



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

July 5, 2006

Reply to the attention of Martin Collins

Danny Allen, Formula Powell
Mile 308 Alaska Highway
Fort Nelson, B.C. V0C 1R0

Dear Sirs:

Re: **Application # WW-34828**
District Lot 2173, Peace River District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your request to establish a seven unit temporary camp on the above noted property. The request was considered pursuant to section 33 of the *Agricultural Land Commission Act* (the "ALCA").

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

- That the work camp facility lies within 255 meters of the northern boundary of the subject property (approved for trucking uses by Res. # 542/2003), and;
- That the approval is for a four year period ending June 30th, 2010. The Commission will then review the applicability of its decision.
- 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 Northern Rockies Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **323/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Erik Karlsen, Chair

cc: Regional District of Northern Rockies

MC/lv
34828d3.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 29th, 2006 at the George Dawson Inn, in Dawson Creek.

PRESENT: Frank Read Chair
 John Kendrew Commissioner

ABSENT: Grant Huffman Commissioner

STAFF: Simone Magwood, Regional Research Officer
 Martin Collins, Planner
 Brian Underhill, Director of Strategic Planning

For Consideration

Martin Collins presented the staff report dated June 27th, 2006 regarding application #WW-34828.

Commission Discussion

The Commission considered what persons were affected by the reconsideration.

The Commission indicated that it had no objection to the proposed seven (7) unit work camp on the property within 255 meters of the northern property boundary because the use is compatible with the trucking facility permitted by Resolution # 542/2003. However, the Commission was not prepared to allow the permanent work camp use because of concerns about incompatibility with existing local government zoning and bylaw regulations. Therefore the Commission allowed the use for a four year period, consistent with the maximum period allowed for the issuance of a Temporary Commercial Industrial Use permit under the Local Government Act. The Commission will review the applicability of the facility before July 1, 2010.

IT WAS

MOVED BY: Commissioner F. Read

SECONDED BY: Commissioner J. Kendrew

THAT there were no persons affected by the reconsideration; and

THAT the staff report be received and the request to locate a seven unit work camp on the property be approved subject to the following conditions.

- 1) That the work camp facility lies within 255 meters of the northern boundary of the subject property (approved for trucking uses by Res. # 542/2003), and;
- 2) That the approval is for a four year period ending June 30th, 2010.

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

CARRIED



Staff Report
Application # WW – 34828 - 3
Applicant: Soucie Transport Ltd
Location: North of Fort Nelson on the Alaska Highway

DATE PREPARED: June 27th, 2006

TO: Chair and Commissioners – North Panel

FROM: Martin Collins, Planning Officer

PROPOSAL: The applicant is requesting permission to establish a temporary seven unit work camp on the subject property in temporary trailer structures. Presently there are four warehouse structures on the property and a wash facility.

This request is made pursuant to section 33 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission allowed a trucking business on the front 255 meters of the property in 2003 by Resolution #542/2003. The applicant claims that the stay over facilities are necessary because it keeps owner/operators near their rigs, and also provides for more suitable housing for longer stay employees (rather than hotels)

Local Government:

Northern Rockies Regional District

Legal Description of Property:

PID: 011-691-727
District Lot 2173, Peace River District;

Location of Property:

Fort Nelson (Alaska Highway Mile 308)

Size of Property:

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

Present use of the Property:

Approximately 45% of the property is in hay/pasture use, while about 20 ha (about 1/3 of the property is used for trucking facilities, including 4 warehouses, a main office and residence and wash facility)

Surrounding Land Uses:

WEST: Grazing lease in the ALR (DL 197)
SOUTH: Crown land in the ALR
EAST: Rural small holding (about 10 ha) – pasture
NORTH: Alaska Hwy, non ALR beyond a narrow strip.

Agricultural Capability:

Data Source: Agricultural Capability Map # 94J/15
The majority of the property is identified as having secondary ratings.

Official Community Plan and Zoning Designation:

Designated "Agriculture" in the Rural Land Use Bylaw, which permits temporary work camps.

PREVIOUS APPLICATIONS:

Application #34828-0

Applicant: Soucie Transport Ltd
Decision Date: July 23, 2003
Proposal: Exclude approximately 20 ha for use as a trucking business including offices, shops and warehouse.
Decision: Refuse exclusion of 20 ha for trucking business but allow use within the ALR subject to an acceptable site plan.

Application #34828-1

Applicant: Soucie Transport Ltd
Decision Date: November 25, 2003
Proposal: To establish trucking business in accordance to plan submitted by fax dated July 24, 2003.
Decision: Approved the trucking business subject to the use being restricted to the northern portion of the property located approximately north of the existing house.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Northern Rockies Regional District forwarded the request without comment, noting that the existing permission for non farm uses was the Commission's to amend.

The Regional District suggest that if the use was permitted by the Commission, a Temporary Commercial and Industrial Permit application would be reviewed by the Regional Board.

STAFF COMMENTS:

Staff suggests that the Commission consider the following:

- The proposed use will merely intensify the non farm use on the property. It is possible that a permanent hotel structure and truck stop may eventually proposed on the property.
- A letter dated January 18th 2006 was submitted by the owner of the Woodland Inn (one of the largest hotels in town), suggested that the proposal for a temporary work camp be disallowed, because substantial new short stay facilities had been developed in the community. The letter also indicates that the proposal is inconsistent with local government planning (both existing and proposed bylaws) and should not be permitted by the Commission.

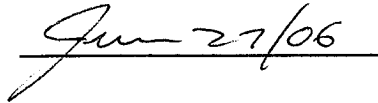
- The Commission has allowed the permanent non farm use of about 1/3 of the property for a trucking business. From an agricultural perspective this land has been alienated from agricultural use. As such staff has no objection to the work camp proposal.
- However, given that the facility is located in the rural area and in order to not provide further motivation for similar uses to locate outside of town, it is suggested that the work camp permission only be given for a four year period (the maximum length of time provided to local governments to issue temporary Commercial/Industrial land use permits). After four years the applicant would have to request permission again to continue the use. At that time would be appropriate to give the local government opportunity to determine whether it wants to legitimize the use through a permanent amendment to the bylaw.

END OF REPORT



Signature

Date



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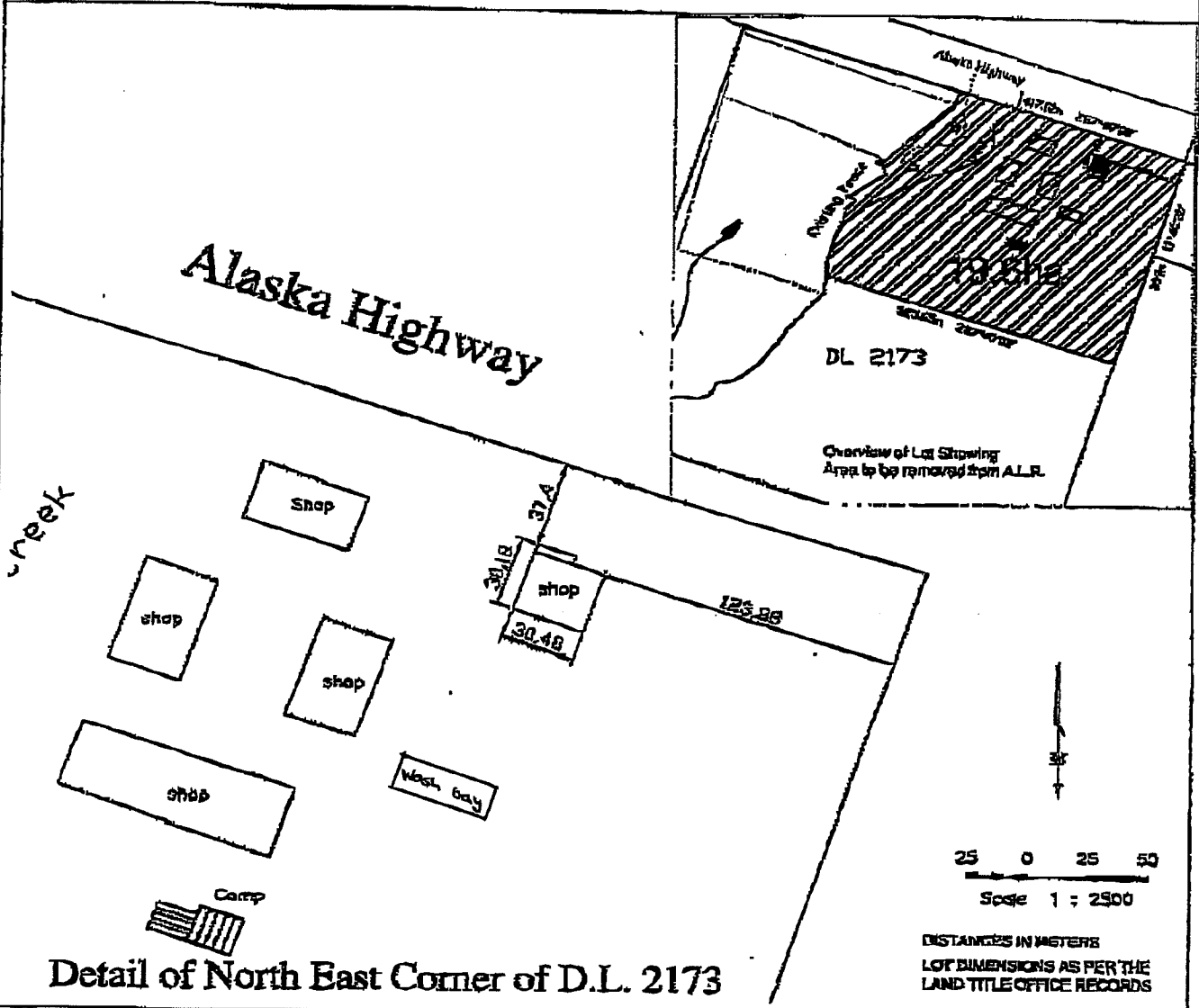
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FROM : VV/09/0000 JUN 13:40 FAX NO. 1
PUBLIC WORKS CANADA

RECEIVED
PROV. AGRICULTURAL LAND COMMISSION
Sep. 28 2005 03:56AM P2
JUN 27 2006 002/002

TRUE NORTH TECHNICAL SERVICES

PLAN SHOWING THE LOCATION OF IMPROVEMENTS SITUATED UPON
DISTRICT LOT 2173
PEACE RIVER DISTRICT



Detail of North East Corner of D.L. 2173

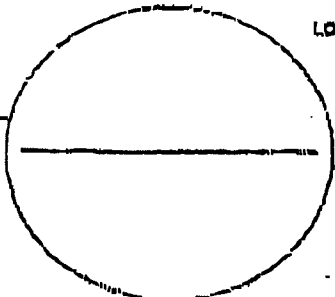
ISSUED TO: Daniel Allen

FOR: Formula Transport

LOT ADDRESS: 7857

Alaska Highway
Fort Nelson, B.C.

T.N.T. SERVICES
5452 47 Street
BOX 2104
Fort Nelson, BC V0C 1R0
Phone/Fax (250) 774-3888



The location of the features certified by this plan has been determined from existing survey monuments and does not purport to be a location certified in relation to the property boundaries.
Plan is not to be used to establish property lines.
No responsibility accepted for unauthorized use.