



Agricultural Land Commission
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December 11, 2008

Reply to the attention of Simone Rivers
ALC File: W-38503

Randy Wolsey
R. J. Wolsey Enterprises Ltd.
PO Box 6128
Fort St. John, BC V1J4H6

Dear Mr. Wolsey:

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

Please find attached the Minutes of Resolution # 782/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads 'Simone Rivers'. The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/

cc: Peace River Regional District (150/2008)

SBR/
i/38503d1

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is 100% Class 2 C with limitations of adverse climate.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Although the property is small the Commission believes that it has agricultural capability and is correctly designated as ALR.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission notes that it has worked with the Peace River Regional District and the City of Fort St. John through various planning exercises to determine where industrial and other non-farm uses should be located in the area. Since the adoption of the Fort St. John and Area Comprehensive Development Plan, the Commission has evaluated applications within the plan area based on endorsements given at the end of the planning process. The Commission recalled that it had refused other applications for Light Industrial Development along the Alaska Highway in areas that had been endorsed for Light Industry but where the applications were out of phase. In this case the property has not been endorsed for Light Industrial Development. The Commission supports the Regional District's planning efforts and does not believe that it is in the best interests of agriculture to allow ad hoc industrial development in areas that have not been endorsed for this use.

IT WAS

MOVED BY: Commissioner Norton
SECONDED BY: Commissioner Dowswell

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
 - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit

for submitting a request for reconsideration is one (1) year from the date of the decision letter.

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 # 782/2008