



Agricultural Land Commission

133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 13th, 2012

Reply to the attention of Martin Collins
ALC File: 52609

Phil Ashton
HCA Mountain Minerals
1725 Blaeberry River Road East,
Golden, B.C.
V0A 1H1

Dear Sir:

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

Please find attached the Minutes of Resolution #238/2012 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Columbia Shuswap Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District, File: LC2465A



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 27th, 2012 at the Ministry of Agriculture offices in Kelowna, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
----------------	------------------

APPLICATION: # 52609

PROPOSAL: To use up to 18 ha of ALR for silica sand stockpiling associated with the expansion of the existing industrial silica sand business on the 11 ha non ALR remainder of the property.

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

After review of all file information presented the Commission concluded as follows:

1. The 18 ha area proposed for non farm uses has good agricultural capability as indicated by a CLI rating of 7:3F 3:4PT and is therefore suitable for agriculture;
2. The ownership (and use of the adjoining 11 ha) by an Industrial business does not render the 18 ha ALR area incapable of being developed for agriculture, but it has the effect of reducing the potential that the 18 ha area will be used for agriculture;
3. The proposal is unlikely to adversely impact existing or potential agricultural use of surrounding lands because a provincial park (in the ALR) adjoins to the west, and a rod and gun club to the south. The Blaeberry River Delta borders the land to the north;
4. The proposal will not remove agricultural land currently utilized for agriculture from production;

5. In order to expand the existing silica sand business there are no other reasonable options on the property or in the surrounding area, given the surrounding ALR land uses and the location of the river and highway;
6. Since the scale and timing of the proposed sand storage is uncertain, and recognizing that this business, like many businesses, may be temporary, the Commission believed there was merit in protecting the topsoil resource for future reclamation. As such the topsoil for the storage area(s) must be stripped and stored on the property, and a financial security submitted by the applicant to ensure that the land be reclaimed to an agricultural standard should the business cease.

IT WAS

MOVED BY: Commissioner B. Miles

SECONDED BY: Commissioner J. Dyson

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- The stripping and storing of topsoil from the storage area(s). Please ensure that an agrologist report is submitted to the Commission confirming the location of the stored topsoil, and that a weed free cover crop has been established to ensure that the topsoil does not erode.
- The submission of a \$50,000.00 financial security (letter of credit) to the ALC to ensure reclamation of the land to an agricultural standard, should the business cease.
- the storage area must be commenced within three (3) years from the date of this decision or the decision expires.

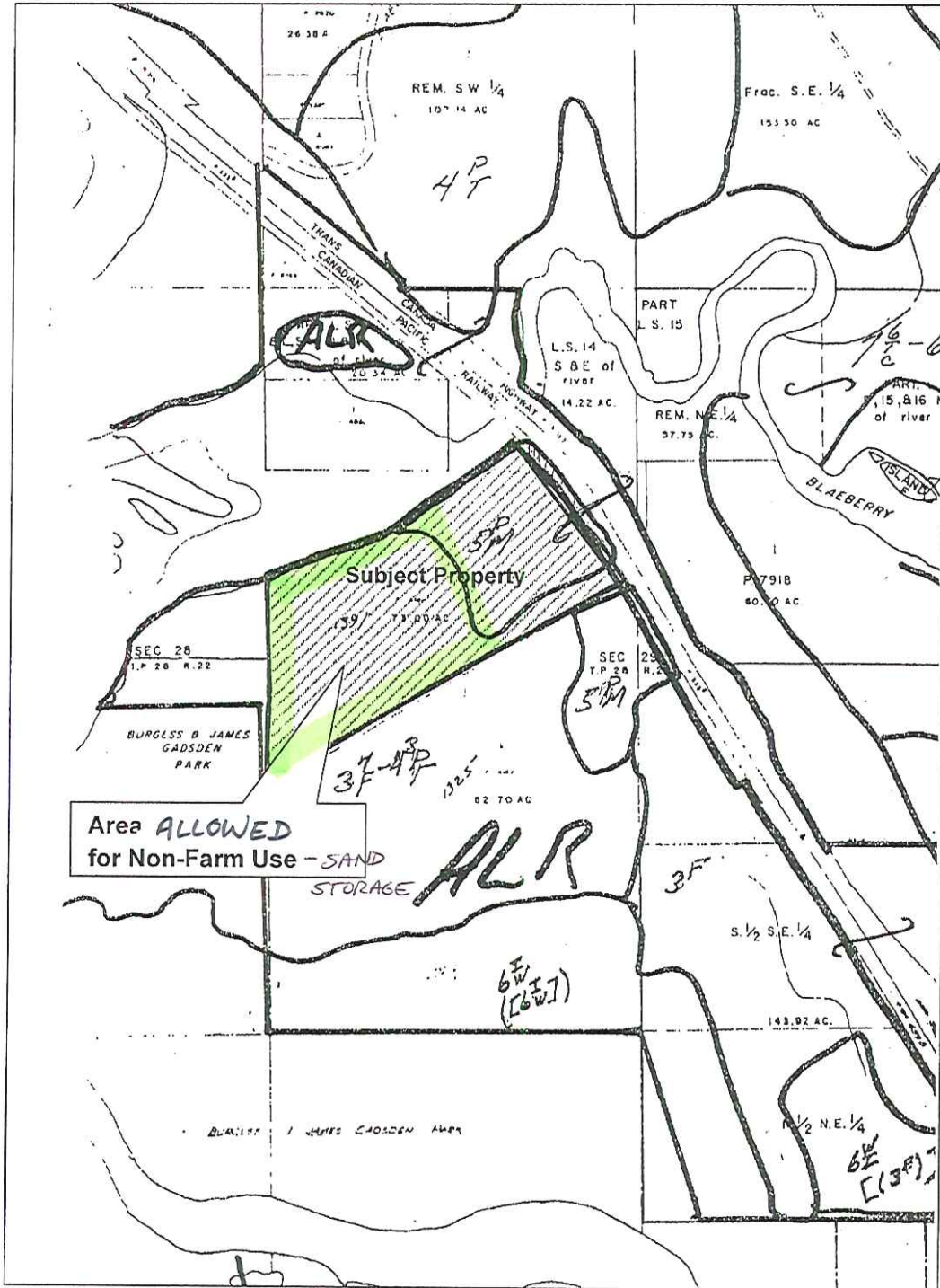
AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

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 # 238/2012

Ministry of Agriculture Soil Capability Revised Mapping



ALC APPLICATION # 52609
RESOLUTION # 238/2012