



Agricultural Land Commission
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July 6, 2006

Reply to the attention of Simone Rivers

Skyway Heights Enterprises (2004) Ltd.
8808 – 116th Avenue
Fort St. John, B.C. V1J 6A3

Dear Sir/Madam

Re: **Application # W-36724**
The South West ¼ of Section 2, Township 84, Range 18, West of the 6th Meridian, Peace River District, Except Parcel A (Plan A1039) Place 3094, DF 16711, A2069, 11608, 17852, 18005, 20721, 22982 and 24459

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above mentioned 10.9 ha property from the ALR. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

As your proposal is consistent with the "Airport Commercial / Light Industrial" designation given to the property in the Fort St. John and Area Comprehensive Development Plan, the Commission writes to advise that it approved your application subject to:

- the property being rezoned from "Large Agricultural Holding Zone" to "Airport Industrial"
- the North Peace Official Community Plan being amended to designate the property as "Service Industrial".
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #336/2006.

The Commission will confirm the exclusion of the property when you have provided evidence that the conditions of approval have been met.

Yours truly,

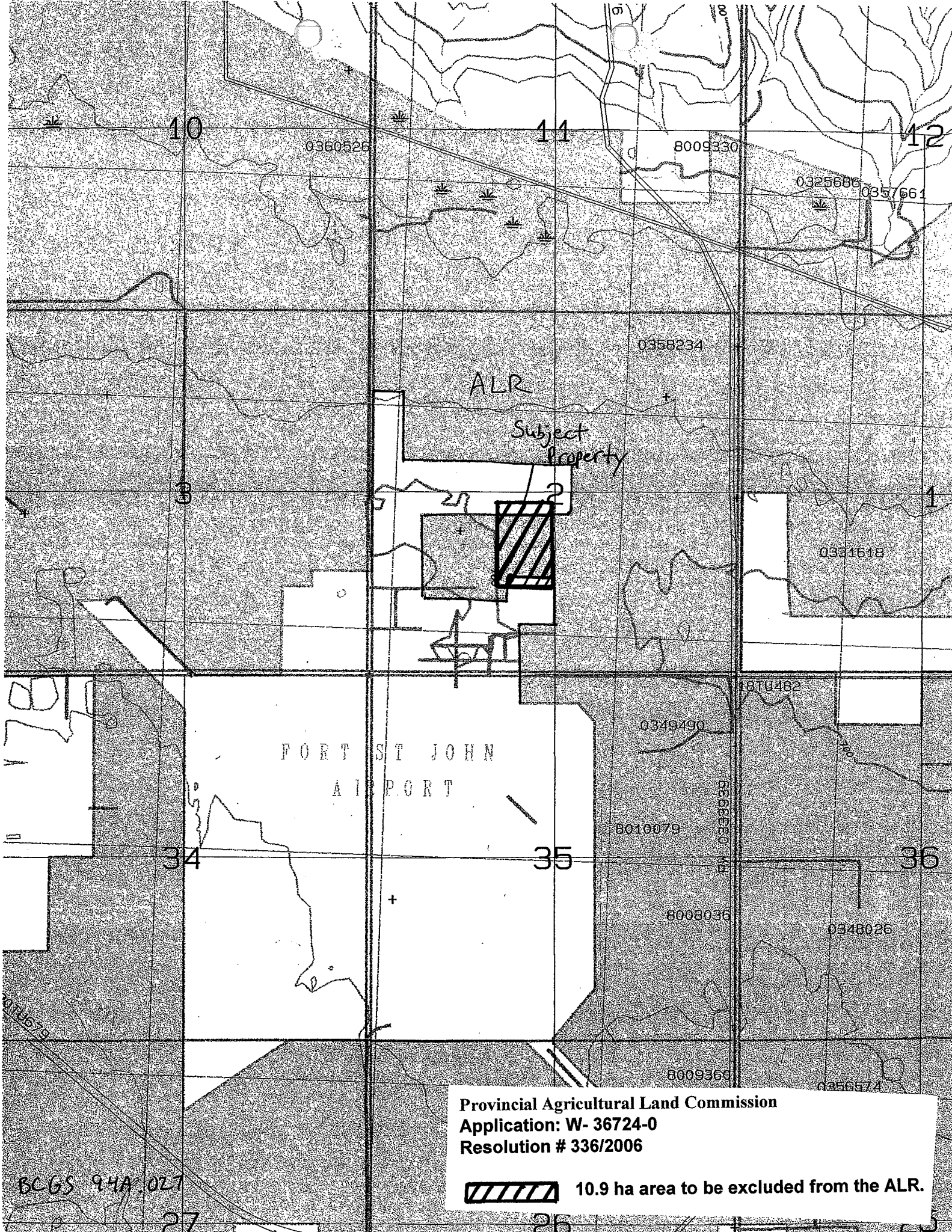
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair.

cc: Peace River Regional District (#68/2006)

SBR/lv/Encl.
36724d1



Provincial Agricultural Land Commission
Application: W- 36724-0
Resolution # 336/2006



10.9 ha area to be excluded from the ALR.

BCGS 94A 027

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 29, 2006 at the George Dawson Inn, 11705 8th Street, Dawson Creek, B.C.

PRESENT: Frank Read Chair
John Kendrew Commissioner

ABSENT: Grant Huffman Commissioner

STAFF: Simone Rivers, Land Use Planner
Martin Collins, Regional Planner
Brian Underhill, Director, Strategic Planning and Corporate Policy

For Consideration

Simone Rivers presented the staff report dated June 6, 2006 regarding application #W-36724.

Site Inspection

A site inspection was not conducted

Commission Discussion

The property is located near the Fort St John airport. This area has been designated "Airport Commercial / Light Industrial" in the Fort St. John and Area Comprehensive Development Plan (CDP). As such, the Commission had no objection to the proposed exclusion on the grounds the proposal is consistent with the CDP. The Commission notes that the property is currently zoned A-2 (Large Agricultural Holding Zone). As such, a requirement of approval is rezoning of the property to airport industrial and an amendment of the property designation from "Rural Resource Agricultural" to "Service Industrial" in the North Peace Official Community Plan.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Read

THAT the staff report be received and the application to exclude the 10.9 ha property described as The South West ¼ of Section 2, Township 84, Range 18, West of the 6th Meridian, Peace River District, Except Parcel A (Plan A1039) Place 3094, DF 16711, A2069, 11608, 17852, 18005, 20721, 22982 and 24459 from the ALR be allowed on the grounds the proposal is consistent with the Airport Commercial/Light Industrial designation given the property in the Fort St. John and Area Comprehensive Development Plan. Exclusion is subject to rezoning of the property to "Airport Industrial" and amendment of the North Peace Official Community Plan to "Service Industrial"

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # W – 36724
Applicant: Skyway Heights Enterprises (2004) Ltd.
Agent: Brian Kirschner

DATE RECEIVED: May 26, 2006

DATE PREPARED: June 6, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To exclude 10.9 ha from the ALR and re-zone the property to I-1 (Light Industrial)

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

BACKGROUND INFORMATION:

The exclusion of the property would allow for warehouses, cartage, express and freight facilities to support the existing airport operation. The subject property has been given non-farm designation as part of the Fort St. John and Area Comprehensive Development Plan and is part of Area 11, which is designated for Airport Commercial / Light Industrial. The current proposal is consistent with this designation subject to the property being rezoned to I-1 as proposed.

Two letters from residents concerned about the exclusion and possible industrial development of the properties were received by the Peace River Regional District. Both letter writers were concerned about the impact of industrial development on their property as well as uncertainty about what type of development would occur on the property.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-669-633

The South West ¼ of Section 2, Township 84, Range 18, W6M, Peace River District, Except Parcel A (Plan A1039) Plans 3094, DF 16711, A2069, 11608, 12505, 17852, 18005, 20721, 22982 and 24459

Purchase Date:

September 2004

Location of Property:

North of Fort St. John Airport.

Area to be Excluded:

10.9 ha (The entire property is in the ALR).

Present use of the Property:

Vacant, horse grazing

Surrounding Land Uses:

- WEST:** Residential (non-ALR)
- SOUTH:** Airport Industrial (non-ALR)
- EAST:** Airport Industrial (ALR)
- NORTH:** Residential (non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/7
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1993) designates the property as Rural Resource Agricultural

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the property as A-2 (Large Agricultural Holding Zone).
Minimum Lot Size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board supports the proposed exclusion on the basis that the proposed airport industrial use is consistent with the Fort St. John and Area Comprehensive Development Plan.

Local Government Planning Staff: A 4 ha portion of the subject property was previously approved for exclusion in 1982 and is pending completion of the subdivision of 5 lots for airport industrial use. The area proposed for exclusion is currently cleared and is being used for pasturing horses.

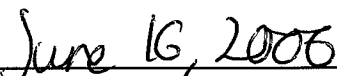
STAFF COMMENTS:

Planning Considerations: Since endorsing it in early 2005, recent Commission decisions in the Fort St. John area have been made based on the Fort St. John and Area Comprehensive Development Plan (CDP). If a proposal is consistent with the CDP the Commission has approved it and if it is not consistent with the plan the Commission has refused the proposal.

Staff Recommendations: As the proposal is consistent with the designation given the property in the CDP, staff recommends the application be approved subject to the property being rezoned to airport industrial.

END OF REPORT


Signature


Date