



**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

December 11, 2008

Reply to the attention of Simone Rivers  
ALC File: W-38560

Jim Little  
Mackeno Ventures  
SS2 - Site 13 - Comp 23  
Fort St. John, BC V1G4H4

Dear Mr. Little:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 775/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: The Corporation of the City of Dawson Creek (7-1-2(ALR08/02))

SBR/  
i/38560d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

---

**A meeting was held by the Provincial Agricultural Land Commission on December 3, 2008 in Fort St. John, B.C.**

<b>PRESENT:</b>	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Simone Rivers	Staff

### **For Consideration**

Application:	# W- 38560
Applicant:	Wayne Hansen
Agent:	Jim Little: Mackeno Ventures
Proposal:	To exclude the subject property from the ALR to allow for its future development for Light Industrial and Commercial Use.
Legal:	PID: 014-431-572 The South East ¼ of Section 20, Township 78, Range 15, W6M, Peace River District, EXCEPT Firstly: Plan A1442, Secondly: Part Dedicated Road on Plan BCP19114
Location:	West of Dawson Creek on the Dangerous Goods Route

### **Site Inspection**

A site inspection was conducted on December 2, 2008. Those in attendance were:

- William Norton      Chair, North Panel
- Denise Dowswell      Commissioner
- Simone Rivers      Staff
- Jim Little      Agent for the applicant
- Wayne Hansen      Applicant
- Kerry Martin

The Commission met the applicant and discussed his future plans for the property. It recalled that it had endorsed non-farm designations for this property as part of the South Peace Comprehensive Development Plan.

Mr. Little confirmed that the staff report dated November 3, 2008 was received and no errors were identified.

### **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

**Discussion**

The Commission recalled that in reviewing the South Peace Comprehensive Development Plan (CDP) it had endorsed Light-Industrial and Commercial designations for this property. As such, it had no objection to the proposed exclusion of the property for these purposes. However, the Commission will require that the property be rezoned and subdivided prior to finalizing the exclusion of the property. The applicant and agent mentioned that they would likely want to exclude the property in phases. The Commission has no objection in principle to excluding the property in phases.

**IT WAS**

**MOVED BY:** Commissioner Dowswell

**SECONDED BY:** Commissioner Norton

THAT the application be approved in principle subject to the following conditions:

- The preparation of a development plan to show the proposed lot layout and phasing that is acceptable to the Commission. The Commission will exclude each phase as it is subdivided from the remainder of the property. Early phases should show how lands beyond will be accessed.
- That the property be concurrently rezoned to Commercial and Light-Industrial designations as endorsed for the South Peace Comprehensive Development Plan.
- Exclusion must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

**CARRIED**

**Resolution # 775/2008**

Resolution # 775/2008 - ALC Application # W-38560



Scale: 1: 10,000

BCGS Mapsheet(s): 93P.079

