



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

September 27, 2005

Reply to the attention of Simone Magwood

Mark Wessner  
Land and Water British Columbia  
#350 – 1011 Fourth Avenue  
Prince George, BC – V2L 3H9

Dear Mr. Wessner:

Re: **Application #N-36142-0**  
**Portion of the South West ¼, District Lot 685, Cariboo District**  
**Portion of the West ½, District Lot 2513, Cariboo District**  
Your File: 7404161

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above mentioned 60 ha from the ALR to be sold for industrial use. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on September 16, 2005.

The Commission writes to advise that it approved your application *in principle*. However, this decision was made with the understanding that the eventual use of the land approved for exclusion will be industrial. To this end, the Commission will not finalize approval of exclusion of the land until receipt of evidence that informs the Commission that appropriate amendments to the Zoning Bylaw have been made that are consistent with this designation for the land

The decision noted above is recorded as Resolution **#502/2005**.

The Commission will confirm the exclusion of the property when you have provided evidence that the conditions of approval have been met. The Commission suggests you contact the Fraser-Fort George Regional District at your earliest convenience.

Yours truly,

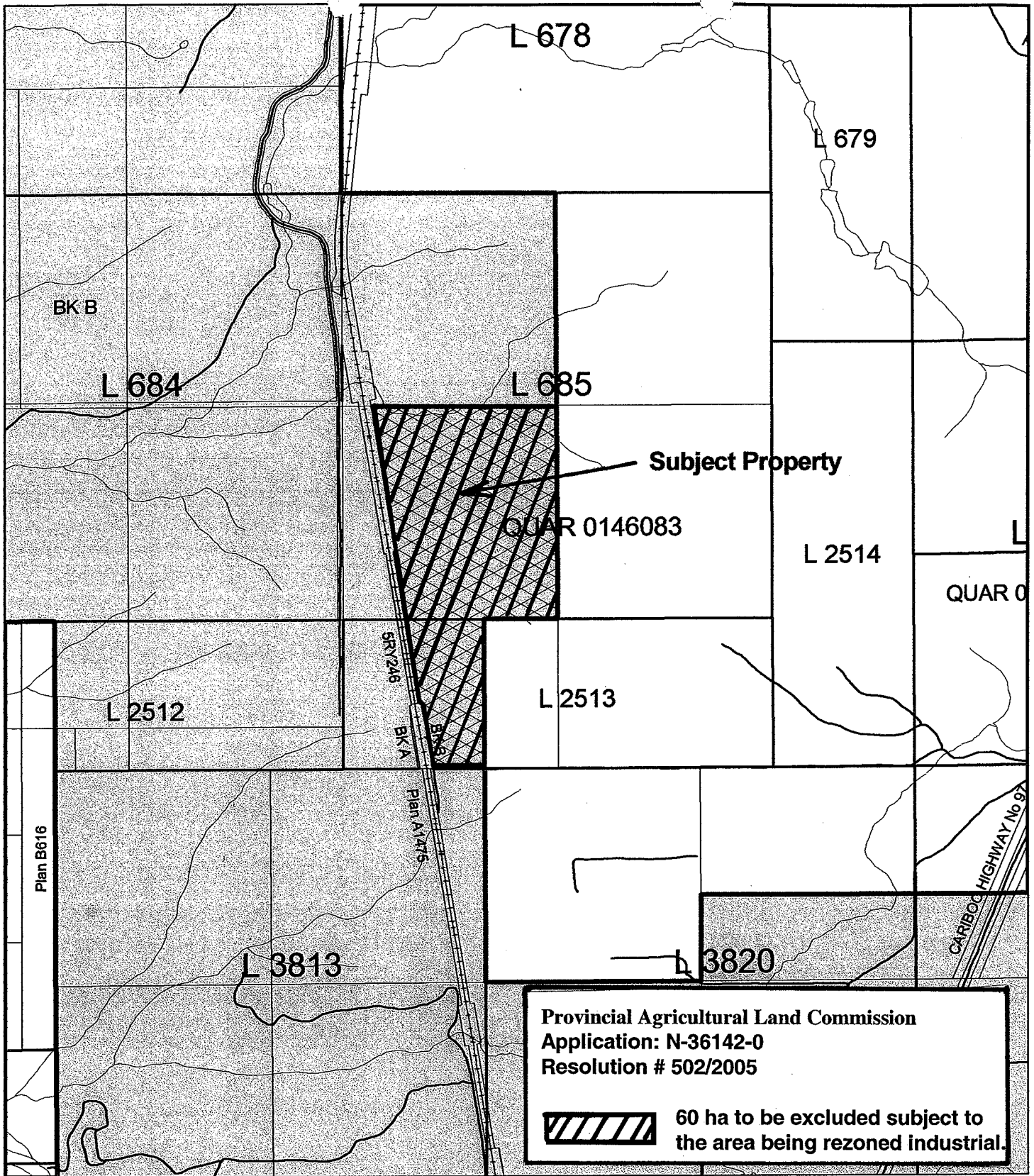
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Fraser-Fort George Regional District (file ALR 685)

SM/lv/Encl.  
36142d1



Provincial Agricultural Land Commission  
 Application: N-36142-0  
 Resolution # 502/2005

 60 ha to be excluded subject to the area being rezoned industrial.



**ALC CONTEXT MAP**  
 Application # 36142

Map Scale: 1: 20000

ALC File #: 02-05-36142

BCGS Map Sheet #: 93J.017

Regional District: Fraser-Fort George





**Staff Report**  
**Application # N – 36142 –0**  
**Applicant: Land and Water British Columbia Inc.**

**DATE PREPARED:** August 22, 2005

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Magwood, Regional Research Officer

**PROPOSAL:** To exclude 60 ha for heavy industrial development.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

Land and Water British Columbia Inc. (LWBC) intend to market the subject properties, along with a large area of non-ALR crown land to the immediate east. The ALR land is included in order to provide access to the railroad which is located at the western border of the parcels under application for exclusion. Ultimately LWBC is of the opinion that agriculture is not the best use of this land when it is considered in conjunction with the industrial potential of adjacent lands to the east. The entire size of the proposed industrial area is 338 ha, 60 ha of which is currently in the ALR and the subject of this exclusion proposal.

The LWBC senior planner notes that the portion of the proposed industrial site adjacent to the railroad seems to be of specific interest to potential buyers. The planner further states that *"If the area were retained in the ALR, LWBC would not be in the position to decline an agricultural application and would have to process the parcel for agricultural purposes... Should the decision be made now to retain the portion currently under application in the ALR, then LWBC would not be in the position to offer the property for industrial development."*

This area was identified as suitable for heavy industry as part of the Prince George Area Industrial Lands Study that was completed in 2001. Salmon Valley area #1, has long been included in the OCP as an area for potential heavy industrial development. The area was also identified for heavy industry in the Prince George Area Sub-District Crown Land Plan. The Crown Land Plan was "approved in principle" by the Commission in 1983 (Resolution # 58/83). At the time, the Commission made the following comments about the Crown Land Plan, *"The Commission has no objection to the Prince George Area Settlement Plan. While the Commission endorses the plan it notes that each SRA (Settlement Reserve Area) remains in the ALR and is subject to the ALC Act. It further notes that some additional refinement to the exact delineation of each SRA may occur upon application for development and during Official Settlement Plan review process."*

The Regional Board supports heavy industrial use in this area which has been designated Heavy Industrial in the Salmon River-Lakes Official Community Plan since 1979.

Two public meetings were held to discuss this application. The first public meeting was held in October, 2004. Six people attended the meeting and expressed opposition to the exclusion of the land from the ALR. Following the first public meeting the local government received five letters and an informal 140 name petition opposing an industrial area north of Salmon Valley. Because it was felt by many residents that there had been insufficient notification of the application and to correct any misconceptions that the public may have had with respect to the exclusion proposal, the board postponed making a recommendation on the application and directed staff to hold an additional public meeting. The second public meeting was held on Monday December 13<sup>th</sup> 2004. Approximately 80 members of the public were in attendance. There was no expressed support for the exclusion application. Many concerns were expressed at the meeting, mostly around the existing Heavy Industrial designation and the possibility of future heavy industrial use coming to the area and the perceived potential impact to the environment and rural lifestyles. Those present were assured that there is no current proposal for the properties and that should there be one in the future, it will go through a rezoning and public hearing process, as well as a requirement to meet all applicable environmental standards.

Many community members wrote to express their opposition to this proposal. A group of Salmon Valley residents wrote in asking that the proposed industrial area be moved about one mile further north so that it would start from the Salmon River Forest Road rather than the Beale Pit Road. The residents feel that the impact on the community, especially those who live right next to the Beale Pit Road would be minimized by this change. Sixteen residents signed a letter stating that they think this slight re-alignment of the proposed industrial area would be a good compromise. The residents would also like assurance that the area would not be zoned for heavy industrial use but rather for light industry. Two residents wrote in opposing any industrial use of this land. The opposition was made because of concerns about the water table.

A letter from the Salmon River Farmer's Institute state that *"the soils of the lands under exclusion application are comparable to most of the existing farm holdings in the Prince George Region.. the BCR tracks have in the past, and are still, denying farmers access to several farm land holdings. We are concerned that the ALR exclusions would lead to further restricted access to farm lands west of the BCR tracks."*

Local government state in their report that *"the Land Commission has in the past given conditional approvals for exclusion subject to a specific use being proposed. In this case, it would seem reasonable to consider approving the exclusion, but leaving the land in the ALR until a specific use is proposed and has gone through a successful rezoning, environmental impact study and whatever else might be required. This recommendation to the Land Commission would thereby support both the preservation of ALR land, as well as the Industrial Land Study. The recommendation by staff therefore is based on the existing Heavy Industrial designation that has been in the Official Community Plan (current and past) for many years, and the further support of the Industrial Land Study that the area is suitable for industry. It recognizes local concerns over future potential impacts of industrial uses, that are unknown at this time, by leaving the land in the ALR until they can be thoroughly analyzed. This site is of a significant sub-regional importance for the attraction of future industry to the area."*

**Local Government:**

Regional District of Fraser-Fort George

**Legal Description of Properties:**

1. Portion of South West 1/4, District Lot 685
2. Portion of West 1/2, District Lot 2513

**Location of Properties:**

Off Beale Pit Rd, in the Salmon Valley, 30 km north of Prince George (west of the Hart Highway)

**Size of Area to be Excluded:**

60 ha (Both properties are in the ALR).

**Present use of the Property:**

The subject property is not currently developed; it has been logged in the past and is currently covered in aspen stands.

**Surrounding Land Uses:**

- WEST:** BC Rail. West of the railway is ALR land (ALR)
- SOUTH:** Undeveloped private land (non-ALR)
- EAST:** Crown Land, large Highways gravel yard (Beale Pit) (non-ALR)
- NORTH:** Undeveloped Crown Land / Provincial Forest (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93J/2  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

The subject property lies in a Heavy-Industrial (H/IND) circle designation which has been designated that way for years. The Prince George Area Industrial Land Study prepared several years ago further confirmed this area as being suitable for heavy industrial uses considering environmental impacts, proximity to rail, road, electricity and work force.

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 833 zones the property as Rural 1 (Ru1)

**PREVIOUS APPLICATIONS:**

**Application #14164-0**

- Applicant:** Prince George and Area Sub-District Crown Land Management Plan
- Decision Date:** January 11, 1983
- Proposal:** To designate certain areas of Crown Land in and around Prince for future development.
- Decision:** To endorse the Crown Land Plan while recognizing that the Crown Land planning exercise is a flexible process and allows for review, and in some cases further refinement of each Settlement Reserve Area upon application for its development.

---

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Area Directors:** The local government recommended conditional approval of the exclusion of the land within District Lots 685 and 2513 be recommended for a conditional approval subject to the successful rezoning for an industrial use. Four of the local area directors were opposed. There was also a recommendation that an update on the Industrial Land Study, including marketing, be provided by staff.

**Ministry of Transportation:**

The MOT supports the application... access may be a concern, once land development has been determined, the MoT may require a Traffic Impact study for the road network in the area. This shall help in determining the new road built for direct access on the controlled John Hart Highway.

**Local Government Comments.**

As this area has already been identified for heavy industrial use, removing it from the ALR would eliminate the need for Agricultural Land Reserve applications for each new proposed non-farm use, or industrial lot subdivision. This would serve to streamline the process for prospective owners and businesses. There are large farm holdings across the BCR tracks to the west. A strip between the tracks and the farms is not part of this proposal. It would be reasonable to leave this area undeveloped, as it is good protection from noise and any undesirable visual aspects of heavy industry. The Heavy Industrial circle designation was presented at the public meetings held in 1997 for this current OCP and there was no opposition. Earlier meetings in 1996 had some opposition from the Summit Lake Residents.

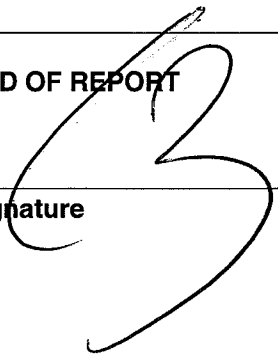
**STAFF COMMENTS:**

Staff note that the Prince George Crown Land Plan, which was endorsed by the Commission in 1983 designated this area as a proposed Steel Mill site. The shape of the area proposed for industrial development has changed slightly since 1983. At that time, the part of L2513 currently proposed for exclusion was not included in the industrial area. The boundaries of the non-ALR portion of the area proposed for industrial designation has also shifted slightly. At the time of it's endorsement of the Crown Land Plan, the Commission recognized that the Crown Land Planning exercise was a flexible process to allow for review and further refinement as each area came under application for its development.

---

**END OF REPORT**

Signature



Date

August 26/05