



Agricultural Land Commission
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August 30, 2006

Reply to the attention of SIMONE RIVERS

Patrick Martin
105 - 801 Preston Road
Prince George, BC V2K 4S5

Dear Sir:

RE: Application #N-36771
PID: 012-998-842
Lot 2, District Lot 1993, Cariboo District, Plan 8912;
PID: 012-675-334
Lot 1, District Lot 1993, Cariboo District, Plan 10302.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to develop a truck stop and bulk fuel storage facility on the two properties. 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 22nd August 2006. The Commission found the meeting and site visit informative. In particular the Commission noted that the site has limited agricultural capability, is under second growth trees and is within or immediately adjacent to the Red Rock Settlement Centre. It also noted that there are few such facilities in the Prince George area and that the site is located close to a proposed weigh scale to the south of Red Rock.

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

- the use being restricted to the approximately 34.4 ha area identified in the application.
- 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 # **421/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: John Martin, 885 Claire Crescent, Prince George, BC V2M 7E3
Regional District of Fraser-Fort George (#ALR 1993)
RC/lv/Encl./36771d1



Staff Report
Application # N – 36771
Applicant: Patrick Martin and John Martin

DATE RECEIVED: June 21, 2006

DATE PREPARED: July 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To use 8.8 ha lot of the two properties (total area 34.4 ha) as a truck stop and bulk fuel storage facility including a gas bar, convenience store, change rooms and showers, bulk fuel (above ground tanks), warehousing and parking.

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

BACKGROUND INFORMATION:

The applicants own two lots and wish to develop non-farm use on a portion of both. The majority of the uses will be on Lot 2 with access to Red Rock Road East and parking on Lot 1.

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

1. PID: 012-998-842
Lot 2, District Lot 1993, Cariboo District, Plan 8912
2. PID: 012-675-334
Lot 1, District Lot 1993, Cariboo District, Plan 10302

Purchase Date:

1980

Location of Property:

Highway 97 at RedRock, south of Prince George

Size of Properties:

Lot 1 - 2 ha
Lot 2 - 32.3 ha

8.8 ha

Present use of the Property:

Treed

Surrounding Land Uses:

WEST: Highway 97, commercial, residential, fire hall (Village of Red Rock) (non-ALR)
SOUTH: Forested Crown land (ALR)
EAST: Undeveloped (ALR)
NORTH: Pasture and residential (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93G/10
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

Tabor Lake-Stone Creek Official Community Plan:
Lot 1 is designated as Settlement Centre (SC) and Lot 2 is designated Agricultural Resource (Ag/Res)

Zoning Bylaw and Designation:

Bylaw No. 833 designates both properties as Rural 3 (RU3) Minimum parcel size 60 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Fraser-Fort George Board: the Board forwarded the application with a recommendation of approval based on the low capability for agriculture and the support of the Official Community Plan.

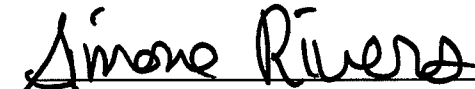
STAFF COMMENTS:

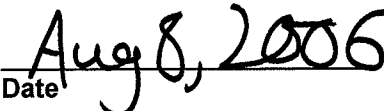
The application appears to be only for non-farm use of the property, however should the Commission allow the non-farm use, staff recommend that the boundaries on the parcels be adjusted so that the non-farm use is occurring on one consolidated lot and the remainder on another.

ATTACHMENTS:

- Regional District of Fraser-Fort George - "For Consideration" Dated June 5, 2006. Includes site plan and context maps.
- ALR Context Map 93G.067 1:20,000

END OF REPORT


Signature


Date