



June 27, 2025

Anastasia Moreau  
Planner 2  
Peace River Regional District

**Sent by email**

Dear Anastasia:

**Re: File 25-002 ALR NFU – Non-Farm Use Application at 12324 264 Road (PID: 003-972-992) – The Subject Property**

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 25-002 ALR NFU that proposes to use 0.8 ha of the Subject Property for an existing shop and yard area for light industrial uses including parking and truck storage. From an agricultural planning perspective, Ministry staff offer the following comments:

- Ministry staff first provided comments on this file to PRRD on April 24, 2025. It appears that the primary differences between the initial application and the revised application is that the area for non-farm use has been reduced from 3.2 ha to 0.8 ha and the applicant has indicated that the trucks associated with the light industrial operation are also used for farm activities.
- While the applicant has not provided the name of the home-based business that operates on the Subject Property, it appears that Hilaka Contracting is the business. From their website, Hilaka Contracting supplies the oil and gas sector with heavy duty vehicles and equipment.
- Ministry staff are unclear how specialized equipment for the oil and gas sector are also used as part of the applicant's farming operation.
- The applicant has also indicated that he is in the process of moving the "shop to Fort St. John". If this occurs, it is unclear what the existing shop will be used for in the future.
- The applicant's business is light industrial in nature and appropriately should be located on a property outside of the ALR. If approved, it may raise expectations for similar non-farm/light industrial uses to occur on other properties within the ALR. The cumulative

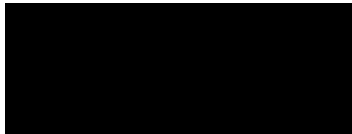
effects of these disturbances on the land base should be considered, specifically the continual impacts to the ALR.

- Ultimately, despite the applicants claim that the vehicles are also used for farming purposes, the application does not appear to provide any agricultural benefit on either the Subject Property or for the surrounding agricultural community.

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

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



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