



Ministry of
Transportation
and Infrastructure

Our file: 2024-00967
Your file: PRRD File No. 24-002 ZN
Date: March 11, 2024

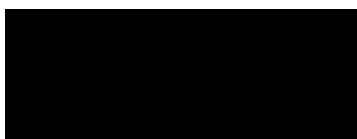
Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attention: Adam Morton, Planner 2

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 23, 2024, to amend zoning for LOT A ST. JOHN RESERVE NO. 172 TOWNSHIP 85 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT from A-2 (Large Agricultural Holdings Zone) to C-F (Communal Farm Zone). The proposal does not fall within Section 52 of the Transportation Act and will not require formal MoTI approval and signature. MoTI has no concerns with the proposal.

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



March 15, 2024

Local Government File: 24-002 ZN
ALC ID: 62326

Adam Morton, Planner 2
Peace River Regional District (PRRD)
VIA EMAIL: Adam.Morton@prrd.bc.ca

**Re: Zoning Bylaw Amendment – 13801 Rose Prairie Road - Communal Farm
(PID: 030-945-461)**

Dear Adam Morton,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed Zoning bylaw amendment to rezone a parcel from Agricultural Holdings (A2) to Communal Farm (C-F) on a 373.2-hectare parcel partially located in the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- Please note that the associated ALC Non-Farm Use application (ALC ID: 62326) is as of today's date under review by the ALC (as per the ALC's [public search portal](#)). Ministry staff provided feedback to the Regional District regarding this application in a letter dated March 27, 2023, **attached** for your convenience, and continue to support where relevant. Given that this ALC application is currently under review, the Regional District may want to review the outcome of the ALC application before making any decisions regarding this rezoning proposal.
- The subject property is located north of Fort St John in a large region of ALR land with primarily quarter and half section parcels. 336.5-hectares of the parcel is in use for red fescue seed production. There are also three identified residences on the parcel, with farm equipment and automotive repair use also taking place. Other

activities include homeschooling, church services, a playground, and the intent to establish a cemetery.

- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing further or alternative 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

Attachment: Ministry letter dated March 27, 2023, re: ALC NFU application ID: 62326



March 27, 2023

Local Government File: 22-009 ALR NFU
ALC ID: 62326

Anastasia Zehetmeier
Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: ALC NFU application – 13805 Rose Prairie Road (PID: 030-945-461) – The Subject Property

Dear Anastasia Zehetmeier,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed Agricultural Land Commission (ALC) Non-Farm Use application. The application proposes to bring various non-farm uses occurring on the Subject Property that were never approved by the ALC into compliance with the *ALC Act* and Regulations. From an agricultural planning perspective, Ministry staff offer the following comments:

- The applicant proposes to use 20.2 ha of the 373.1 ha Subject Property for various non-farm uses including, but not limited to, a shop used for commercial purposes, a fourth residential structure currently used for storage and a quonset used for commercial sandblasting. The applicant states that all commercial activity has ceased. It is unclear however, if the applicant desires to re-commence the various commercial activities as part of the application process.
- Based on B.C's [Soil Information Finder Tool](#) (SIFT) the soil on the Subject Property is comprised of moderately well drained Silty Clay and Silty Clay Loam soils. The western third of the Subject Property (where it appears the fescue is being grown) has an agricultural capability rating of 3C. The central third of the Subject Property (where the majority of non-farm uses are located) has an agricultural capability rating of 80% 2C and 20% 3T while the eastern edge has an agricultural capability rating of 70% 3C and 30% 4X. Lands classified with capability ratings of 1-3 are considered 'prime agricultural lands' with only minor restrictions to agricultural

production. Lands with capability ratings of 4 have some limitations which may restrict the range of crops that can be grown and may require special management practices. The subclass rating of 'C' indicates an adverse climate (excluding precipitation), that may cause production limitations. The subclass rating of 'T' indicates topographic limitations. The subclass rating of 'X' indicates cumulative and minor adverse conditions. None of the limitations listed above preclude the land from being used for agricultural production, but rather indicate that more moderate management practices may be required.

- Ministry staff are concerned that a significantly large area of the Subject Property is currently being used for numerous unapproved non-farm uses. Commercial/industrial businesses, such as the sandblasting quonset, are more suitably located in areas outside of the ALR. An approved non-farm use for this purpose, as well as the host of other non-farm uses occurring on the Subject Property, may also raise expectations for similar non-farm uses on other ALR properties.
- In addition, constructing new structures on agricultural parcels generally raises the assessed value of the property by B.C. Assessment. This increased value from any non-farm buildings can often make the parcel less appealing and/or more cost prohibitive for prospective buyers that are interested in farming the property in the future.
- Ultimately, the proposed non-farm use activities do not appear to provide any short or long-term benefit for agriculture in the area.

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

Sincerely,

Reed Bailey
Land Use Planner
Ministry of Agriculture and Food
Phone: 778-698-3455
Email: Reed.Bailey@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