



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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November 14, 2005

Reply to the attention of Simone Rivers

Bill McGuire  
Box 1173  
Fort Nelson, BC V0C 1R0

Dear Mr. McGuire:

**Re: Application #WW- 36216-0  
Block B, District Lot 954, Peace River District.**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude 40.5 ha of land described above from the Agricultural Land Reserve. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission recalled it's previous visit to the property and that it had very limited agricultural potential due to its steep topography.

The Commission writes to advise that it approved your application. The above noted property shown on the attached map is excluded from the Agricultural Land Reserve Plan of the Northern Rockies Regional District.

The decision noted above is recorded as Resolution # 603/2003.

It is a condition of this approval that the owner or occupier must 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. The Commission suggests you contact the Northern Rockies Regional District at your earliest convenience.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair



cc: Northern Rockies Regional District

Enclosure: Map

SR/eg  
I/36216d1



Provincial Agricultural Land Commission  
 Application: # WW- 36216  
 Resolution # 603/2005

-  Subject property.
-  40.5 ha area approved for exclusion from the ALR.

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 2, 2005 at the Traveller's Inn, 800 111 Avenue, Dawson Creek , BC**

**PRESENT:** Frank Read                                  Chair  
              Harold Kerr                                 Commissioner

**ABSENT:** Grant Huffman                          Commissioner

**STAFF:** Simone Rivers, Regional Research Officer  
              Roger Cheetham, Planner

**For Consideration**

Simone Rivers presented the staff report dated October 13, 2005 regarding application #WW- 36216-0.

**Site Inspection**

A site inspection was conducted on June 16, 2004 to evaluate application # WW-35434-0.

A second site inspection was not conducted.

**Commission Discussion**

The Commission recalled its June 2004 site visit and discussion with the landowner (encouraging the exclusion application). It recalled that the portion of the property under application had not agricultural capability because of steep topography. The Commission also recalled that it had excluded half of this property since the initial site visit.

**IT WAS**

**MOVED BY:** Commissioner Kerr

**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application to exclude 40.5 ha described as Block B, District Lot 954, Peace River District be approved on the grounds that the land has very limited capability for agricultural development due to topographic constraints.

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

CARRIED



**Staff Report**  
**Application # WW – 36216 – 0**  
**Applicant: Bill McGuire Enterprises Ltd. Inc.**

**DATE RECEIVED:** August 22, 2005

**DATE PREPARED:** October 13, 2005

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

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

**PROPOSAL:** To exclude 40.5 ha from the ALR

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

**BACKGROUND INFORMATION:**

The subject property was originally 85 ha. The property was subdivided into two roughly equal parts in 2004 and the northern parcel was excluded, also in 2004. The current application is to exclude the southern half of the property.

**Local Government:**

Northern Rockies Regional District

**Legal Description of Property:**

PID: 025-150-367  
Block B, District Lot 954, Peace River District

**Location of Property:**

Fairway Drive and Radar Road, Fort Nelson B.C.

**Size of Property:**

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

**Present use of the Property:**

Single family dwelling, the property has been logged and disced but not planted

**Surrounding Land Uses:**

**WEST:** Crown Land (non-ALR)  
**SOUTH:** Agricultural land (non-ALR)  
**EAST:** Rural subdivision (non-ALR)  
**NORTH:** Golf course (non-ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94J/15  
The majority of the property is identified as having secondary ratings.

**Zoning Bylaw and Designation:**

Rural Land Use Bylaw No. 105, 1998 designates this parcel as “Residential” (R)  
Minimum parcel size 1.8 ha.

**PREVIOUS APPLICATIONS:**

**Application #33983-0**

**Applicant:** BC Assets and Land Corporation  
**Decision Date:** September 19, 2001  
**Proposal:** To include 85 ha into the Land Reserve. This property is Crown land and has a lease to purchase.  
**Decision:** Allowed

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**Application #35434-0**

**Applicant:** Bill McGuire Enterprises Ltd.  
**Decision Date:** June 17, 2004  
**Proposal:** To subdivide the subject property into two parcels of 46 ha and 40 .5 ha in order for each parcel to be developed to its full potential.  
**Decision:** Allowed the two lot subdivision as proposed on the grounds the land had very limited capability for agriculture, due to topographic and soils limitations.

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**Application #35596-0**

**Applicant:** Bill McGuire Enterprises Ltd.  
**Decision Date:** October 05, 2004  
**Proposal:** To exclude 46 ha of the 86 ha for rural residential development  
**Decision:** Allowed the exclusion of 46 ha because the land had very limited suitability for agricultural development due to topographic limitations.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Board of the Northern Rockies Regional District:** The Regional Board is in support of the application.

**STAFF COMMENTS:**

Staff recommend that the Commission consider the following:

- The property is surrounded by non-ALR land.
- The Commissioners Read and Kerr visited this property in 2004 (file # 35434).
- At that time they recommended to the owner that he apply for exclusion of the property.
- Half of the property was excluded later in 2004 (file # 35596).

When it met with the applicant, the Commission recommended exclusion because of the poor agricultural capability of the northern portion of the property. It is uncertain if the Commission had

the same opinion regarding of the southern portion of the property at that time. The agricultural capability ratings for much of the southern portion of the property are poor.

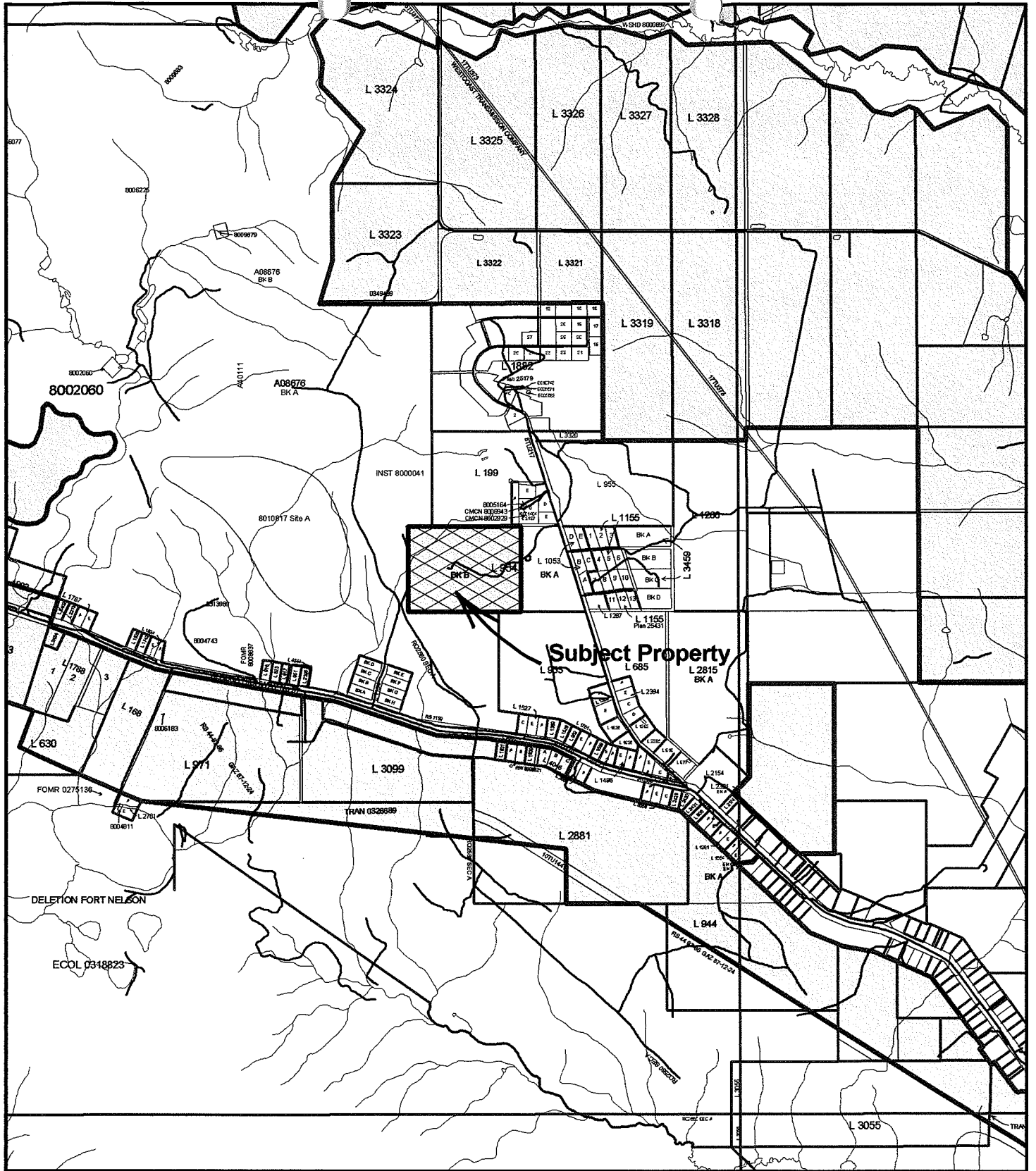
The staff report and minutes from files # 35596 and # 35434 are attached for the Commission's information.

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**END OF REPORT**

Simone Rivers  
Signature

Oct 14, 2005  
Date



**Subject Property**



**ALC CONTEXT MAP**  
Application # 36216

Map Scale: 1: 50000

ALC File #: 02-05-36216

NTS Map Sheet #: 94J/15

Regional District: Peace River