



**Agricultural Land Commission**

133 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

July 26, 2012

Reply to the attention of Liz Sutton  
ALC File: 52806

District of Houston  
PO Box 370  
Houston, BC  
V0J 1Z0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 250/2012 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 your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley-Nechako (File: 1130)  
BC Assessment – Prince George

LS/  
52806d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on July 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Colin Fry	Executive Director

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### APPLICATION: #52806

**PROPOSAL:** Non-farm uses at the Houston Airport:

1. Drag racing – one (1) event per year;
2. Mud racing – a maximum of three (3) events per year; and
3. Other community and recreational events (such as barbeques, driver training, and model airplane shows throughout the year)

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

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### PROPERTY INFORMATION:

#### Property No.1

<b>Parcel ID:</b>	013-522-591
<b>Legal Description:</b>	Block "A", District Lot 742, Range 5, Coast District
<b>Civic Address:</b>	Houston Airport Road
<b>Size:</b>	14.4 ha
<b>Area in ALR:</b>	14.4 ha
<b>Current Land Use:</b>	Houston Airport
<b>Property Acquired:</b>	April 6, 1989
<b>Property Owner:</b>	District of Houston

#### Property No. 2

<b>Parcel ID:</b>	013-522-582
<b>Legal Description:</b>	Block "A", District Lot 737, Range 5, Coast District
<b>Civic Address:</b>	Houston Airport Road
<b>Size:</b>	10.5 ha
<b>Area in ALR:</b>	10.5 ha
<b>Current Land Use:</b>	Houston Airport
<b>Property Acquired:</b>	April 6, 1989

**Property Owner:** District of Houston

**Property No. 3**

**Parcel 3 ID:** 013-522-558  
**Legal Description:** Block "A", District Lot 743, Range 5, Coast District  
**Civic Address:** Houston Airport Road  
**Size:** 34.3 ha  
**Area in ALR:** 34.3 ha  
**Current Land Use:** Houston Airport  
**Property Acquired:** April 6, 1981  
**Property Owner:** District of Houston

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**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.

**Agricultural Capability**

The Commission referred to the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The agricultural capability ratings for the subject property are:

- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

**Agricultural Suitability**

The Houston Airport has been in use since approximately 1978.

**Assessment of Potential Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The proposed drag races and community events will be confined to the existing airstrip, while the mud races will utilize a small area adjacent to the runway which will not affect the potential for agriculture of surrounding land.

**Other Factors**

The Houston Airport has hosted drag races and community events for several years with no adverse effects to the land surrounding the airstrip. Provided that the non-farm uses are concentrated on or around the airstrip, airport buildings, and parking lots, disturbance should be contained within the already developed areas. To further ensure minimal disturbance, any infrastructure required in association with the drag races, mud races, and other community events should be temporary in nature and easily removable.

With regards to the mud races which require tilling of the soil to create the mud pit, no soil may be removed or placed on the subject properties without prior approval of the Commission. It is expected that when the mud pit is decommissioned each year, that the disturbed area will be leveled and reseeded.

**CONCLUSIONS:**

The proposed non-farm uses will not adversely impact existing or potential agricultural use of surrounding lands.

**IT WAS**

**MOVED BY:** Commissioner Gillette

**SECONDED BY:** Commissioner Thibeault

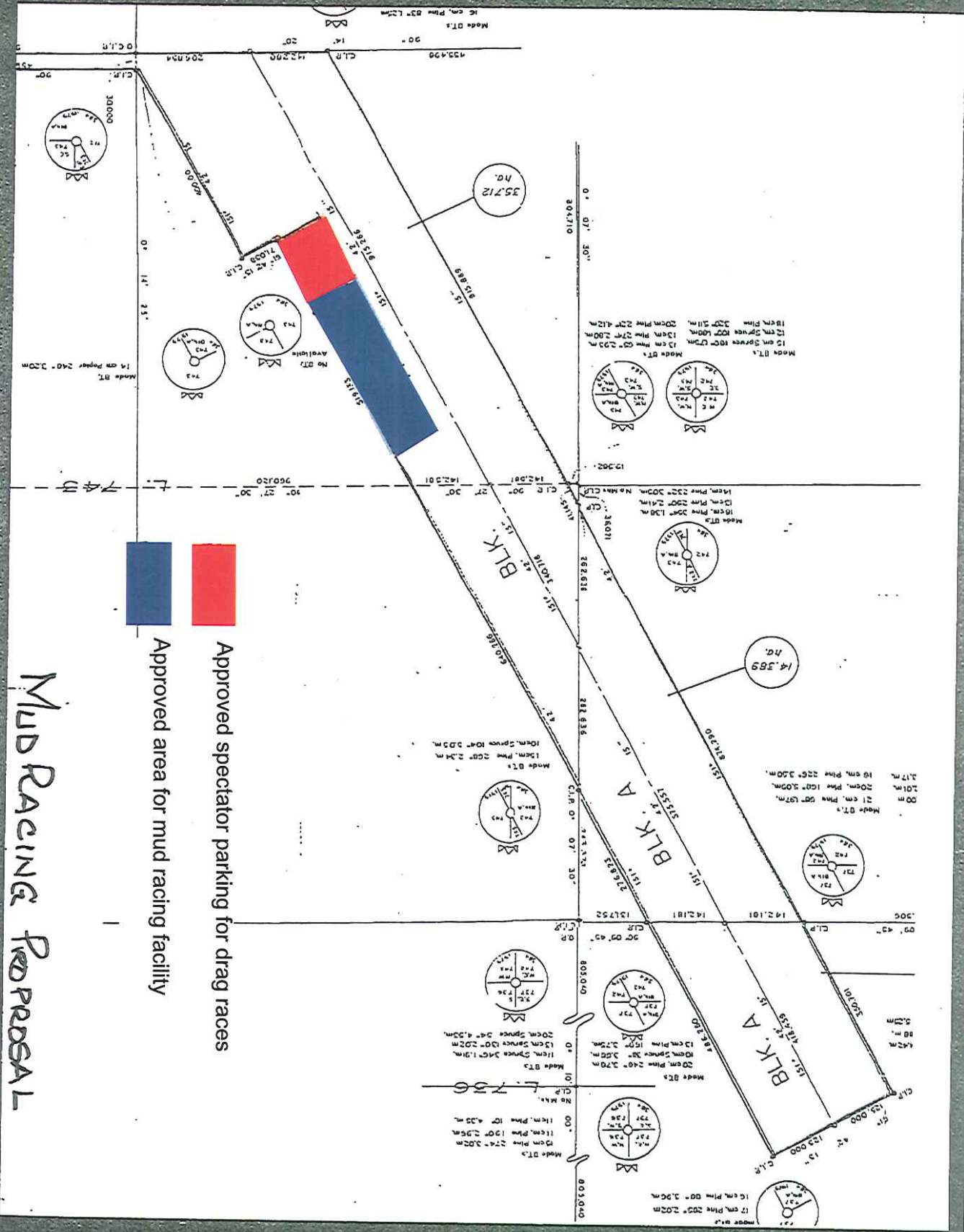
THAT the application be allowed subject to the following conditions:

- That infrastructure for drag races, mud races, and community events be temporary in nature and be easily removable;
- That drag races, mud races, and community events be concentrated on or around the airstrip, airport buildings, and parking lots in order to minimize disturbance of land;
- That the mud race area be contained to the area outlined in the proposal; and
- Upon decommission of the mud pit each year, the area will be leveled and reseeded.

**CARRIED**

**Resolution # 250/2012**

**ALC #52806 (District of Houston)  
Resolution #250/2012**



Approved spectator parking for drag races

Approved area for mud racing facility

MUD RACING PROPOSAL