



Agricultural Land Commission
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August 31, 2006

Reply to the attention of Simone Rivers

Evelyn and Amos Hall
R.R. # 2, PO Box 1, Site 9
Vanderhoof, B.C. V0J 3A0

Dear Mr. and Mrs. Hall:

Re: **Application # B-36405-0**
Lot A, Section 15, Township 11, Range 5, Coast District, Plan PRP41111

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use one of the barns on the property as a shop for large equipment repair. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 6th March and 21st August 2006. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to the activities being confined to the repair and maintenance of farm equipment and machinery. Please note that this approval does not include a dealership. This approval is subject to 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 Bulkley Nechako Regional District at your earliest convenience.

The decision noted above is recorded as resolution # **420/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Bulkley Nechako (#ALR 1014)

RC/lv
364052d2.

IT WAS

MOVED BY: Commissioner J. Kendrew

SECONDED BY: Commissioner G. Huffman

THAT the use of the barn be approved for the following purposes: the repair and maintenance of farm equipment and machinery. This approval does not include a dealership.

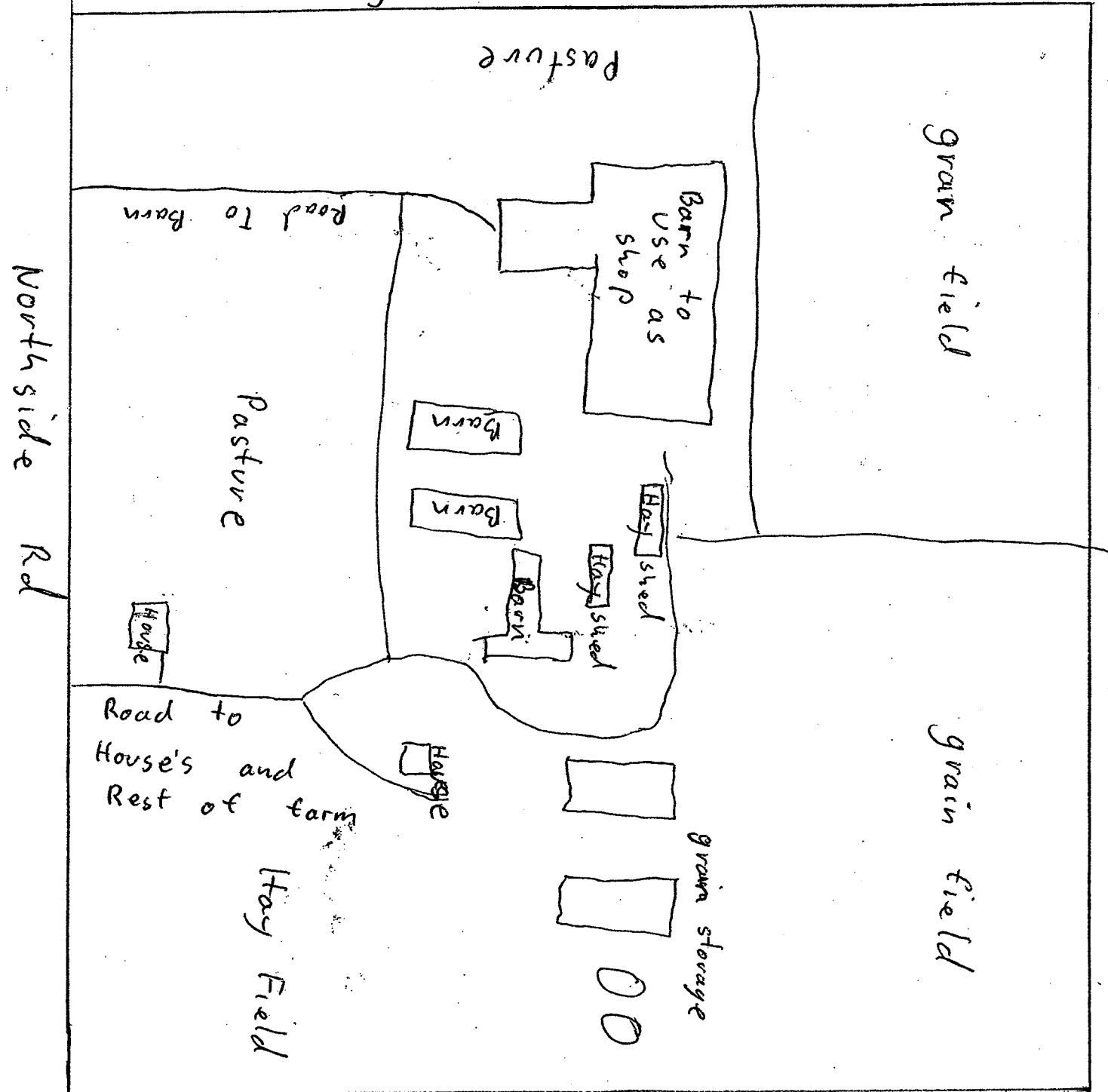
This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED

NE 1/4 Sec 15 Township 11
Rang 5
↑
N

Sturgeon PT Rd

S



HALLTRAY FARMS LTD.
BOX 1, SITE 9, R.R. 2
VANDERHOOF BC V0J 3A0

Ph 250 567 -8431



Note to Commissioners
Application # N-36405
Applicant: Evelyn & Amos Hall

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To use one of the barns on the property as a shop for large equipment repair

BACKGROUND INFORMATION:

The Commission visited the Halls on March 6th, 2006. Shortly after that meeting and before it had made a decision, the Commission received a letter from the District of Vanderhoof in opposition to the application. At that time, the Commission decided that the application required further review and discussion with respect to planning implications of the non-farm use. The Commission also was not satisfied that the applicants had fully disclosed their plans for the non-farm business and directed staff to request more information from the applicants. The applicants have subsequently replied to the request for more information, however; before the Commission could discuss the applicants submission, the membership of the North Panel has changed such that only one of the Commissioners present at the original site visit is still on the panel. As such, this Commissioner has requested a second site visit so that the current panel may make an informed decision about the application and so that the entire Commission may ask questions of the applicants and determine their intentions for the proposed non-farm business as well as to assess the planning implications of the application in the context of the District of Vanderhoof.

This meeting is the first time the Commission has been in the Vanderhoof area and able to visit the applicants since the original visit in March. To date, the Commission has not made a decision on this file.

ATTACHMENTS:

- ALC Staff Report (Dated January 19, 2006) (Prepared by ALC Staff)
- Map: airphoto showing barn proposed for non-farm use (Submitted by the applicants.)
- Map: context map showing location of proposed non-farm use (Submitted by the applicants)
- Map: ALC Context Map (93J.001) 1:20,000 (Created by ALC Staff)
- Map: Airphoto showing subject property (Created by ALC Staff)
- Correspondence: from ALC to Halltray Farms (dated May 5, 2006)
- Correspondence: from Stuart Hall to ALC (dated April 24, 2006)
- Correspondence: from ALC to Evelyn and Amos Hall (Dated April 10, 2006)
- Correspondence: from District of Vanderhoof to ALC (Dated March 9, 2006)

Staff Report
Application # B – 36405 –0
Applicant: Evelyn & Amos Hall

DATE RECEIVED: December 7, 2005

DATE PREPARED: January 19, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To use one of the barns on the property as a shop for large equipment repair.

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

BACKGROUND INFORMATION:

The purpose of the application is to allow a large barn to be used for a heavy equipment repair business. The barn is substantially larger than the 100 m² requirement for a home occupation under the *Agricultural Land Commission Use, Subdivision and Procedure Regulation*. However, the Commission should note that the 100 m² area as given in the regulation is a guideline and may also be "such other area as specified in a local government bylaw for the area in which the parcel is located;"

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 023-782-170

Lot A, Section 15, Township 11, Range 5, Coast District, Plan PRP41111

Purchase Date:

June 1962

Location of Property:

North of Vanderhoof at Sturgeon Point. Road and Northpoint Road.

Size of Property:

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

Present use of the Property:

Residence, hay sheds and barns as well as pasture land and grain fields.

Surrounding Land Uses:

WEST: Agriculture (ALR)
SOUTH: Agriculture (ALR)
EAST: Agriculture (ALR)
NORTH: Agriculture (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93J/4
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

The Vanderhoof Rural Official Community Plan Bylaw No. 840, (1995) designates the property as Agricultural (A)

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw No. 700, (1993) designates the property as Agricultural (Ag1)
Minimum Parcel Size 16 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Advisory Planning Commission: *"Recommend approval subject to the non-farm use being restricted to the dairy barn and limited area around the barn."*

Planning Department: *"The proposed non-farm use would not negatively impact the farm operation of the subject property or on adjacent agricultural operations, provided it is limited to the large dairy barn and does not spread to other buildings."*

Regional District of Bulkley Nechako Regional Board: *That (the application) be recommended to the Agricultural Land Commission for approval subject to the non-farm use being limited to the new large dairy barn and approximately 30 m surrounding the barn.*

OTHER COMMENTS:

Brent Barclay: Resource Stewardship Agrolgist: Ministry of Agriculture and Lands:
BCMAL does not object to the application providing the application is limited to the new large dairy bard and approximately 30 m surrounding the barn. The remaining farm site is to remain for farm use. Access to the site is to be from Northside Road and not Sturgeon Pt. Road.

STAFF COMMENTS:

Agricultural Capability: The parcel is rated as 60% Class 4C and 40% Class 5X

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

C adverse climate

X cumulative and minor adverse characteristics

Agricultural Suitability: The property is surrounded by other large holdings and is currently used for agriculture.

Impact on Agriculture: The portion of the property for which the non-farm use is proposed is an existing barn. The use of the remainder of the property is not proposed to change with this use.

Recommendations: Staff concur with the recommendation of the Resource Stewardship Agrolgist and the Regional District Board that if the use is allowed it should be restricted to the new large dairy barn and the 30 m surrounding the barn.

END OF REPORT

Signature

Date