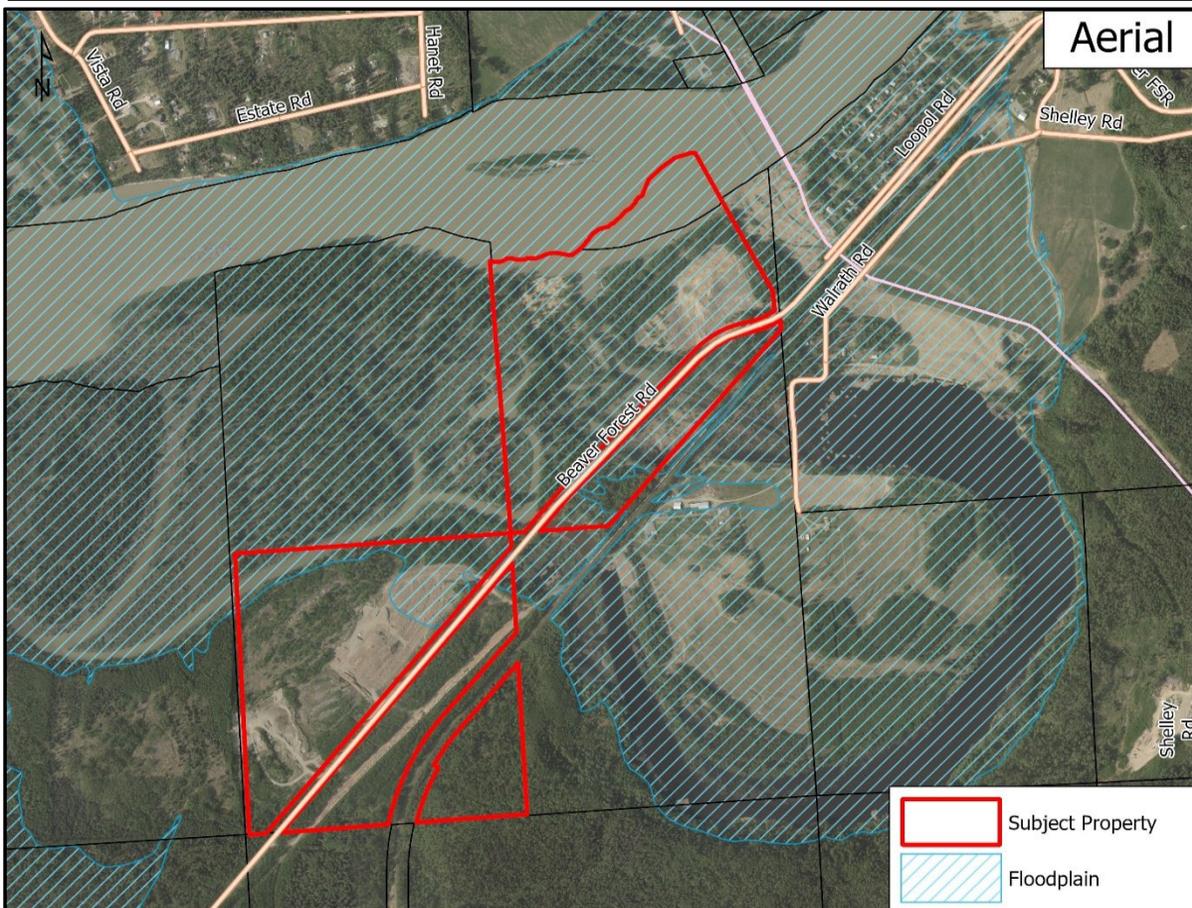
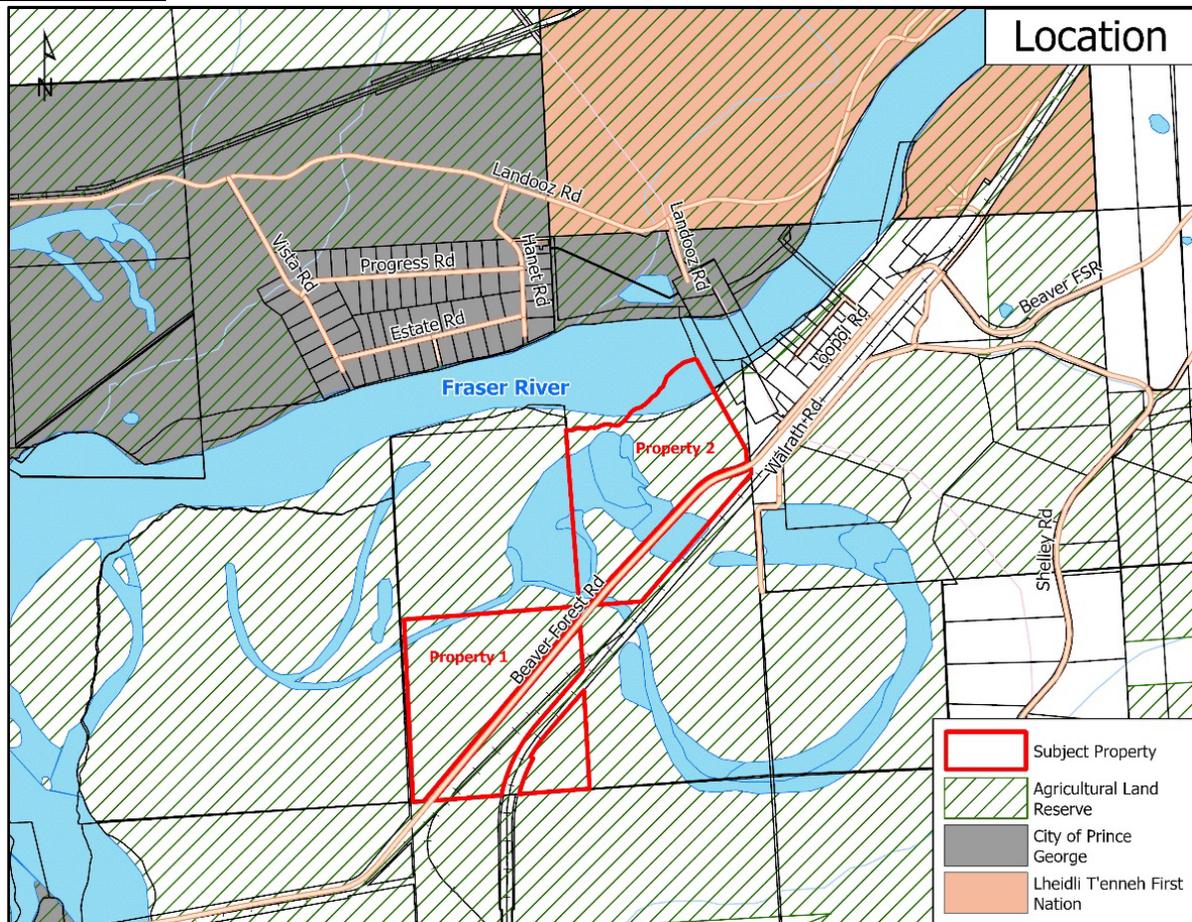
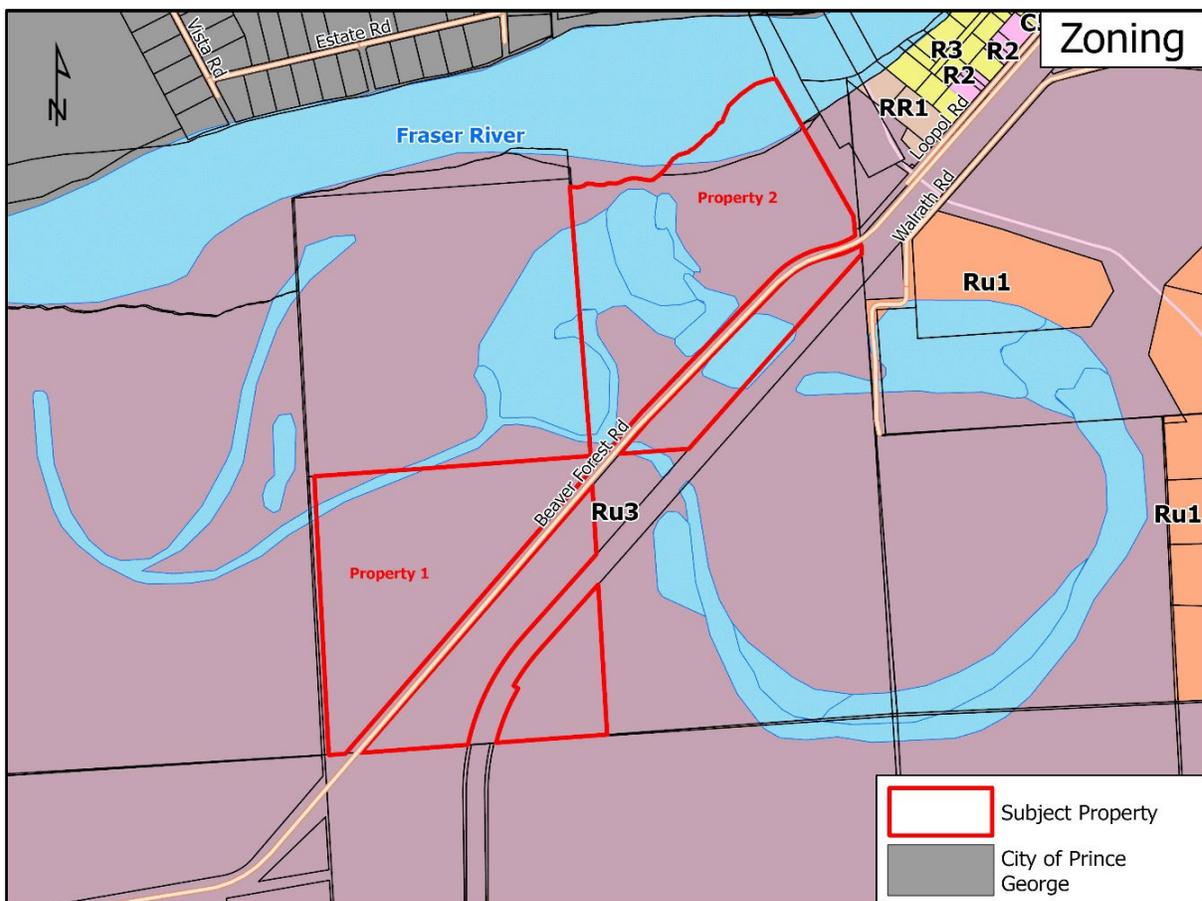
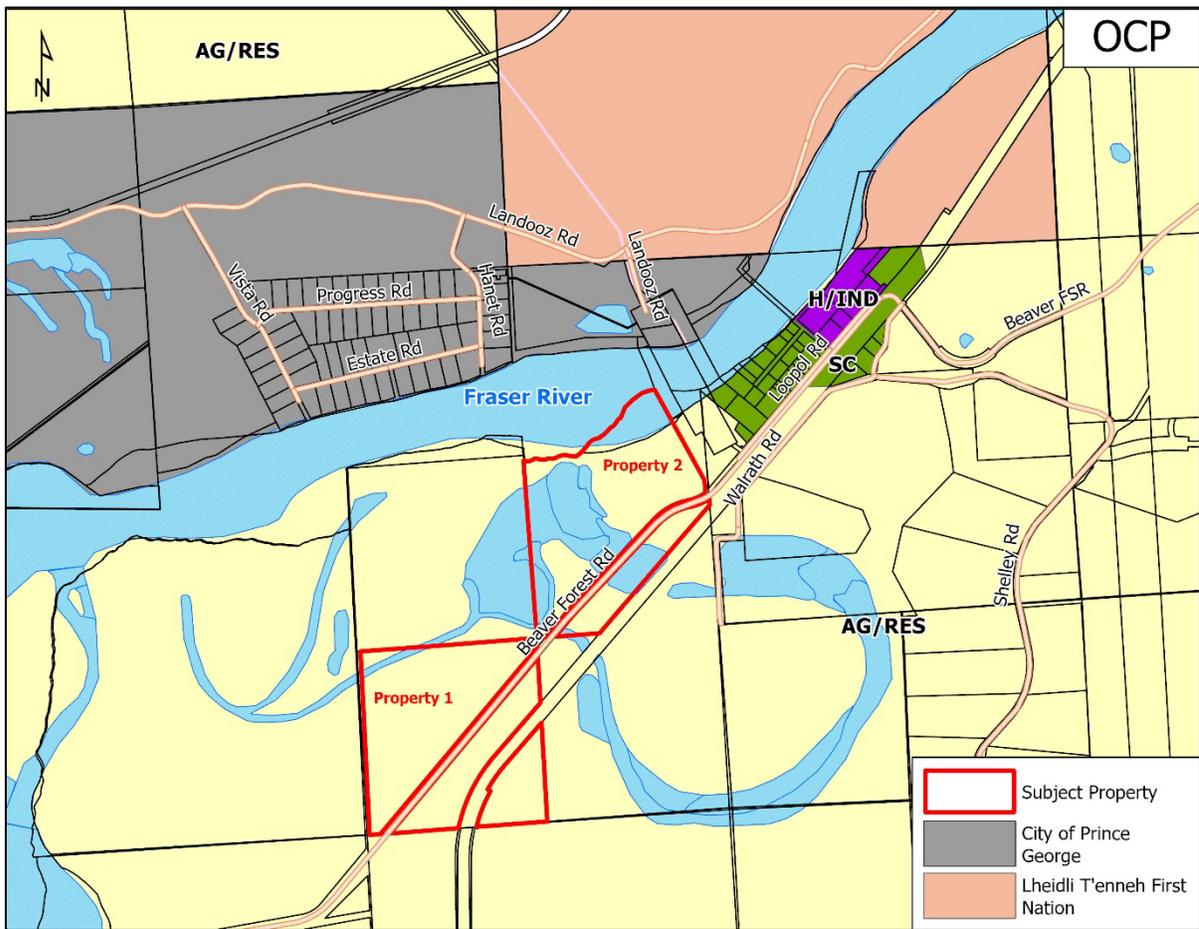


# BACKGROUND – Application for Non-Farm Use In The ALR 103214

## PARCEL MAPS





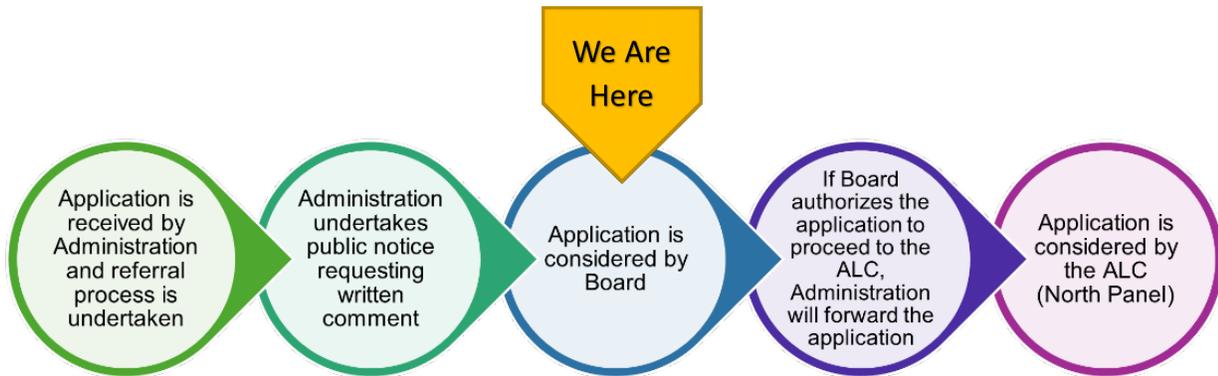
## **LAND USE PLANNING INFORMATION**

Agricultural Land Reserve:	<p>The subject properties are entirely within the Agricultural Land Reserve (ALR).</p> <p>A Non-Farm Use application requires approval from the Agricultural Land Commission (ALC). The Regional District Board can choose to either:</p> <ul style="list-style-type: none"> <li>a) Prevent the application from proceeding to the ALC for a decision; or</li> <li>b) Approve the application to proceed to the ALC for a decision (with or without comments)</li> </ul> <p>If the Board approves the application to proceed it will be forwarded to the ALC for a decision pursuant to the purposes of the Commission as set out in the <i>Agricultural Land Commission Act</i>:</p> <p><i>6(1) The following are the purposes of the Commission:</i></p> <ul style="list-style-type: none"> <li>a) <i>To preserve agricultural land reserve;</i></li> <li>b) <i>To encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;</i></li> <li>c) <i>To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.</i></li> </ul> <p><i>(2) The commission, to fulfil its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:</i></p> <ul style="list-style-type: none"> <li>a) <i>The size, integrity, and continuity of the land base of the agricultural land reserve</i></li> <li>b) <i>The use of the agricultural land reserve for farm use.</i></li> </ul> <p>The commercial storage of forestry products is not a permitted use under the <i>Agricultural Land Reserve Use Regulation</i>. For this reason, an application for Non-Farm Use (NFU) in the ALR is required.</p>
Official Community Plan:	<p>The subject properties are designated Agriculture/Resource (AG/RES) by the Willow River-Upper Fraser Official Community Plan. Policy Section 3.2.3 (i) may permit the preliminary processing of resource products in the AG/RES designation subject to a rezoning process.</p> <p>Polic Section 3.2.3 (i):</p> <p><i>“Uses that are compatible with or complimentary to agricultural or resource extraction uses including, but not limited to, environmental management or the preliminary processing of resource products”</i></p> <p>The OCP supports the commercial storage and processing of forestry products.</p>
Land Use Contract:	<p>In 1974, prior to the implementation of the Regional District's Zoning Bylaw, a Land Use Contract agreement (No. 202) was signed between the Regional District and Northwood Pulp and Timber. This Land Use Contract permitted the storage of forestry products on a section of Property 2. In 2014, the Local Government Act was modified to terminate all land use contracts by June 30, 2024, to be replaced with local government zoning. As a result, the Land Use Contract is no longer applicable.</p>
Zoning:	<p>The subject properties are zoned Rural 3 (Ru3) by Zoning Bylaw No. 2892, 2014. The commercial storage of forestry products is not a permitted use in the Ru3 zone. A land use application (Temporary Use Permit or Zoning amendment) will need to be submitted and approved by the Board to permit the use.</p>
Floodplain	<p>The northern section of Property 1 is within a provincial floodplain. Property 2 is entirely covered by a provincial floodplain.</p>

- Other:
- The subject properties are in the Shell Glen Fire/Rescue service area.
  - The subject properties are accessed on Beaver Forest Road.

Future RDFFG Applications: If the ALC application is approved, a land use application (rezoning or TUP) will need to be submitted and approved by the Regional District Board to allow the use.

**APPLICATION PROCESS OVERVIEW**



**REFERRAL COMMENTS**

**Regional District of Fraser-Fort George: Building Inspections**

No concerns.  
*Dana Ferguson*  
 Senior Building Inspector

**Pembina Pipelines**

No concerns from Pembina Pipelines, Thanks for circulating.  
*Russ Leedham*  
 Land Use Planner

**Ministry of Transportation and Transit (MoTT)**

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Fraser-Fort George regarding the general referral for non-farm use in the ALR. The application has been reviewed and approved for the small section of the east boundary of PID 015-141-381 adjacent to Loopol Road (under MoTT jurisdiction).

- No storm drainage shall be directed to MoTT drainage system. This includes but is not limited to collection and run-off of the internal road system.
- MoTT setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation ([here](#))

**Restriction on placement of buildings or other structures**

*12 An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:*

- (a) if a public lane or alley provides secondary access to the property, 3 m;*
- (b) in any other case, 4.5 m.*

Please note, the section of Beaver FSR that splits both parcels falls under Ministry of Forests, as per plan PGP22440. If you have any questions please feel free to contact myself at (250) 649-2944, or by email at [Janet.Grainger@gov.bc.ca](mailto:Janet.Grainger@gov.bc.ca).  
*Janet Grainger*  
 Development Services Officer

**Ministry of Agriculture and Food**

Please see attached.



March 5, 2025

Justin Kim, Planner 1  
Regional District of Fraser-Fort George  
**Sent by email: [developmentservices@rdffg.bc.ca](mailto:developmentservices@rdffg.bc.ca)**

**Re: ALC File #103214; Local Government File #DL 809 SW1/4 - Non-Farm Use on two unaddressed parcels on Beaver Forest Road**  
**PID: 015-064-689 - Property 1**  
**PID: 015-141-381 - Property 2**  
**(Together the "Subject Properties")**

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File #DL 809 SW1/4, that proposes to continue logging operations on the Subject Properties. From a land use planning perspective, Ministry staff offer the following comments:

- The application seeks approval for non-farm use logging activities that have been taking place in the Agricultural Land Reserve (ALR) on the Subject Properties for 41 years. Ministry staff note that in 1974 a non-farm use application (ALR #27959) was made to the Agricultural Land Commission (ALC) on Subject Property 1 that may be affiliated with the existing logging operation.
- Activities taking place on the Subject Properties include log storage, gravel extraction, storage for construction and industrial materials, weighing log trucks, and log sample scaling. There also appears to be a road system used in association with the log storage yard. Activities associated with long-term log storage and heavy equipment transportation can result in soil compaction and damage to soil structure.
- The Subject Properties lie with the Fraser soils polygon. The *Technical Report, Soils of the Prince George-McLeod Lake Area* describes these soils as occurring in relatively mild climatic locations along the Fraser River and occurring on only 0.6% of the soil mapping area.

- According to the Soil Information Finder Tool [BC Soil Information Finder Tool - Province of British Columbia](#), 100 percent of Property 1 lies within an agriculture capability rating of 3M and 70 percent of Property 2 lies within an agriculture capability rating of 2C. The remaining 30 percent of Property 2 is rated as 7W. The limitations for agriculture use being C for climate, M for moisture and W for excess water. Due to severe climatic conditions the best soils in the area cannot generally be rated better than Class 2C (soils of Prince George-McLeod Lake Area). Within the region, the Subject Properties are considered prime agriculture land.
- The application mentions that Property 1 is used as a gravel source. As recommended in [ALC Policy P-13 \(Reclamation Plans for Aggregate Extraction\)](#) it is strongly suggested that any gravel operations in the ALR include reclamation plans and employ best management practices. Components of the policy include, but are not limited to, soil survey and agricultural capability analysis, topsoil management, existing land use, site preparation, erosion control measures, weed management and final proposed agricultural capability. Ministry staff recommend that RDFFG staff request that the applicant submit a comprehensive reclamation and invasive weed control plan.
- In conclusion, the application is unlikely to provide a benefit to agriculture on the Subject Properties, but Ministry staff recognize the non-farm use has existed at this location for approximately 40 years.

Please contact Ministry staff if you have any questions regarding the above.

Sincerely,

**Chelsey Andrews, MCP**  
Land Use Planner  
Strengthening Farming Program  
Ministry of Agriculture and Food  
[chelsey.andrews@gov.bc.ca](mailto:chelsey.andrews@gov.bc.ca)  
Phone: 1 250-850-1854

**Karen Tabe**  
Regional Agrologist  
Ministry of Agriculture and Food  
Ph: (236) 409-2004  
Email: [Karen.Tabe@gov.bc.ca](mailto:Karen.Tabe@gov.bc.ca)

CC: Agricultural Land Commission – [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)