



Staff Report
Application # B – 37654
Applicant: 650744 BC Ltd
Agent: Jake Hiebert
Location: Palling – 14 km northwest of Burns Lake

DATE RECEIVED: August 31, 2007

DATE PREPARED: October 31, 2007

TO: Chair and Commissioners – North Panel

FROM: Martin Collins, Land Use Planner

PROPOSAL: "Non-farm use" - to construct a pellet manufacturing plant on approximately 16 ha of the 57.5 ha subject property (35 ha of which is in the ALR). The property is divided into several distinct sections by a railway, two roads, and a watercourse. The pellet manufacturing facility would use raw materials from the adjoining Decker Lake Forest Products facility.

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

BACKGROUND INFORMATION:

The application includes a draft "Industrial Land Use Study" for Electoral Area B dated August 10, 2007. The study concludes that presently there are only 58 ha of usable "Industrial" designated land in the Electoral Area and only three parcels larger than 7 ha. The report indicates that the anticipated requirements for industrial land will be about 130 ha in the next five years (80 ha for heavy industrial uses, and 50 ha for light to medium uses). Parcel size requirements for heavy industrial uses range from 20-40 ha. The subject property is identified as being very suitable for heavy industrial development because of its large size, and excellent access to transportation and three phase power.

No previous applications have been considered on the property.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 010-556-621
District Lot 801, Range 5 Coast District, Plan 1158, 3921 and PRP45426

Purchase Date:

2002-11-27

Location of Property:

Located on Highway 16, approximately 14 km northwest of Burns Lake, adjacent to Decker Lake Forest Products.

Size of Property:

57.5 ha (about 35 ha of the property is in the ALR).

Present use of the Property:

No buildings, loading chips onto rail cars between rail road and Lewis Road

Surrounding Land Uses:

WEST: Sawmill Decker Lake Forest Products - not in the ALR
SOUTH: Endako River and Swamp (not in the ALR)
EAST: Cultivated farmland and Decker Lake
NORTH: Two 16 ha forested properties

Agricultural Capability:

Data Source: Agricultural Capability Map # 93K/5
The majority of the property is identified as having secondary ratings (the ALR portion is divided evenly between Class 4C and Class 5C).

Official Community Plan and Designation:

OCP: Bylaw No. 637 (1990) Designation: Agricultural Reserve (AR) in the Burns Lake Rural

Zoning Bylaw and Designation:

Regional of Bulkley-Nechako Zoning Bylaw No. 700 (1993)Designation: Agricultural (Ag1)
Minimum Lot Size: 16 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

Advisory Planning Commission: recommended that the application be approved
Planning Staff: recommended approval

OTHER COMMENTS:

District Agrologist, Ministry of Agriculture and Lands recommended that the application be denied and that industrial uses directed to less capable agricultural lands.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The draft "Industrial Land Use Inventory Study" identifies a shortfall in the inventory of industrial land in the region. Given the location of major highway and railway routes in valley bottomland it is likely that large agricultural parcels will be identified for large scale industrial uses. Also the relative lack of nearby residents increases the attraction of ALR land for heavy industrial uses.
- The adjacent millsite will provide a unique and nearby source of raw materials for the pellet plant.
- The property has not ever been developed for agriculture, but from a soils perspective appears to have good agricultural capability.
- The division of the property by road and railway rights of way (and a stream) reduces the land's agricultural utility, and makes it less attractive for agricultural development.
- Nearby applications for subdivision have almost exclusively been denied. However, these applications occurred between 1976 and 1982.

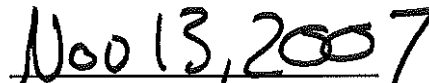
ATTACHMENTS:

- 1:20,000 scale ALR map
- 1:20,000 airphoto
- May 22, 2007 Letter from TallOil and site plan of pellet plant.

END OF REPORT



Signature



Date