



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Reply to the attention of Simone Rivers
ALC File: D-36974

December 1, 2006

Peter Phillpots
c/o Leedon Holdings Ltd.
725 N. MacKenzie Ave.
Williams Lake, BC V2G 1N9

Dear Mr. Phillpots:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 612/2006 outlining the Commission's decision as it relates to the above noted application.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title # BX441152.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

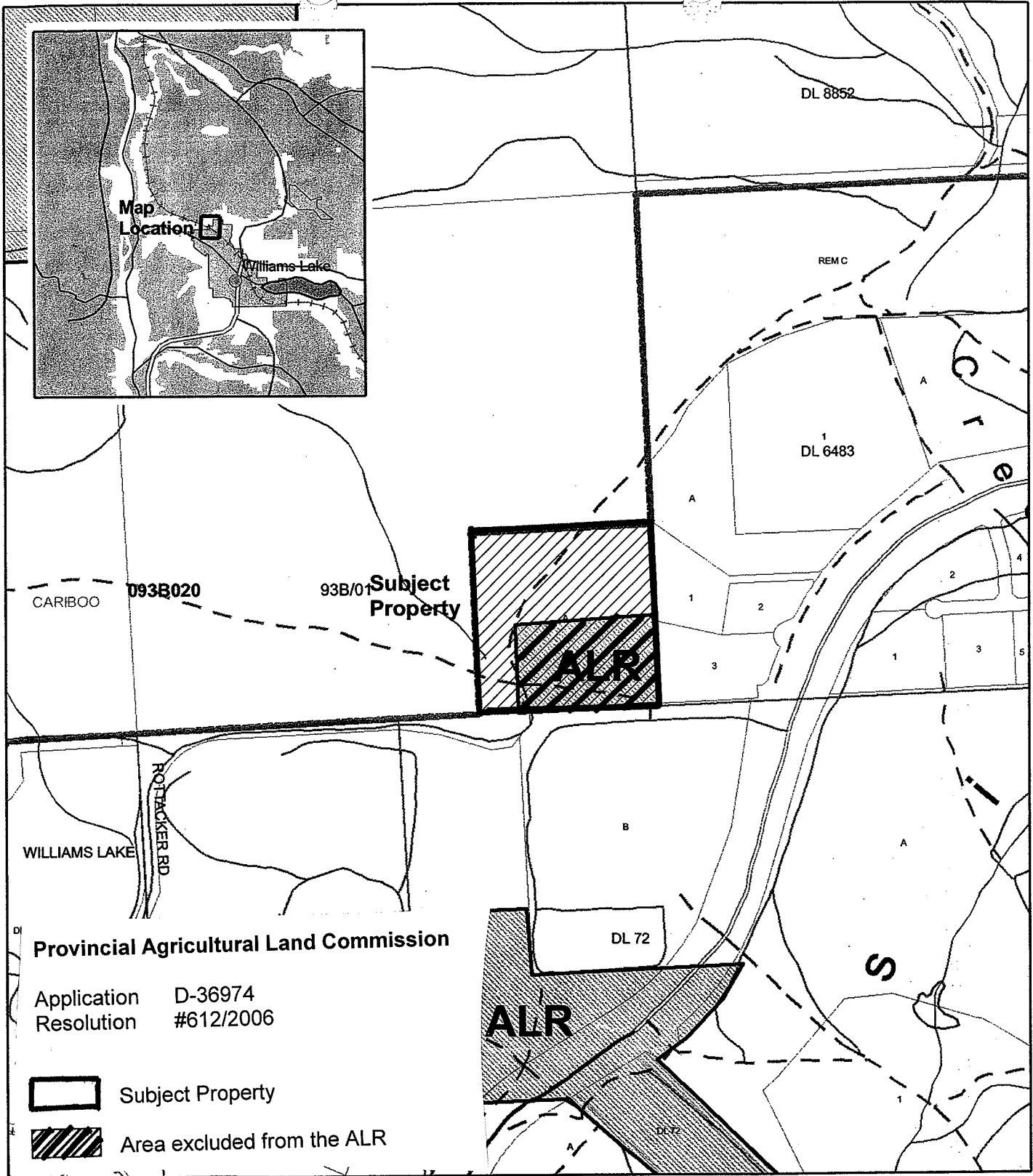
Per:

Erik Karlsen, Chair

cc: City of Williams Lake (1-14-8)
BC Land Title & Survey, New Westminster

Enclosure: Minutes/Sketch Plan

SR/eg
i/36974d1



ALC Context Map

Map Scale: 1:8,000



ALC File#:	21-06-36974
Map Sheet #:	93B.020
Regional District:	Cariboo



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # D- 36974
Applicant: Leedon Holdings Ltd.
Proposal: To exclude the ALR portion of the property and to subdivide the property into four or five lots for industrial use similar to surrounding properties.
Legal: PID: 010-709-321
Block A of the South East ¼ of District Lot 8846, Cariboo District
Location: North end of Williams Lake near Rottacker Road

Site Inspection

A site inspection was conducted on November 23, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Peter Phillpots Representative of Leedon Holdings
- Monty Exton

The Commission met with the applicant on the site and were able to view the ALR portion of the property. The Commission noted that land was located in an area that has been developed industrially and that most of the other ALR land in the area has been excluded. The ALR portion of the property consists of approximately 3.1 ha.

Mr. Phillpots confirmed that the staff report dated November 6, 2006 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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is rated as 5C improveable to 80% Class 3 PT and 20% Class 1

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

P stoniness
T topography

Assessment of Agricultural Suitability

The Commission next assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believes there are external factors that render the land unsuitable for agricultural use. They are the large amount of industrial development located adjacent to the subject property as well as the small size of the ALR portion of the property. This corner of ALR was originally part of a larger unit of ALR but the surrounding lands have been excluded for industrial use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands as surrounding agricultural use is limited.

Conclusions

1. That while the land under application has agricultural capability it is not suitable for agricultural use.
2. That the proposal will not impact agriculture.

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Huffman

THAT the application be allowed as proposed.

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 # 612/2006



Staff Report
Application # D – 36974
Applicant: Leedon Holdings Ltd.

DATE RECEIVED: September 27, 2006

DATE PREPARED: November 6, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To exclude the ALR portion of the property and to subdivide the property into four or five lots for industrial use similar to surrounding properties.

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

BACKGROUND INFORMATION:

Local Government:

City of Williams Lake

Legal Description of Property:

PID: 010-709-321
Block A of the South East ¼ of District Lot 8846, Cariboo District

Purchase Date:

May 2005

Location of Property:

North end of Williams Lake near Rottacker Road

Size of Property:

7.2 ha (About half of the property is in the ALR).

Present use of the Property:

Raw vacant land partially used for equipment storage

Surrounding Land Uses:

WEST: Crown land, steep hillside
SOUTH: industrial
EAST: industrial
NORTH: Crown Land, steep hillside

Agricultural Capability:

Data Source: Agricultural Capability Map # 93B/01
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Designation: Heavy Industrial

Zoning Bylaw and Designation:

Designation: M-2 general industrial
Minimum Lot Size: 1115m²

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Williams Lake Council forwarded the application with a recommendation of support.

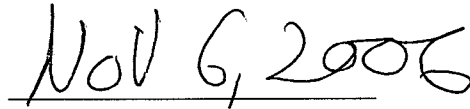
ATTACHMENTS:

- Sketch plan showing proposed industrial subdivision should the property be excluded (Submitted by the applicants)
- ALC Context Map - BCGS 93B.020 1:8,000 - (Created by ALC Staff)
- Airphoto - BCGS 93B.020 1:8,000 - (Created by ALC Staff)

END OF REPORT



Signature



Date