



**Agricultural Land Commission**  
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February 1, 2007

Reply to the attention of Terra Kaethler  
ALC File: #YY-36938

Robert and Monica Malm  
PO Box 932  
Lillooet, BC V0K 1V0

Dear Sir/Madam:

Re: Application to Develop a Non-Farm Use in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 670/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

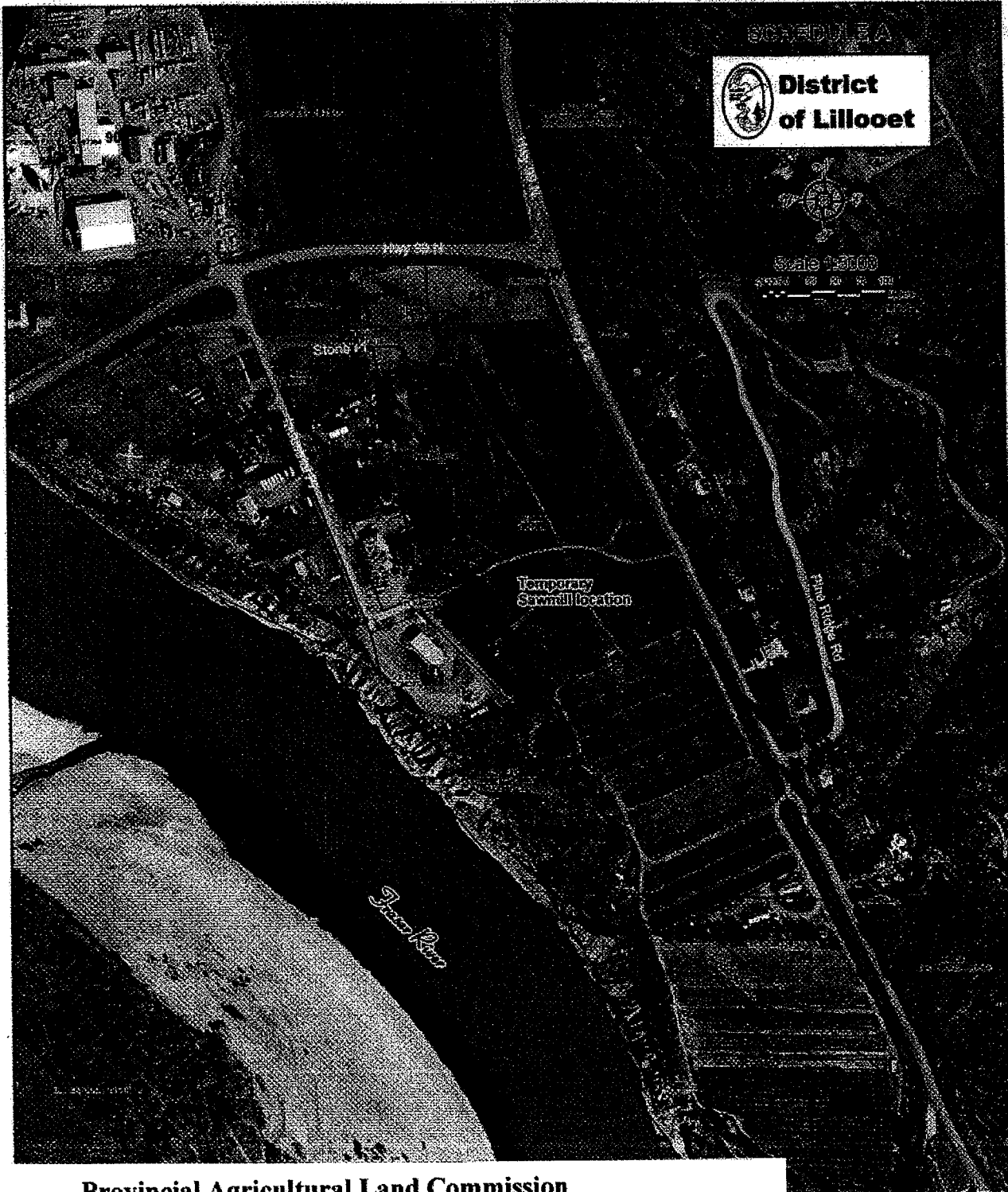
Per:

Erik Karlsen, Chair

cc: District of Lillooet (#3370-20)

Enclosure: Minutes/Sketch Plan

TK/lv/36938d1.



**Provincial Agricultural Land Commission**  
**Application # YY- 36938**  
**Resolution #670/2006**

 Location of area approved for temporary non-farm use



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on December 19, 2006, in Fort Langley, B.C.

<b>PRESENT:</b>	Erik Karlsen	Chair
	Sylvia Pranger	Vice Chair
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

### For Consideration

Application: # YY- 36938  
Applicant: Robert and Monica Malm  
Proposal: Proposal is for a non-farm use for a temporary sawmill under a temporary use permit.  
Legal: PID: 004-410-670  
Lot A, District Lot 1290, Lillooet District, Plan 27806, EXCEPT Plan 38345, H17735 and KAP74316  
Location: Located at 707 Industrial Place

### Site Inspection

No site inspection was conducted.

### Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. Given the Malm family's history as commercial and "U-Pick" vegetable producers in Lillooet, and the District of Lillooet's stated intention to limit the temporary sawmill use to four years, the Commission determined that the proposal would not significantly impact existing or potential agricultural use of surrounding lands. Therefore, the Commission had no objection to the proposal.

### **IT WAS**

**MOVED BY:** Commissioner Karlsen  
**SECONDED BY:** Commissioner Bose

THAT the application be approved, subject to the following conditions:

- That no permanent buildings be constructed on the property;
- AND THAT the approval is granted to the applicant only and is valid for a maximum of four (4) years from the date of this decision.

Resolution # 670/2006  
Application # YY-36938

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 # 670/2006**



**Staff Report**  
**Application # YY – 36938**  
**Applicant: Robert and Monica Malm**

**DATE RECEIVED:** September 11, 2006

**DATE PREPARED:** December 4, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Terra Kaethler, Land Use Planner

**PROPOSAL:** Proposal is for a non-farm use for a temporary sawmill under a temporary use permit.

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

**BACKGROUND INFORMATION:**

The proposal concerns a portion of the subject property which has never been developed for agriculture notwithstanding its general suitability for agriculture. Prior to the ALR, the parent parcel formed an integral part of the Malm family farm and included an airstrip (near Highway 12) which the farm made available for community use.

In 1976, the Commission allowed a proposal to acquire the northern part of the farm and develop a Federal prison subject to the prison being located on substantially non-arable lands in the northwest corner of the land (i.e. the area later excluded for an industrial park). The Federal Government bought the land in 1977 and the airport was relocated in 1980 but the prison proposal was abandoned shortly afterward. Instead of returning the land to the farm, the Federal Government made the land available to Lillooet.

In 1982, the Commission refused Lillooet's application to exclude the parcel for industrial development, but reconsidered in 1983 subject to the exclusion being limited to the non-arable northwest corner and to a narrow strip along Highway 99, with the balance of the land:

- retained as a separate parcel or consolidated with the adjoining Malm farm,
- receiving good topsoil from the excluded area,
- being fenced from the excluded area and
- being considered for sale or long term lease for agricultural purposes.

In 1992, Lillooet submitted a block application (intended as an appeal of the Commission's 1993 decision), aimed at excluding the land for industrial park purposes. This was the last block application ever considered by Cabinet (which would have referred it for a Commission decision had the intent not been as an appeal of a Commission decision). It was refused in 1996 but the Commission agreed to complete an ALR fine-tuning review of lands in the recently amalgamated District of Lillooet before the District had to relinquish title to any part of the subject land.

**BACKGROUND INFORMATION (cont):**

In 1997, Commission staff agrologist Trevor Murrie P.Ag. completed the fine-tuning review and in 1999 the District submitted a block inclusion/exclusion/land use application package based on his work. He rated most of the subject property as being improvable to Class (2) agricultural capability, but some lands in the western part of the subject property (not farmed) contained some land of lower capability. A 2.4 ha area was excluded and now forms part of the adjoining industrial park. A smaller area [the area proposed for temporary sawmill use in the current application] was shown to be substantially improvable to Class (2AF), but with a narrow, gravelly ridge down the centre. That land was retained in the ALR.

In 2004, the District of Lillooet transferred the title of the remaining lands to the Malm family, which had continued farming (mainly organic vegetable production) on lands to the south.

**Local Government:**

The Corporation of the Village of Lillooet

**Legal Description of Property:**

PID: 004-410-670  
Lot A, District Lot 1290, Lillooet District, Plan 27806, EXCEPT Plan 38345, H17735 and KAP74316

**Purchase Date :**

Not identified

**Location of Property:**

707 Industrial Place

**Size of Property:**

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

**Present use of the Property:**

Vacant Land

**Surrounding Land Uses:**

**WEST:** Industrial Site  
**SOUTH:** Farm  
**EAST:** Highway 12  
**NORTH:** Vacant Lot

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92/12  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

OCP: District of Lillooet Bylaw N. 144 (2001), ALR (Amendment Bylaw No. 261) - Temporary Commercial Industrial Permit Area)  
Designation: N/A

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 530 (1989)  
Designation: Agriculture 1 (A1)  
Minimum Lot Size: 8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

District of Lillooet Council: Passed resolution in support of the application.

Local Government Staff: Forwarded the application to Council with a recommendation of support.

**STAFF COMMENTS:**

- See background information comments.
- The current proposal provides a way of developing the previously unfarmed area containing the narrow gravelly ridge, and provides the capital to clear the land and remove the ridge. The farm can continue rehabilitating the old airport lands and returning the rest of the former farm to agricultural use after more than twenty years of neglect. After the temporary sawmill use is completed, the farm could have a better opportunity to develop that area for farm use than if the land were left treed with a gravel ridge.

It is submitted that

- the information compiled by the Commission during its 1997 fine tuning review,
  - the Malm family's track record as Lillooet's principal commercial and "U-Pick" vegetable producers,
  - the Commission's long experience with the fierce determination of the Malm family to regain farm use of the subject property, and
  - the District of Lillooet's stated intention to limit temporary sawmill use to four years
- all provide sufficient evidence to reach a decision without the need for on-site inspection.

**ATTACHMENTS:**

- ALR Base Map #921/12
- Subdivision Plan of Area
- Land Capability Classification For Agriculture
- Aerial Photo

**END OF REPORT**

  
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Signature

DEC. 08, 06  
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Date