



**Staff Report**  
**Application # N – 37595**  
**Applicant: BCR Properties Ltd.**  
**Agent: L & M Engineering Ltd.**

**DATE RECEIVED:** August 2, 2007

**DATE PREPARED:** November 1, 2007

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To exclude the ALR portion of the 108.2 ha property. The ALR portion of the property is approximately 14.7 ha.

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

**BACKGROUND INFORMATION:**

BCR is selling all of its land within the Prince George Area and the province. As part of the sale it is proposing to subdivide the properties it owns to better reflect current land uses. No specific information about the proposed use of the 14 ha area is given in the application.

**Local Government:**

City of Prince George

**Legal Description of Property:**

PID: 005-307-031

Parcel A, District Lot 1565, 1566 and 752, Cariboo District, Plan 30391, EXCEPT Plans A227 and 30392

**Purchase Date:**

November 1984

**Location of Property:**

Prince George BCR Industrial Park

**Size of Property:**

108.2 ha (14.7 ha of the property is in the ALR).

**Present use of the Property:**

Heavy industrial development throughout the parcel. Agricultural Land Reserve area is undeveloped and forested.

**Surrounding Land Uses:**

**WEST:** Fraser River/Undeveloped Beyond  
**SOUTH:** Heavy Industrial Development (in Regional District)  
**EAST:** Sawmill/Undeveloped  
**NORTH:** Lumber Yards

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93G/15  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

OCP: Prince George Official Community Plan  
Designation: Major Industrial, significant slopes and Rural Resource

**Zoning Bylaw and Designation:**

Zoning: N/A  
Designation: AF - Agriculture and Forestry (ALR portion), M2 General Industrial, M5 Heavy Industrial and AG: Greenbelt  
Minimum Lot Size: 15.0 ha

**PREVIOUS APPLICATIONS:**

**Application #31627-0**

**Applicant:** Provincial Agricultural Land Commission  
**Decision Date:** October 26, 1998  
**Proposal:** To exclude approximately 580 ha from the ALR within the City of Prince George.  
**Decision:** The Commission allowed the majority of the exclusion proposal (553 ha), varying it only on the Nechako River flats - Pulp Mill road. This small area was retained in the ALR on the grounds of good agricultural capability. Portions of two lots totaling 20 ha was added to the proposal.  
**Note:** A portion of the subject property was previously excluded as a result of this application.

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**Application #23009-0**

**Applicant:** BCR Properties Ltd.  
**Decision Date:** May 4, 1989  
**Proposal:** Proposed to exclude the 2 properties which total 300 acres to allow future development of forest related industry. Carrier Lumber Sawmill is already located on DL 1955.  
**Decision:** Allowed.

**Application #33657-0**

**Applicant:** Birchwood Plaza Ltd.

**Decision Date:** August 3, 2001

**Proposal:** To build an ethanol plant.

**Decision:** Exclusion approved in principle subject to applicant receiving all other regulatory approvals and substantial completion of the plant.

**Note:** This property is located to the north of the subject property. To date the property has not been developed and remains within the ALR.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Council for the City of Prince George forwarded the application with a recommendation of support

**OTHER COMMENTS:**

Brent Barclay: Resource Stewardship Agrologist – Ministry of Agriculture and Lands: *“The subject application will have no impact on surrounding agriculture uses.”*

**STAFF COMMENTS:**

- Currently there are two portions of the subject property that are within the ALR. The first is an approximately 4.5 ha area on the west side of the property by the river. This area appears to be the result of a mapping anomaly. The ALR boundary generally runs down the east side of the Fraser River in this area as most of the other areas have been excluded as a result of past boundary reviews. At this location; however, it moves inland approximately 100 m. This area is largely forested and is sandwiched between the Fraser River, and land outside of the ALR that is currently being used for Industrial purposes. This area is not the specific focus of this application as it is not proposed to be developed and is designated as a “Significant Slope”. This area would remain as “greenbelt”. However, as the entire property is under application for exclusion and the land also likely has very limited agricultural capability due to steep slopes and location staff suggests that exclusion of this portion of the property would be appropriate at this time in order to “clean-up” the ALR boundary.
- The second area under application is on the north-eastern boundary of the subject property and consists of a 14 ha area of forested ALR. This is the area of interest that is under application at this time.
- Approximately 34 ha of the subject property was excluded from the ALR as a result of a block exclusion in 1997 (application # N-31627). A total of 52 ha from two properties in this area was excluded at that time. The exclusions were supported because the properties were being used for industrial purposes.
- The area proposed for exclusion is given agricultural capability ratings of Class 4 and 5 with limiting subclasses of undesirable soil structure and topography. This capability is typical of ALR in this region.
- The land under application is located within the City of Prince George. The land to the east and south is in the Regional District. The land to the south of the subject property is outside of the ALR and has been designated as Heavy Industry in the Pineview Official Community Plan.
- The applicant has concurrently submitted applications to rezone the property and to amend the Official Community Plan to reflect industrial and greenbelt designations (for the significant slopes).



- The 14 ha piece of ALR under application appears to have been added to the subject property in 1984 as part of a boundary adjustment between DL 1566 and the portions of two District Lots making up the subject property. The reason for adding this portion of the property to the property at that time is unclear as it was not done through an ALR subdivision application but rather as a boundary adjustment. As this portion of the property is in the ALR it has not been developed for industrial use and there have been no previous applications to exclude this land.

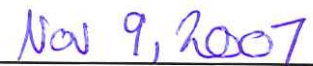
Should the Commission be willing to consider the application it may wish to consider buffering requirements for the eastern boundary of the property where it will meet the ALR.

**ATTACHMENTS:**

- Description of the proposal, submitted by the agent for the applicant
- Comments received from the Regional District of Fraser-Fort George regarding the proposed exclusion
- Sketch showing area of property that is currently in ALR proposed for exclusion
- Map showing the proposed zoning and OCP designations of the subject property as well as the proposed new lots.
- 1:50,000 scale map showing areas currently zoned industrial and other concurrent applications for exclusion for industrial development
- ALC Context Map – 1:20,000 - 93G.087 – (Created by ALC Staff)
- Airphoto (1996) 1:20,000 (created by ALC Staff)

**END OF REPORT**

  
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Signature

  
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Date