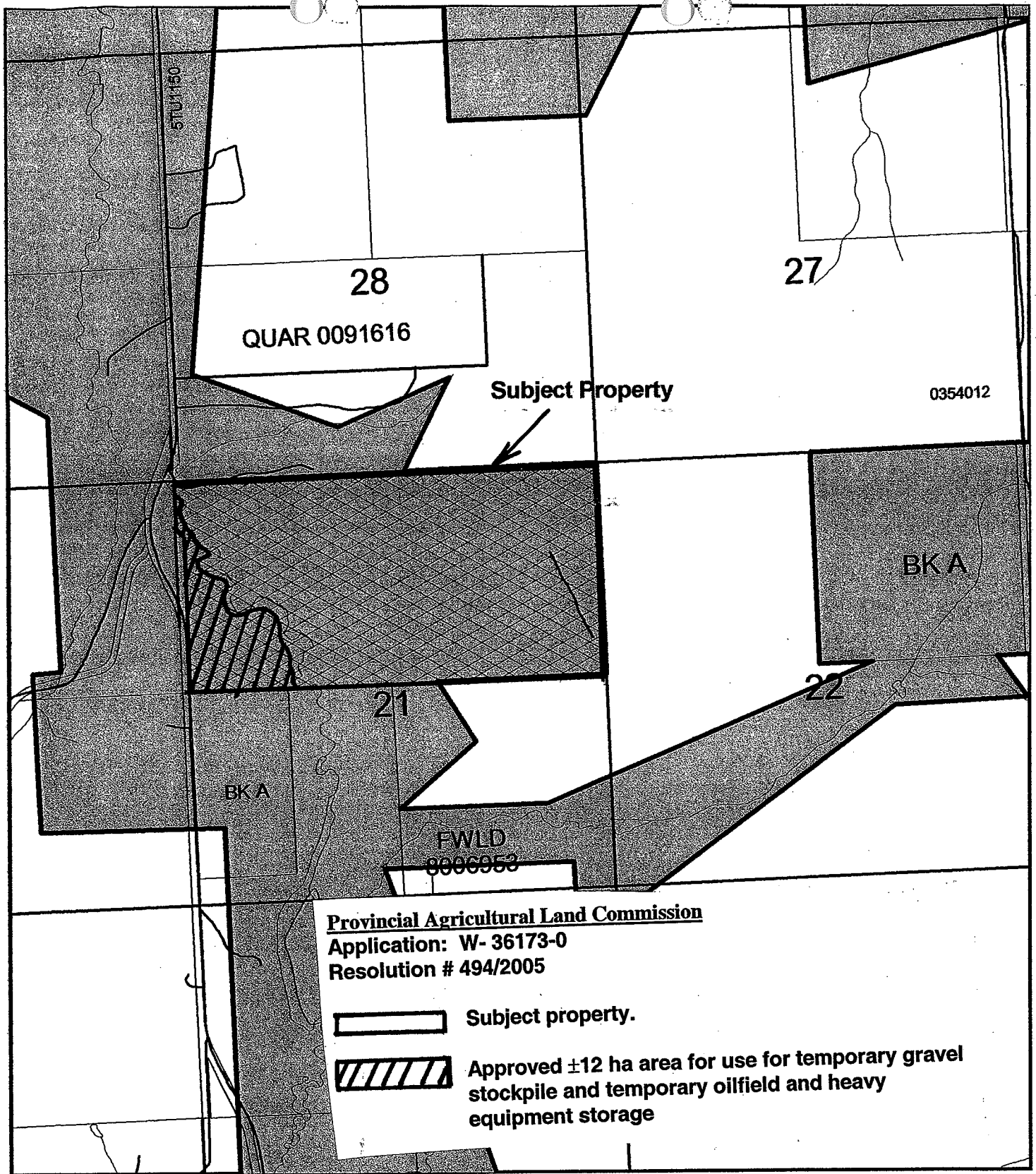
Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (71/2005)
SM/lv/Encl./36173



Provincial Agricultural Land Commission

Application: W- 36173-0

Resolution # 494/2005



Subject property.



Approved ±12 ha area for use for temporary gravel stockpile and temporary oilfield and heavy equipment storage



**ALC CONTEXT MAP
Application # 36173**

Map Scale: 1: 20000

ALC File #: 21-05-36173

BCGS Map Sheet #: 93P.050

Regional District: Peace River

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 15, 2005 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, BC.

PRESENT: Frank Read Chair
 Harold Kerr Commissioner

ABSENT: Grant Huffman Commissioner

STAFF: Simone Magwood, Regional Research Officer
 Martin Collins, Planner

For Consideration

Simone Magwood presented the staff report dated August 23, 2005 regarding application #W- 36173-0.

Site Inspection

A site inspection was conducted on September 15, 2005. Those in attendance were:

- Commissioners Read and Kerr
- Agricultural Land Commission Staff: Simone Magwood, Regional Research Officer and Martin Collins- Planner
- Applicant: Noel Granger
- ALC Chair: Erik Karlsen
- Regional Agrologist, Ministry of Agriculture and Lands: Jim Forbes

The Commission spoke with Mr. Granger about his plans for the property and then drove to view the area where the proposed non-farm use would occur. The Commission viewed the property and noted that the land proposed for the non farm use was cleared but cut off from the remainder of the parcel by a creek. The Commission drove by the area proposed for the non-farm use and observed the sign posted on the land advertising the use. The Commission was informed that Mr. Granger had not made any agreements for use of the land as he was waiting for authorization from the Commission before proceeding.

The site inspection lasted from 1:30 p.m. to 2:00 p.m.

Commission Discussion

The Commission had no objection to the proposed use on the grounds that the use is temporary.

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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 financial security to ensure that reclamation is undertaken.

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

CARRIED



Staff Report
Application # W – 36173
Applicant: Noel and Linda Granger

DATE PREPARED: August 23, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To allow for stockpiling and storage of aggregate and storage of oil and gas field supplies on a 12.85 ha site on the subject property.

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

BACKGROUND INFORMATION:

The applicants propose to use 12.84 ha of the property for aggregate stockpile and storage of heavy equipment and oil and gas field supplies storage. The applicants state that the land has not had any grazing on it in five years. The creek cuts off their access to it and the main highway has become much too busy to cross equipment or cattle over the Peavine Creek bridge.

The owner of the land immediately to the west, across Heritage Highway, has applied for a similar Temporary Industrial Use Permit (TIUP). Approval of this permit was granted on condition of approval of an accompanying ALR Non-Farm Use Permit by the Agricultural Land Commission (application # 36044).

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 005-303-028

The North 1/2 of Section 21, Township 27, Peace River District, Except the west 12.5 Metres and Plan 29021

Purchase Date:

June 1987

Location of Property:

10217 Heritage Highway

Size of Property:

64 ha (The entire property is in the ALR).

Present use of the Property:

House, barn, toolsheds, grazing and farm buildings

Surrounding Land Uses:

WEST: Heritage Hwy., hay, oilfield rental (currently under application for non-farm use) (ALR)
SOUTH: Hay (western portion of property) (ALR)
EAST: Uncleared land (Crown Land) (non-ALR)
NORTH: Uncleared land (Crown Land), gravel pit with access road (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/8
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP Bylaw no. 477, 1986 designates the parcel as Agriculture - Rural Resource

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw no. 479, 1986 designates the area A-2 (Large Agricultural Holding zone).
Minimum Lot size 63 ha.

PREVIOUS APPLICATIONS:

Application #15222-0

Applicant: Ministry of Environment Lands & Parks
Decision Date: January 28, 1983
Proposal: Inclusion
Decision: Allowed.

RELEVANT APPLICATIONS:

Application #36044-0

Applicant: Weaver, Gregory & Heather
Decision Date: *Pending*
Proposal: To use 12 ha of the parcel for temporary gravel stockpile and temporary oilfield and heavy equipment storage

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Local Government Planning Staff made the following comments:

- The area proposed for non-farm use is cut-off from the main property by Peavine Creek and its riparian vegetation. Access to it from the highway is restricted due to high levels of industrial traffic.
- The intended use may support resource extraction in the area but may also increase industrial traffic.
- This is a temporary land use change in conjunction with the TIUP.

Regional Board: The Regional Board authorized the application to proceed to the ALC considering that there is minimal impact on agriculture and the proposal would be consistent with the OCP.

STAFF COMMENTS:

Application # 36044 is a similar permit application for the land directly to the west of the subject property. This application is currently pending.

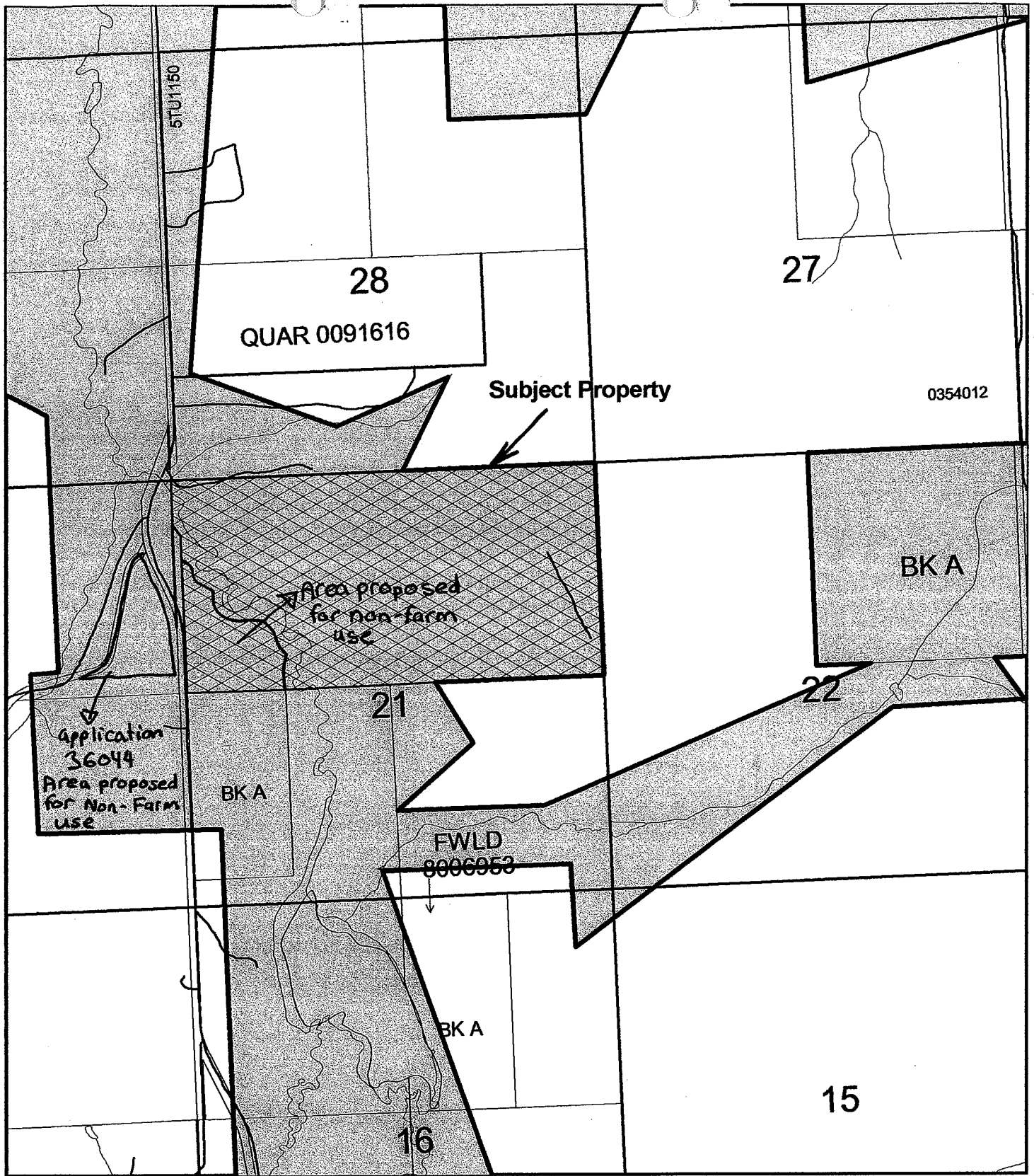
END OF REPORT

Signature



Date





ALC CONTEXT MAP
Application # 36173

Map Scale: 1: 20000

ALC File #: 21-05-36173

BCGS Map Sheet #: 93P.050

Regional District: Peace River