



Agricultural Land Commission
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January 30, 2006

Reply to the attention of Simone Rivers

Harold Giesbrecht
Giesbrecht Dairies
PO Box 219
Prince George, BC V2L 4S1

Dear Mr Giesbrecht:

Re: **Application # N-36418**
Parcel A, District Lot 1540 & 1869, Cariboo District, Plan BCP9410

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use up to 16 ha of the property as follows: 1) as a log sort yard and 2) to run a temporary sawmill utilizing wood purchased from off the farm. 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 representative on January 26, 2006.

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

- the use being restricted to the 16 ha area identified on the attached plan.
- the use being restricted to a period of four (4) years from the date of this approval.
- 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 Fraser-Fort George at your earliest convenience.

The decision noted above is recorded as Resolution #21/2006.

Please quote your application number in any future correspondence.

Yours truly,

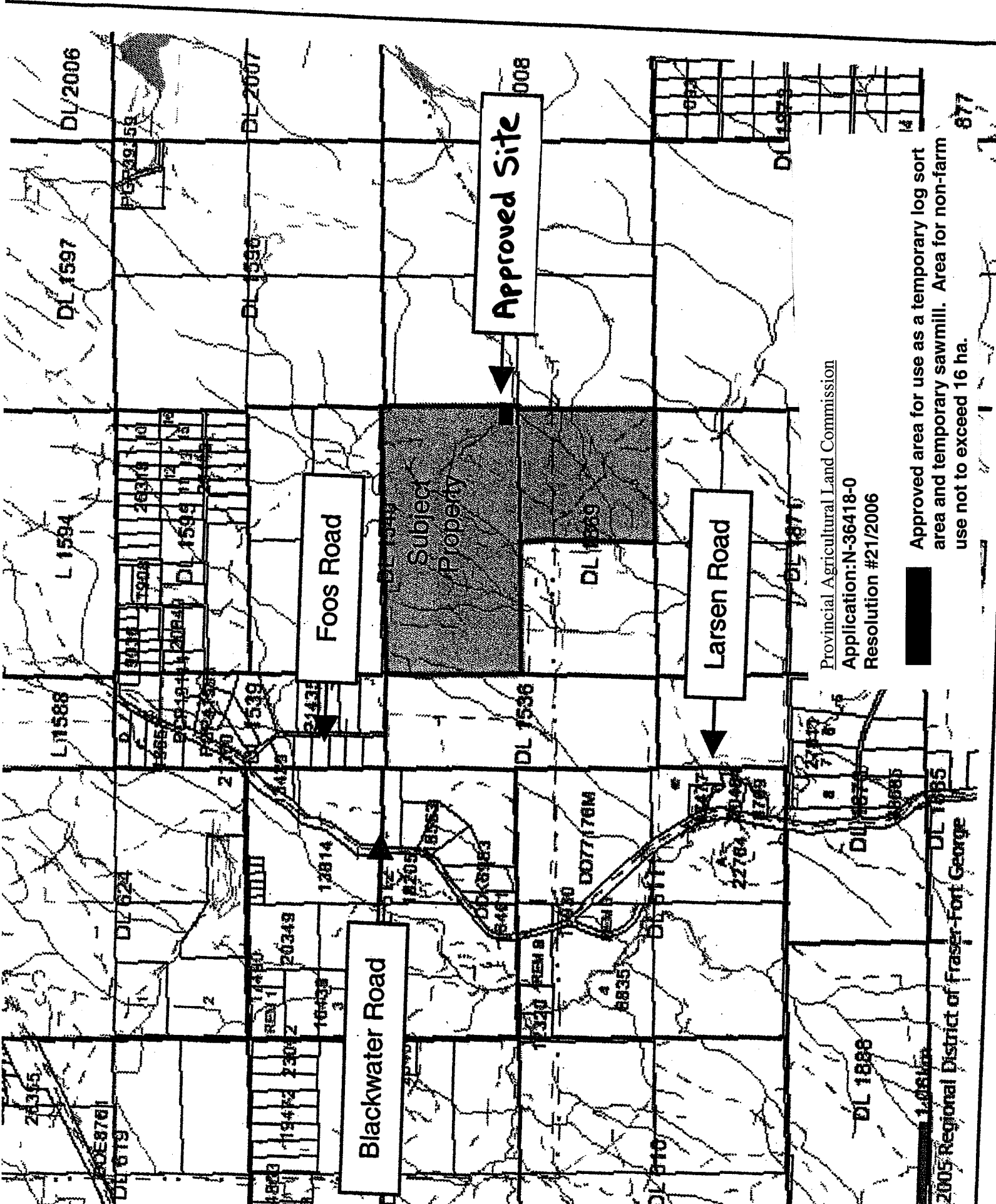
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Fraser-Fort George (File # ALR 1540)

SBR/lv/Encl. (plan)
36418d1



Foss Road

Blackwater Road

Approved Site

Larsen Road

Subject Property

Provincial Agricultural Land Commission
 Application: N-36418-0
 Resolution #21/2006

Approved area for use as a temporary log sort area and temporary sawmill. Area for non-farm use not to exceed 16 ha.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on January 26, 2006 by telephone conference call

PRESENT: Frank Read Chair
Harold Kerr Commissioner

ABSENT: John Kendrew Commissioner

STAFF: Simone Rivers, Regional Research Officer

For Consideration

Simone Rivers presented the staff report dated January 6, 2005 regarding application #N-36418-0. Mr. Harold Giesbrecht confirmed that he received the staff report and did not identify any errors.

Site Inspection

A site inspection was conducted on January 26, 2006. Those in attendance were:

- Commissioner Read
- Applicant: Harold Giesbrecht

Commissioner Read toured the property with Mr. Giesbrecht and viewed the area proposed for the non-farm use.

The site inspection lasted from 10:45 a.m. to 11:30 a.m.

Commissioner Eligible to Vote

Commissioner Kerr was not present at the site inspection and confirms that he is eligible to vote on the application as he was given a summary of the site inspection.

Commission Discussion

The Commission understands that wood killed by the pine beetle in northern B.C. will need to be processed over the next few years. It also understands that the use will be temporary. Therefore it is prepared to allow the non-farm use of a portion of this farm, with conditions.

IT WAS

MOVED BY: Commissioner Read

SECONDED BY: Commissioner Kerr

THAT the staff report be received and the application be approved as recommended.

And THAT the use is only approved for four years, until January 2010, and that the use be restricted to the 16 ha area on the attached plan.

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

CARRIED



Staff Report
Application # N – 36418 –0
Applicant: Giesbrecht Dairies Ltd.

DATE RECEIVED: December 16, 2005

DATE PREPARED: January 6, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: The proposal is to use up to 16 ha of the property as follows:
1. as a log sort yard and
2. to run a temporary sawmill utilizing wood purchased from off the farm.

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

BACKGROUND INFORMATION:

The applicant is proposing to operate a log sort yard and portable sawmill to handle beetle-killed timber being logged in the area. Pursuant to the ALR Use Subdivision and Procedure Regulations, a temporary sawmill is permitted within the ALR as long as 50% of the volume of the timber is harvested from the farm or parcel on which the sawmill is located. The applicant is making this application so that he can mill more than 50% of the timber from other sources.

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

PID: 025-849-085
Parcel A, District Lots 1540 & 1869, Cariboo District, Plan BCP9410

Purchase Date:

1998

Location of Property:

Prince George

Size of Property:

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

16 ha

Present use of the Property:

The site is a gravel pit and all other arable land is in grass production.

Surrounding Land Uses:

WEST: Residential and smaller parcels (ALR)
SOUTH: Agriculture and Crown land (ALR)
EAST: Undeveloped Crown land (highways gravel reserve) (ALR)
NORTH: Undeveloped Crown land (highways gravel reserve) (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93G/15
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Chilako River-Nechako Official Community Plan designates the parcel as Agriculture/Resource (Ag/Res).

Zoning Bylaw and Designation:

Bylaw No. 833 designates the property as Rural 2(Ru2) and Rural 3 (Ru3).
Minimum Lot Size: Ru2 - 30 ha and RU3 - 60 ha

RELEVANT APPLICATIONS:

Application #36072-0

Applicant: Giesbrecht Dairies Ltd
Decision Date: September 15, 2005
Proposal: To include the non-ALR portion of DL 1868 (38.5 ha) into the ALR
Decision: Allowed

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional Board Resolution: That the application...be forwarded to the Commission with a recommendation for approval as there is no perceived impact to agriculture on the subject parcel or surrounding lands.

Local Government Planning Staff: The use is not allowed in the current zone but is to be carried out through a Temporary Industrial Use Permit (TUP). The TUP must be renewed in two years from date of issue.

Resource Stewardship Agrologist: Ministry of Agriculture and Lands: Mr. Giesbrecht has a significant agricultural operation in the region and is continually exploring diversification opportunities. The use of a portion of the farm for a diversified operation is supported by the Ministry of Agriculture and Lands.

We do have concerns with this operation expanding to a size that is no longer suitable for this rural setting. We trust that the Fraser-Fort George Regional District will monitor the use of the area to ensure there is no impact on local rural residents and agricultural operations.

Mud River Beverly Farmers Institute: The MRBFI is always concerned when land within the ALR is used for any purpose other than agriculture. We realize that not all land in the ALR is suited for agricultural use. The parcel of land in question in this proposal has limited agricultural potential. The MRBFI has no concerns regarding the loss of agricultural land in this proposal. However we realize that other issues may arise such as: noise, traffic and environmental concerns. Any justifiable concerns raised by those living in this rural area, will be supported by the MRBFI, as it is our mandate to promote the rural way of life.

Ecosystem Biologist, Omineca Region: No concerns

STAFF COMMENTS:

Staff recommend that the Commission consider the following:

The proposed sawmill is located on a portion of the farm where the soils are rated class 7.

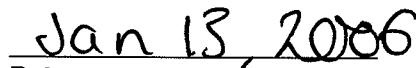
The Local Government Report notes that Commission approval could be for a limited period of time to match the Temporary Industrial Use Permit, or until such time as the project is finished. The TIUP will expire after two years, with the option of renewal for a further two years. Staff recommend that the Commission place a time limit on the approval. In conversation with Commission staff the applicant estimated that the project would likely last three years, four at the most.

Staff recommend approval subject to the use being confined to 16 ha of the property and subject to a four year time limit on the use.

END OF REPORT



Signature



Date