



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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April 26<sup>th</sup>, 2011

Reply to the attention of Martin Collins  
ALC File: 52115

Steve and Joanne Pelton  
9201 Loos Road  
PO Box 924  
McBride, B.C.  
V0J 2E0

Dear Sir/Madam:

**Re: Application for Non Farm Uses within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #/144/2011 outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Regional District of Fraser Fort George and any other agency that might have authority.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Fraser Fort George File: 8074/18106/3



A meeting was held by the Provincial Agricultural Land Commission on April 11<sup>th</sup>, 2011 at Fort St John, B.C.

<b>PRESENT:</b>	Richard Bullock	Chair
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Martin Collins	Staff

**For Consideration**

Application:	52115
Applicant:	Steve and Joanne Pelton
Proposal:	To establish a sawmill, log yard and remanufacturing building on the 7.6 ha parcel. The proposed non farm uses would occupy approximately 0.5 ha.
Legal:	PID 005-467-349 Lot 3, DL 8074, Cariboo District, Plan 18106
Location:	Crescent Spur, between Prince George and McBride

**Site Inspection**

No site inspection occurred.

**Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

**Discussion**

**Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system;

The agricultural capability of the soil of the subject property is:

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The limiting subclasses are a severe climate and minor cumulative restrictions.

### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe that the land is unsuitable for agricultural use, though it was noted that the subject property and adjoining land were not cleared or improved for agriculture.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Given the undeveloped nature of the area (from an agricultural perspective), and the limited impact of the non farm use on the remainder of the property, the Commission had no objection to the sawmill proposal.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the sawmill proposal will not negatively impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner J. Collins

**SECONDED BY:** Commissioner D. Dowswell

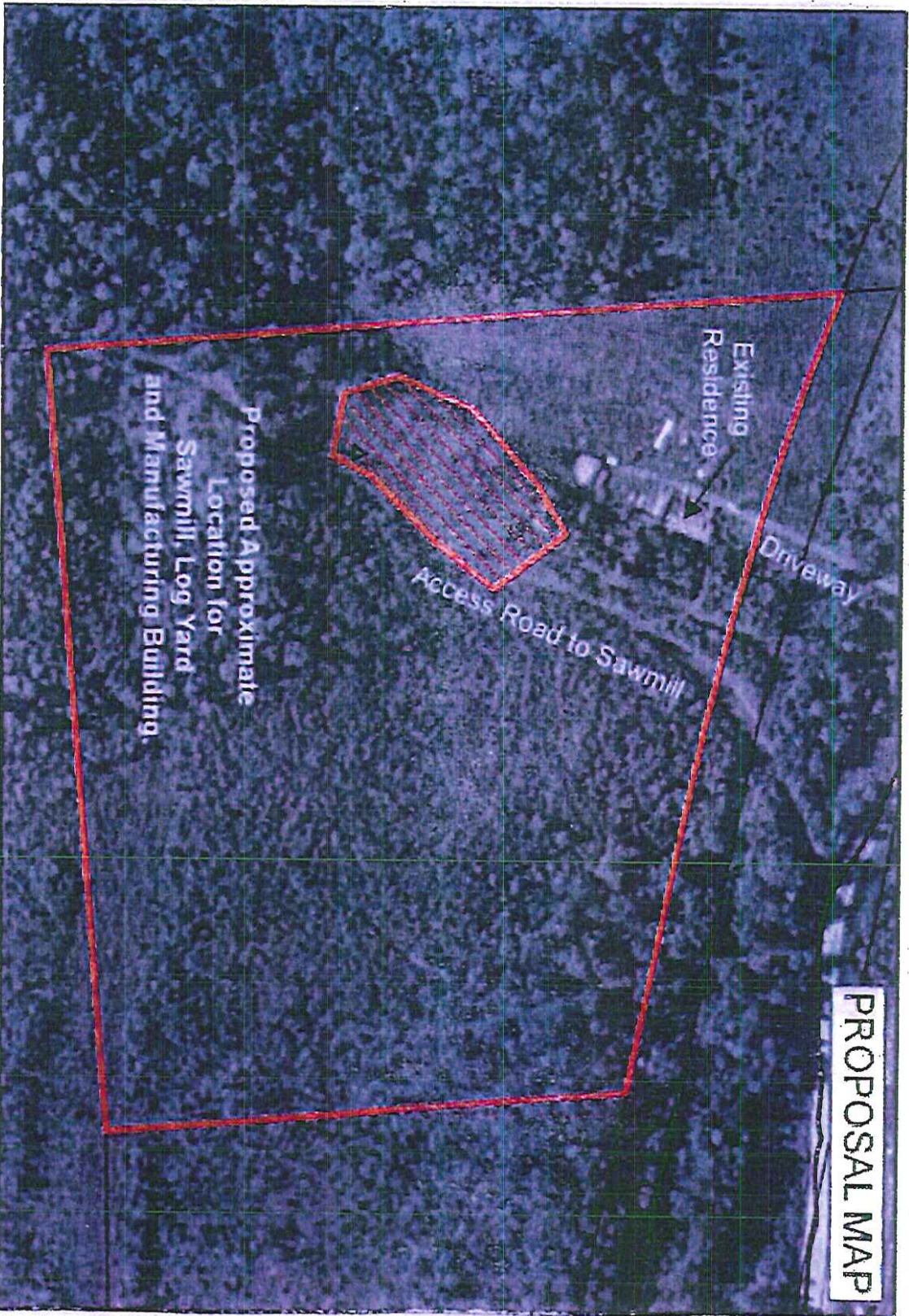
THAT the application to use 0.5 ha of the 7.6 ha parcel for a sawmill, log yard and remanufacturing facility be allowed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

### **CARRIED**

**Resolution #144/2011**





ALC APPLICATION # 52115  
RESOLUTION # 144/2011  
APPROVED SAWMILL

