



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

October 31, 2006

Reply to the attention of Simone Rivers  
ALC File: #W - 36956

TFK Holdings Ltd.  
PO Box 6584  
Fort St. John, B.C. V1J 4J1

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution #508/2006 outlining the Commission's decision as it relates to the above noted application.

The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

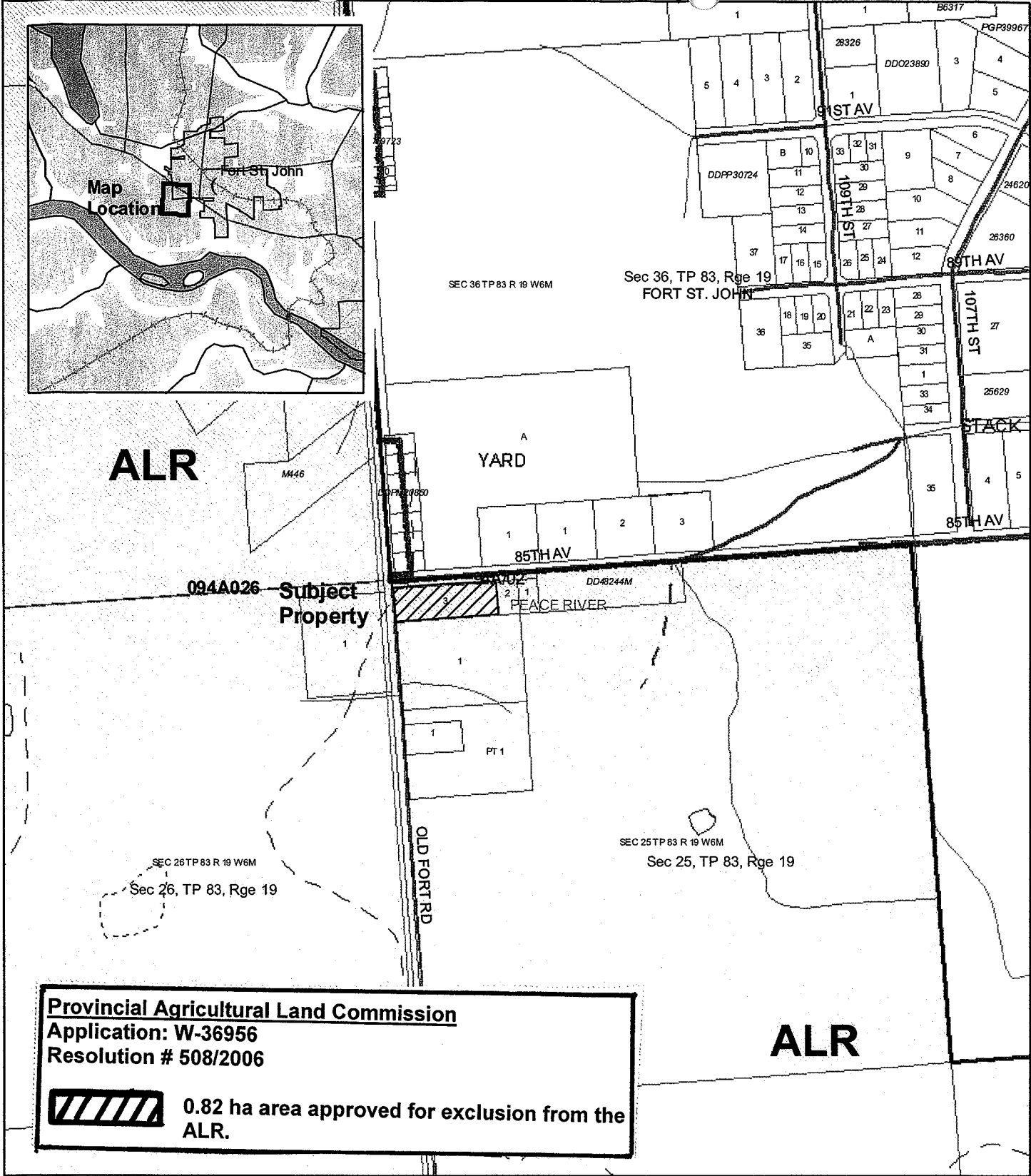
Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#159/2006)

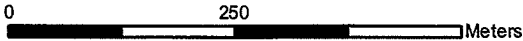
SBR/lv/Encl.: Minutes/Sketch Plan  
36956d1

Lbt 3, Section 25, Township 83, R 19, W6M, PRD, Plan 124 86



ALC Context Map

Map Scale: 1:8,000



ALC File#:	02-06-36956
Map Sheet #:	94A.026
Regional District:	Peace River



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

### For Consideration

Application: # W- 36956  
Applicant: TFK Holdings Ltd  
Proposal: To exclude the 0.817 ha subject property from the Agricultural Land Reserve in order to change the zoning from residential to light industrial.  
Legal: PID: 012-347-825  
Lot 3, Section 25, Township 83, Range 19, West of the 6<sup>th</sup> Meridian, Peace River District, Plan 12486  
Location: South of the City of Fort St. John boundary and east of the Old Fort Road

### Site Inspection

A site inspection was not conducted.

### Discussion

Since 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.

The subject property lies within the Fort St John and Area Comprehensive Development Plan (CDP) in an area designated for Light Industrial Development in Phase 1. Therefore, the proposal is consistent with the CDP designation. However, as the land is currently designated as Rural Residential, approval is conditional upon rezoning and an OCP amendment.

### **IT WAS**

**MOVED BY:** Commissioner Read  
**SECONDED BY:** Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the property being re-designated from Rural Residential to Service Industrial and be rezoned from R-3 (Rural Residential) to I-1 (Light Industrial) in order to accommodate the proposed industrial use.

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 # 508/2006**



**Staff Report**  
**Application # W – 36956**  
**Applicant: TFK Holdings Ltd**

**DATE RECEIVED:** September 13, 2006

**DATE PREPARED:** October 3, 2006

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

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

**PROPOSAL:** To exclude the 0.817 ha subject property from the Agricultural Land Reserve in order to change the zoning from residential to light industrial.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 012-347-825

Lot 3, Section 25, Township 83, Range 19, W6M, Peace River District, Plan 12486

**Purchase Date:**

September 2002

**Location of Property:**

South of the City of Fort St. John boundary and east of the Old Fort Road

**Size of Property:**

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

**Present use of the Property:**

Accessory Buildings

**Surrounding Land Uses:**

**NORTH:** Industrial  
**EAST:** Industrial, and Residential  
**WEST:** Industrial  
**SOUTH:** Industrial, and Residential

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/2  
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 Residential

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the property as R-3 (Residential 3 Zone).  
Minimum Lot Size: 1.8 ha

**PREVIOUS APPLICATIONS:**

**Application #35517-0**

**Applicant:** Shamin, Marilyn  
**Decision Date:** March 16, 2005  
**Proposal:** To subdivide the 57 ha property into two lots of 4.5 ha and 52.5 ha.  
**Decision:** Refused – the proposal is inconsistent with Fort St. John CDP.

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**Application #36059-0**

**Applicant:** Shamin, Marilyn  
**Decision Date:** July 15, 2005  
**Proposal:** To exclude 57 ha from the ALR so the land can be subdivided into 25 lots varying from 2.2 ha to 3.7 ha and be re-zoned as light industrial.  
**Decision:** To allow the exclusion of the 57 ha from the ALR subject to rezoning and amendment of the OCP. The proposal was allowed on the grounds that the exclusion is consistent with designation of the property in the Fort St. John Comprehensive Development Plan.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional Board forwarded the application with a recommendation of support on the basis that the proposed use is consistent with the Fort St. John and Area Comprehensive Development Plan.

**Local Government Planning Staff:** Staff note that the property is currently surrounded on three sides by adjacent residential use but that adjacent light industrial use occurs to the north of the property, and is proposed in the CDP on the areas to the north west, west, south and east of the subject property, inclusive of these remaining residential properties.

The CDP recommends 12 areas for various types of future development. The subject property is located within phase 1 of area 7 in the Fort St. John and Area CDP. Area 7 has been recommended for Light Industrial Use. This proposal is consistent with the phasing principles and proposed use in the CDP.

**STAFF COMMENTS:**

There has been some opposition to this application from an adjacent property owner, who has submitted several letters, sent to the local news as well as the Regional District. The letters are attached for your information; however, most of the concerns about exclusion of this property are not agricultural in nature. As the proposal is consistent with the designation and phasing of the property as set out in the Fort St. John and Area Comprehensive Development Plan staff recommends approval.

**ATTACHMENTS:**

- Letters from Tim Smith opposing the exclusion of the property and its rezoning for industrial purposes.
- Map showing designation in the Fort St. John and Area Comprehensive Development Plan (Created by ALC Staf)
- ALC Context Map BCGS - 94A.026 - 1:8,000 (Created by ALC Staff)
- Airphoto - BCGS 94A.026 - 1:5,000 (Created by ALC Staff)

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**END OF REPORT**

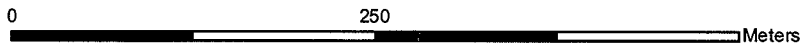
  
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Signature

  
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Date



# ALC Context Map

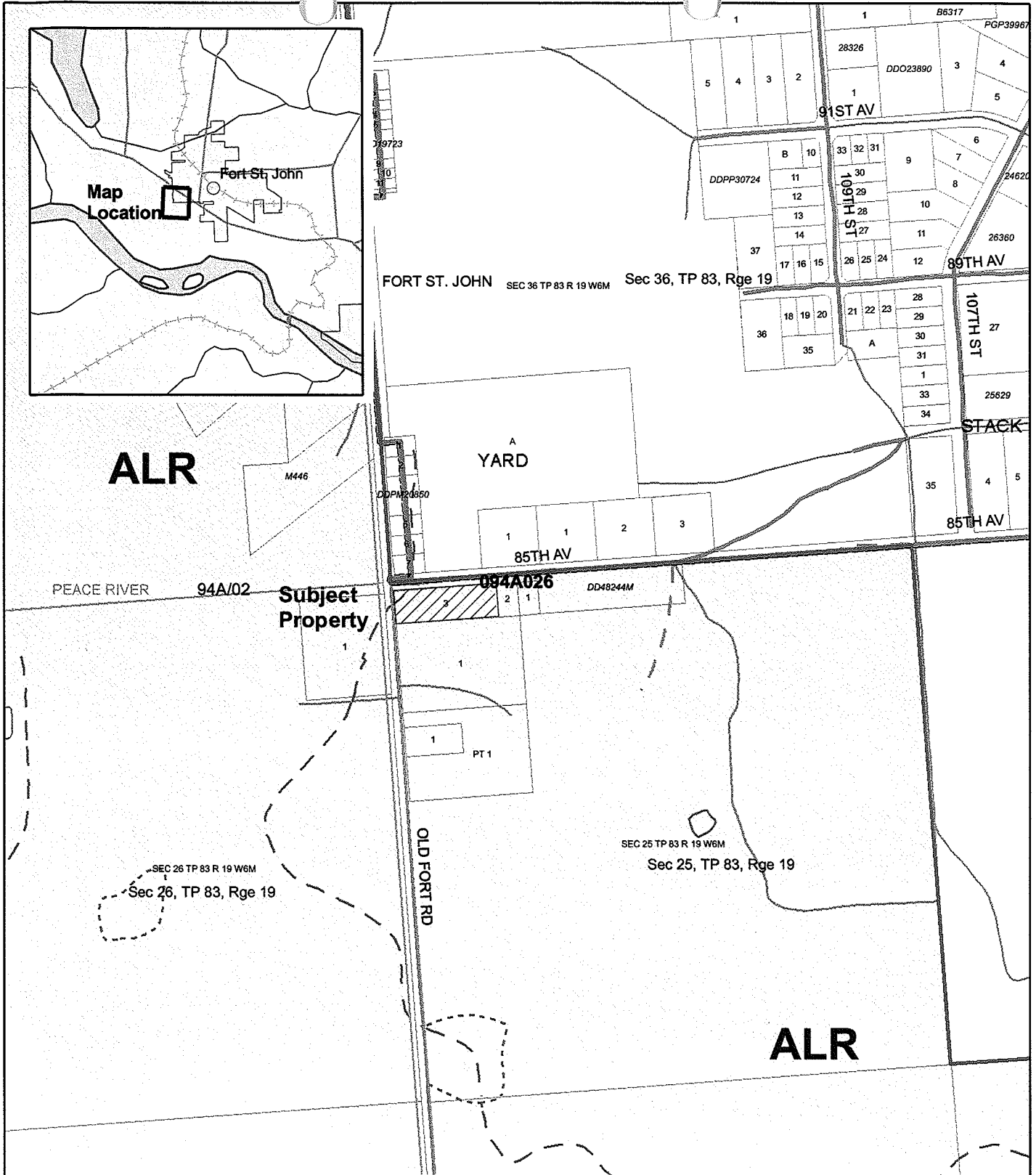
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Map Sheet #:	94A.026
Regional District:	Peace River





# ALC Context Map

Map Scale: 1:8,000



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