



**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

August 30, 2006

Reply to the attention of Simone Rivers  
ALC File #W-36647

H.F. Nodes Construction  
PO Box 373, 5102 – 50<sup>th</sup> St  
Pouce Coupe, B.C. V0C 2C0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution #426/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that rezoning of the 15 ha area to industrial uses has been completed, it will authorize the Registrar of Land Titles to accept registration of the plan and exclude the property from the Agricultural Land Reserve.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

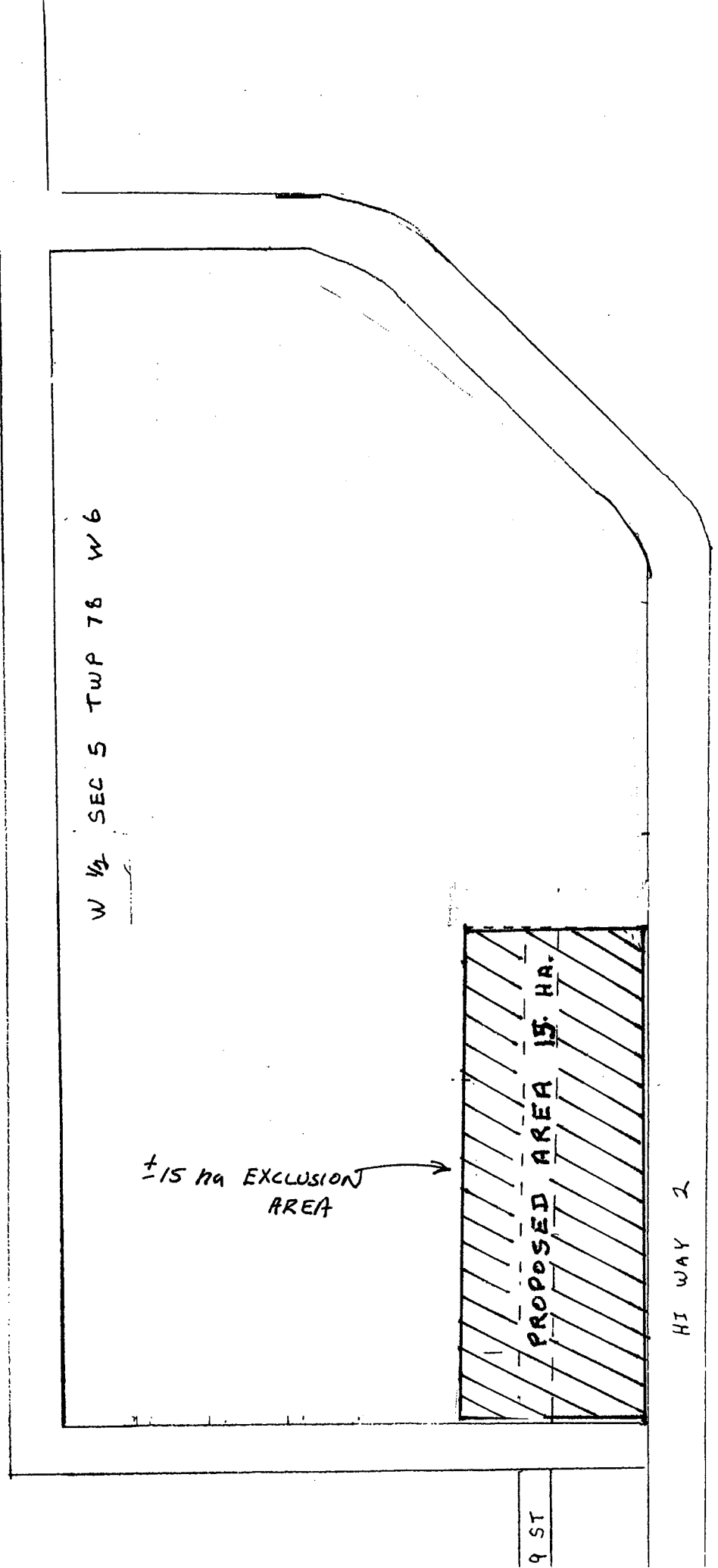
Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#44/2006)

MC/lv/Encl.  
36647d1

ALC APPLICATION  
#W-36647  
RESOLUTION  
#426/2006



W 1/2 SEC 5 TWP 78 W6

±15 HA EXCLUSION AREA →

PROPOSED AREA 15 HA.

9 ST

HI WAY 2



**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on August 24, 2006 in Pouce Coupe, B.C.

**PRESENT:** Frank Read Vice Chair  
Grant Huffman Commissioner  
John Kendrew Commissioner  
Erik Karlsen Chair

**STAFF:** Martin Collins, Planner

**For Consideration**

Martin Collins presented the staff report dated July 20<sup>th</sup>, 2006 regarding application #W-36647. Mr. Nodes confirmed that he received the staff report and did not identify any errors.

**Site Inspection**

A site inspection was conducted on Thursday, August 24, 2006. Those in attendance were:

- Commissioners Read, Huffman, Kendrew and Karlsen
- Agricultural Land Commission Staff: Martin Collins, Planner
- Mr and Mrs Nodes

Mr Nodes provided information about how his company's land use needs had significantly increased due to expansion of oil and gas exploration and construction activity. Presently his company occupies several sites, reducing efficiency and security.

**Commission Discussion**

The Commission noted that the proposed exclusion of 15 ha, was only part of the Node's long term plans for the property. The remainder of the 111 ha property is proposed for commercial, residential, park and unspecified future development. However, the applicant's indicate that the 15 ha industrial footprint was a priority.

The Commission also noted that the draft "South Peace Comprehensive Development Plan" (CDP) had designated all 111 ha of the West ½ of Section 5 for non farm uses. Although the Commission, as a rule, prefers to finalize planning prior to making a decision on a specific application, it was prepared to consider this exclusion request in advance of making a final decision on the CDP, because it understood that there was little or no land available for industrial development within the Village of Pouce Coupe. This information was confirmed at a May 1, 2006 meeting with the Village Council.

The Commission also wanted to make it very clear that by assenting to the exclusion of 15 ha, did not, in any way, bind or compel it to support any additional exclusions or non farm uses of this excellent agricultural property. Further direction with respect to the CDP designations on the remainder of the property will be forthcoming by way of comment on the CDP.

Based on its understanding that there was not sufficient vacant non ALR land designated for industrial uses within the Village of Pouce Coupe available to accommodate the proposed business expansion, and because of the importance of the operation to the community;

**IT WAS**

**MOVED BY:** Commissioner Erik Karlsen

**SECONDED BY:** Commissioner Frank Reid

THAT the staff report be received and the application to exclude 15 ha from the ALR be approved subject to the rezoning of the 15 ha area for industrial uses.

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

**CARRIED**

**RESOLUTION: #426/2006**



**Staff Report**  
**Application # W – 36647**  
**Applicant: H. F. Nodes Construction Ltd**

**DATE RECEIVED:** April 28, 2006

**DATE PREPARED:** July 20, 2006

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

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

**PROPOSAL:** To exclude 15 ha from the southeast corner of the 111 ha property from the ALR in order to construct an office building and training center for Nodes Construction, a heavy equipment business.

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

**BACKGROUND INFORMATION:**

The subject property is under consideration in the South Peace Comprehensive Development Plan. It has been designated for a variety of commercial, light industrial and residential uses. In addition the property is under application for annexation into the Village of Pouce Coupe, in order to provide room for urban growth.

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 014-460-084

The West 1/2, Section 5, Township 78, Range 14, West of the 6<sup>th</sup> Meridian, Peace River District, Except A754, 30855 and Plan PGP39865

**Purchase Date:**

2005

**Location of Property:**

Northern outskirts of Pouce Coupe

**Size of Property:**

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

**Present use of the Property:**

Cultivated land, with a 6 ha forested homesite area in the centre of the property

**Surrounding Land Uses:**

- WEST:** Cultivated farmland in the ALR
- SOUTH:** Urban residential land not in the ALR (Pouce Coupe)
- EAST:** Pasture, cattle operation in the ALR
- NORTH:** Cultivated farmland in the ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/9  
The majority of the property is identified as having prime dominant ratings.

**Official Community Plan and Designation:**

The present OCP - The Dawson Creek Rural Area OCP designates the property as "Agricultural - Rural Resource".

**Zoning Bylaw and Designation:**

Bylaw #1343 zones the property as A-2 (Large Agricultural Holdings Zone)

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The Peace River Regional District forwarded the application with a recommendation of support.

Local Government Staff recommended that the application be deferred until the conclusion of the South Peace CDP planning exercise

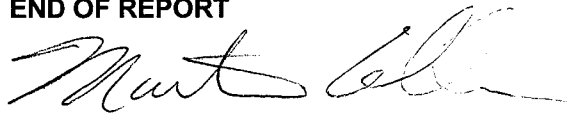
**STAFF COMMENTS:**

Staff suggests that the Commission consider the following.

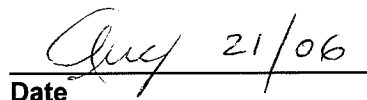
- The proposed exclusion abuts the boundary of Pouce Coupe and fronts onto Highway #2
- The land has very good agricultural capability and a long history of agricultural use.
- The Phase 1 Growth Impact Study in support of the South Peace CDP indicates that the Village of Pouce Coupe has a very limited supply of industrial land. Nodes Construction is looking to expand its existing Pouce Coupe operation.

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**END OF REPORT**



**Signature**



**Date**