



Ministry of
Transportation
and Infrastructure

Our file: 2024-02977
Your file: 24-005 ALR NFU
Date: June 18, 2024

Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attention: Idris Khan, Planner 1

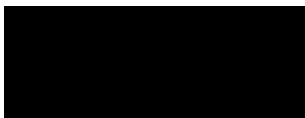
The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated June 4, 2024 for an application to the Agricultural Land Commission for a agricultural equipment dealership and repair shop within the Agricultural Land Reserve on PARCEL A (N19341) OF THE SOUTH WEST 1/4 OF SECTION 18 TOWNSHIP 78 RANGE 14 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature.

The Ministry is in support of the proposal but has the following comments:

- 1) MOTI has no record of an access permit issued to this property for industrial/commercial activity. The owner is required to apply to MOTI for an access permit online here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/transport/road/highway-use-permits)
- 2) The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the ministry. CA Highways carry stringent requirements for access, with a preference for alternate access. No direct access to Spirit River Highway (Highway 49) is supported from the subject lot. All access is to be via the side street network (213C Cousins Road).
- 3) Care should be taken in the lighting design on the site to avoid excessive glare which could cause safety concerns for motorists traveling on the Spirit River Highway (Highway 49).
- 4) The applicant should be aware that there is a chance that the area may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Krista Smith at (250) 795-4107 or by email at krista.smith@gov.bc.ca.

Sincerely,



Krista Smith, Development Services Officer



July 4, 2024

Local Government File: 24-005 ALR NFU
ALC ID: 100830

Idris Khan, Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: Idris.Khan@prrd.bc.ca

Re: ALC Non-Farm Use application – Agricultural equipment dealership and repair shop (PID: 014-206-951)

Dear Idris Khan,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the submitted Agricultural Land Commission (ALC) Non-farm use application to allow for agricultural equipment dealership and repair shop use on a 5.29-hectare parcel located in the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- The triangular shaped subject parcel is located nearly adjacent to the eastern boundary of the City of Dawson Creek, surrounded by railroad tracks to the north, Highway 49 to its south and 214 Road to its west. It is also sited close to the southern border of a substantial region of ALR land. As described in the referral package, the parcel received ALC non-farm use approval in 1977 and has been used for a grain elevator and agricultural product retail space, ending in January 2023. It is currently zoned Agricultural-Industrial (I-3).
- In terms of soil suitability, based on the [BC Soil Information Finder Tool](#) (SIFT) mapping system the soil has an agricultural capability rating of 2C. Soils with agricultural capability ratings of 1-3 are considered “prime agricultural lands” with only mild limitations to arable land production. Ministry staff note, however, that given the historical non-arable land use, this capability rating may have changed. As the parcel currently has a topsoil of mainly gravel, and has been used as a

Ministry of Agriculture and Food

Science, Policy and Inspection Division
Corporate Policy and Priorities Branch

5th Floor - 545 Superior Street
Victoria, BC V8V 1T7

PO Box 9120 Stn Prov Govt
Victoria, BC V8W 9B4

parking lot, grain elevator, and pesticide/fertilizer storage, the soil is likely heavily compacted and has limited organic matter. There would be challenges in reclaiming the parcel for arable land use. This does not preclude the parcel from being used in other, non-soil based, agricultural pursuits.

- Ministry staff note the long history of non-farm use on the subject parcel and stated intent to support the farming community to sell and repair agricultural equipment. The Regional District may also want to consider the parcel's proximity and access to the rail line being well suited for agricultural activities that make use of rail transport. Particularly as the BC Peace Region has limited direct access to rail for exporting products.
- Given the nature of the proposed use, Ministry staff cautiously note the potential long-term peripheral benefits for the agricultural community, if the business remains focused on supporting agricultural activity. Ministry staff, however, are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land.
- For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Brenna Schilds P. Ag
Regional Agrologist - BC Peace
Ministry of Agriculture and Food
Phone: 250-795-4101
Email: Brenna.Schilds@gov.bc.ca

Email copy: Agriculture Land Commission, ALC.Referrals@gov.bc.ca