



Agricultural Land Commission
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October 31, 2006

Reply to the attention of Simone Rivers
ALC File: #B - 36912

Jamie McLennan
c/o Cheslatta Forest Products Ltd.
RR2 - Site 7C Comp 25
Burns Lake B.C. V0J 1E0

Dear Mr. McLennan:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #513/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

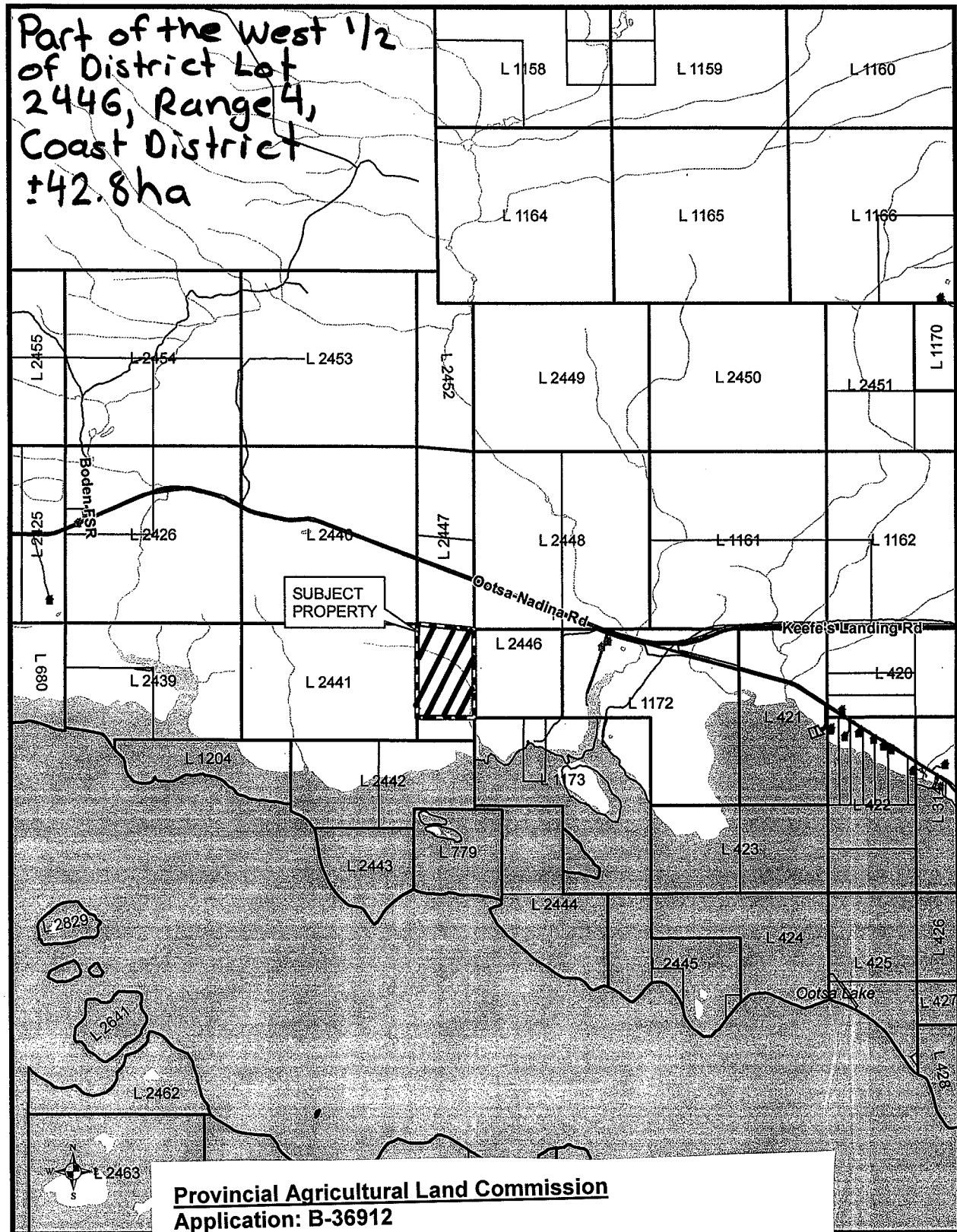
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (#1026)
ILMB, P.O. Box 5000, Smithers, B.C. V0J 2N0 – Attn: Liz Williamson (#6406513)

SBR/lv/Encl.: Minutes/Sketch Plan
36912d1



 42.8 ha area approved for non-farm use within the ALR



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # B- 36912
Applicant: Integrated Land Management Bureau
Agent: Chelsatta Forest Products Ltd.
Proposal: Chelsatta Forest Products Ltd. are applying to expand their existing Crown Lease to include the 42.8 ha property which is proposed to be used for additional log and lumber storage.
Legal: District Lot 2446, Part of the West 1/2, Range 4 Coast District
Location: Located approximately 500 metres south of kilometer 5.5 of the Ootsa-Nadina Road, adjacent to the Chelsatta Forest Products mill site.

Site Inspection

A site inspection was not conducted.

Discussion

Commissioner Read recalled his visit to the Chelsatta Forest Products Ltd mill site in September 2005 as part of the evaluation of application # B- 33635. He described the operation to the other Commissioners.

The Commission had no objection to the non-farm use of the 42.8 ha property on the grounds that the proposed use is to be temporary and the applicant has proposed measures to mitigate the impact on agriculture of the proposed use.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the area used for the non-farm use is to be in substantial compliance with the plan submitted with the application
- the installation of cattle fencing along the north, west and south perimeter of the area
- relocation of the access road to the perimeter outside of the fence line
- soil conservation measure to be applied to rehabilitate soil when the lease or use expires.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED
Resolution # 513/2006



Staff Report
Application # B – 36912
Applicant: Integrated Land Management Bureau
Agent: Cheslatta Forest Products Ltd.

DATE RECEIVED: August 30, 2006

DATE PREPARED: September 22, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Non-farm use to extend their existing Crown Lease to include the 42.8 ha property which is proposed to be used for additional log and lumber storage.

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

BACKGROUND INFORMATION:

The applicants are proposing the following measures to mitigate the impact on agriculture of the proposed non-farm use.

1. Cattle fence along the north, west and south perimeter
2. Access road relocated to perimeter on outside of fence line
3. Soil conservation measures to be applied to rehabilitate soil when lease or use expires.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

Part of the West ½ of District Lot 2446, Range 4, Coast District

Location of Property:

Located approximately 500 metres south of kilometer 5.5 of the Ootsa-Nadina Road, adjacent to the Cheslatta Forest Products mill site.

Size of Property:

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

Present use of the Property:

Range license, no buildings or other development

Surrounding Land Uses:

WEST: Range
SOUTH: Mill log storage
EAST: Mill site, log and lumber storage
NORTH: Range

Agricultural Capability:

Data Source: Agricultural Capability Map # 93E/16
The majority of the property is identified as having Secondary ratings.

PREVIOUS APPLICATIONS:

Application #33635-0

Applicant: Cheslatta Development Corp
Decision Date: March 6, 2001
Proposal: To reactivate milling operation of a mobile sawmill/planer mill complex, log storage and dewatering operations upon adjacent foreshore area locally known as "Sawmill Bay".
Decision: Allowed with conditions of fencing, a reclamation plan and annual reports.

Application #33635-1

Applicant: Cheslatta Development Corp
Decision Date: September 7, 2005
Proposal: To extend the operating approval for the millsite from five years (beginning in 2001) to 20 years. The applicants intend to purchase the millsite from the Crown. The Commission, by Resolution # 76/2001 allowed the re-activation of the mill complex, subject to fencing and retention of buffer vegetation
Decision: Allowed the applicant's request for a permanent industrial/sawmill, non-farm use of the properties and removed the requirement for submission of an annual monitoring report.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Bulkley-Nechako Regional Board: The Regional Board forwarded the application with a recommendation of support

ATTACHMENTS:

- Local Government Planning Department Comments (Submitted by Bulkley-Nechako Regional District)
- Letter from Leah Sheffield: Resource Stewardship Agrologist - Ministry of Agriculture and Lands: Dated August 8, 2006 (Submitted by Bulkley-Nechako Regional District)
- Regional District of Bulkley-Nechako Advisory Planning Committee Electoral Area "E" - Dated July 21, 2006 (Submitted by Bulkley-Nechako Regional District)
- Sketch showing proposed new lease area with area under existing lease (Submitted by ILMB)
- ALR Context Map - BCGS 93E.090 - 1:20,000 (Created by ALC Staff)
- Airphoto - ALR Application #1026 (Submitted by Bulkley-Nechako Regional District)

END OF REPORT


Signature


Date