



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

March 1, 2007

Reply to the attention of Simone Rivers  
ALC File: #WW - 37092

Integrated Land Management Bureau  
Regional Client Services Division  
200 - 1488 - 4th Avenue  
Prince George, BC V2L 4Y2

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 44/2007 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.

It is our understanding that the Integrated Land Management Bureau will inform the Registrar of Land Titles that the property is not in the ALR when the title is transferred.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

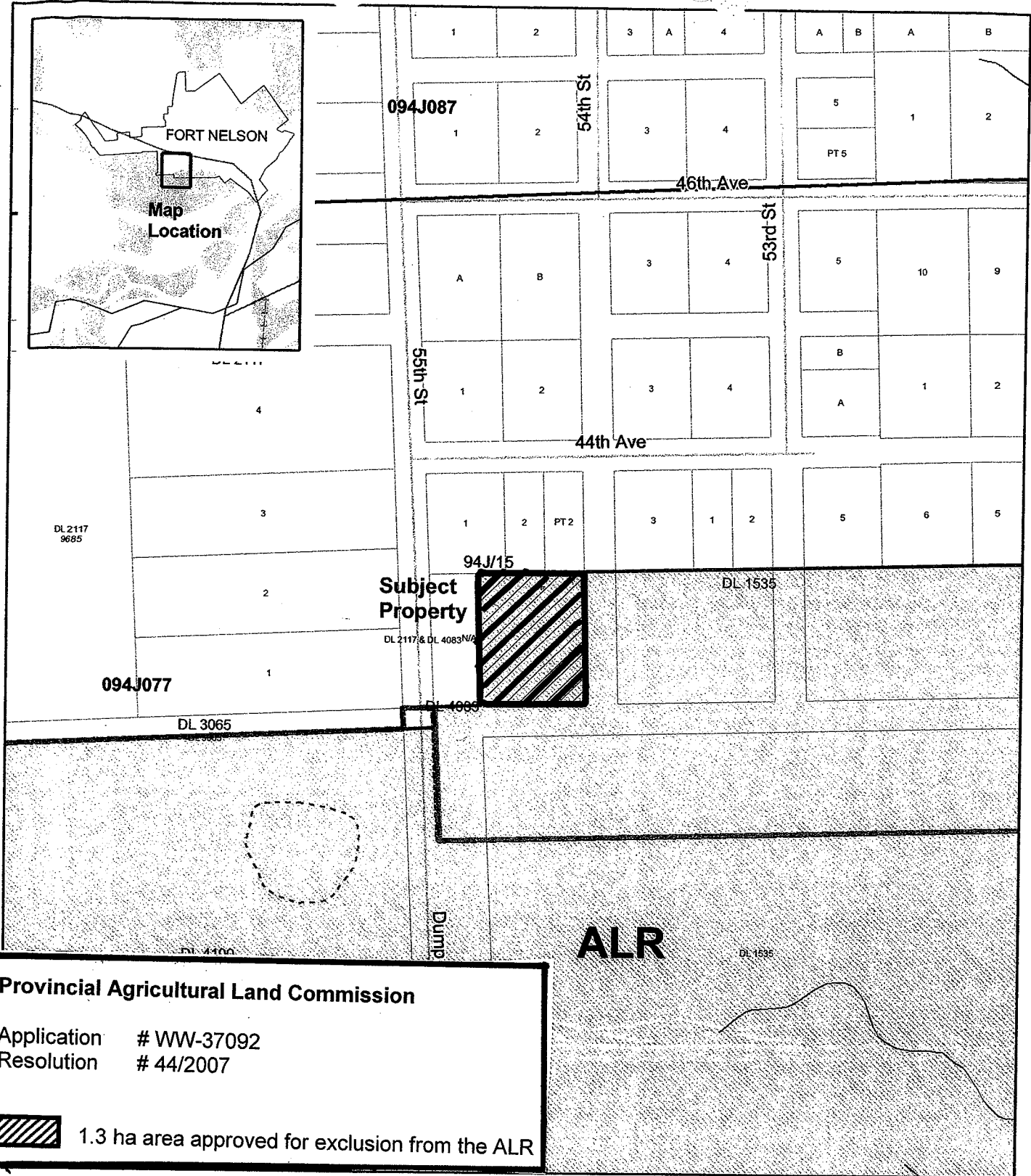
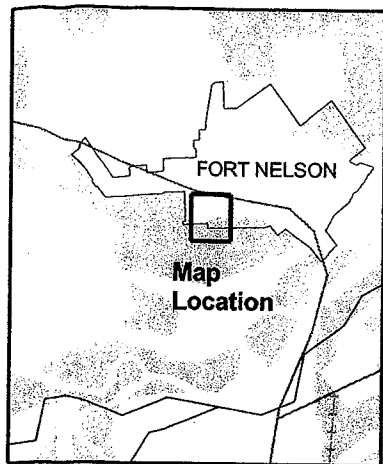
Per:

Erik Karlsen, Chair

cc: Northern Rockies Regional District

Enclosure: Minutes/Sketch Plan

SBR/lv/37092d1



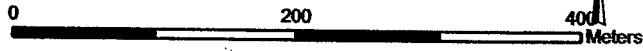
**Provincial Agricultural Land Commission**

Application # WW-37092  
 Resolution # 44/2007

 1.3 ha area approved for exclusion from the ALR

**ALC Context Map**

Map Scale: 1:5,000



ALC File#: 02-06-37092  
 Map Sheet #: 94J.077  
 Regional District: Northern Rockies



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on February 21, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Martin Collins	Staff
	Brian Underhill	Staff

### For Consideration

Application: # WW - 37092  
Applicant: Integrated Land Management Bureau  
Proposal: To exclude the 1.3 ha property from the ALR for light industrial use.  
Legal: Part of the remainder of Block A, District Lot 1535, Peace River District  
Location: Located along 43rd Street, Fort Nelson

### Site Inspection

A site inspection was not conducted.

### Discussion

The Commission recalled that last year it endorsed the industrial designation of this land as part of its review of the Fort Nelson Official Community Plan (OCP).

At that time, the Commission indicated that it was prepared to endorse the non-farm designation on the grounds the land is owned by the Crown and adjacent to existing light industrial uses. As such, the Commission has no objections to the exclusion request.

### Conclusion

That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Kendrew  
**SECONDED BY:** Commissioner Norton

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 # 44/2007**



**Staff Report**  
**Application # WW – 37092**  
**Applicant: Integrated Land Management Bureau**

**DATE RECEIVED:** November 20, 2006

**DATE PREPARED:** January 8, 2007

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

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

**PROPOSAL:** To exclude the 1.3 ha property from the ALR for light industrial use.

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

**BACKGROUND INFORMATION:**

The subject property is located on the south side of Fort Nelson in an area to be designated as light industrial and subsequently brought into the City upon adoption of the new Official Community Plan. It is anticipated that the Town of Fort Nelson will be submitting a block exclusion for the entire area in the future; however, for expediency this application is being dealt with separately.

The Commission made the following comments on the light industrial area in its decision:

*Light Industrial:*

*The Commission was advised at the March 9th meeting with the Regional Board )by Richard Hough, of the Integrated Land Management Bureau (ILMB)) that the 312 ha of ALR land lying to the south of the townsite in the ALR was owned by the Crown, and that the land's location made it a potential source of land supply for non farm development. In addition, the Commission was made aware that a new truck bypass road was to pass through this ALR block, bypassing the town centre and directly accessing the light industrial area. In view of the documented shortage of light industrial land, the proposed location of the light industrial area adjacent to the present landfill facility, and the proposed transportation corridor location, the Commission was prepared to endorse the light industrial designation in the draft OCP.*

**Local Government:**

Northern Rockies Regional District

**Legal Description of Property:**

Part of the remainder of Block A, District Lot 1535, Peace River District

**Location of Property:**

Located along 43rd Street, Fort Nelson

**Size of Property:**

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

**Present use of the Property:**

Vacant Crown Land, no trees

**Surrounding Land Uses:**

**WEST:** Industrial Use and 55th Street  
**SOUTH:** Road Right of Way and Crown Land  
**EAST:** 54th Street and Crown Land  
**NORTH:** Industrial Use

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Light/Service Industrial – Draft Town of Fort Nelson Official Community Plan Bylaw No. 707 (2006)

**PREVIOUS APPLICATIONS:**

**Application #36308-0**

**Applicant:** Town of Fort Nelson  
**Decision Date:** November 01, 2005  
**Proposal:** The draft OCP proposes to designate 300 ha of ALR for Industrial, 130 ha of ALR for residential, and 10 ha of ALR for gateway commercial.  
**Decision:** The Commission did not concur with the draft OCP, requiring changes

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**Application #36308-1**

**Applicant:** Town of Fort Nelson  
**Decision Date:** March 10, 2006  
**Proposal:** The Regional Board has provided a OCP update "Background Report" dated Feb. 2006 that provides information about land use demand and supply in the Town of Fort Nelson. The report formed the basis for a March 9, 2006 meeting between Fort Nelson Council and the Commission that addressed the need for industrial and urban reserve land.  
**Decision:** The Commission indicated that is was prepared to immediately endorse the draft OCP designation of 312 ha of ALR for light industrial uses on the grounds the land is owned by the crown and adjacent to existing light industrial uses. However, the Commission required that prior to endorsing the urban reserve designation on a portion of DL 170 the Regional District would have to designate all of the ALR in a single "Agricultural" designation and rezone the land to a larger minimum lot size (60 ha).

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**Application #36308-2**

**Applicant:** Town of Fort Nelson

**Decision Date:** June 29, 2006

**Proposal:** The Regional District provided confirmation that it was prepared to;

- 1) designate all of the ALR as a single Agricultural zone
- 2) not permit rural residential land uses in the ALR
- 3) rezoning agricultural zoned areas to a 65 ha minimum lot size
- 4) work with ILMB and the Ministry of Agriculture to identify suitable agricultural lands
- 5) only develop DL 170 at urban densities (no less than 4 units per acre) in a phased manner

**Decision:** The Commission concurred with the Regional District's commitments and agreed to the designation of the southerly half of DL 170 as Urban Reserve.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Northern Rockies Regional District Board:** The Regional District Board forwarded the application with a recommendation of support

**STAFF COMMENTS:**

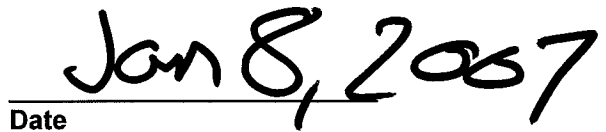
Staff recommend approval in light of the Commission's decision to endorse industrial designation of this property in the Fort Nelson Official Community Plan.

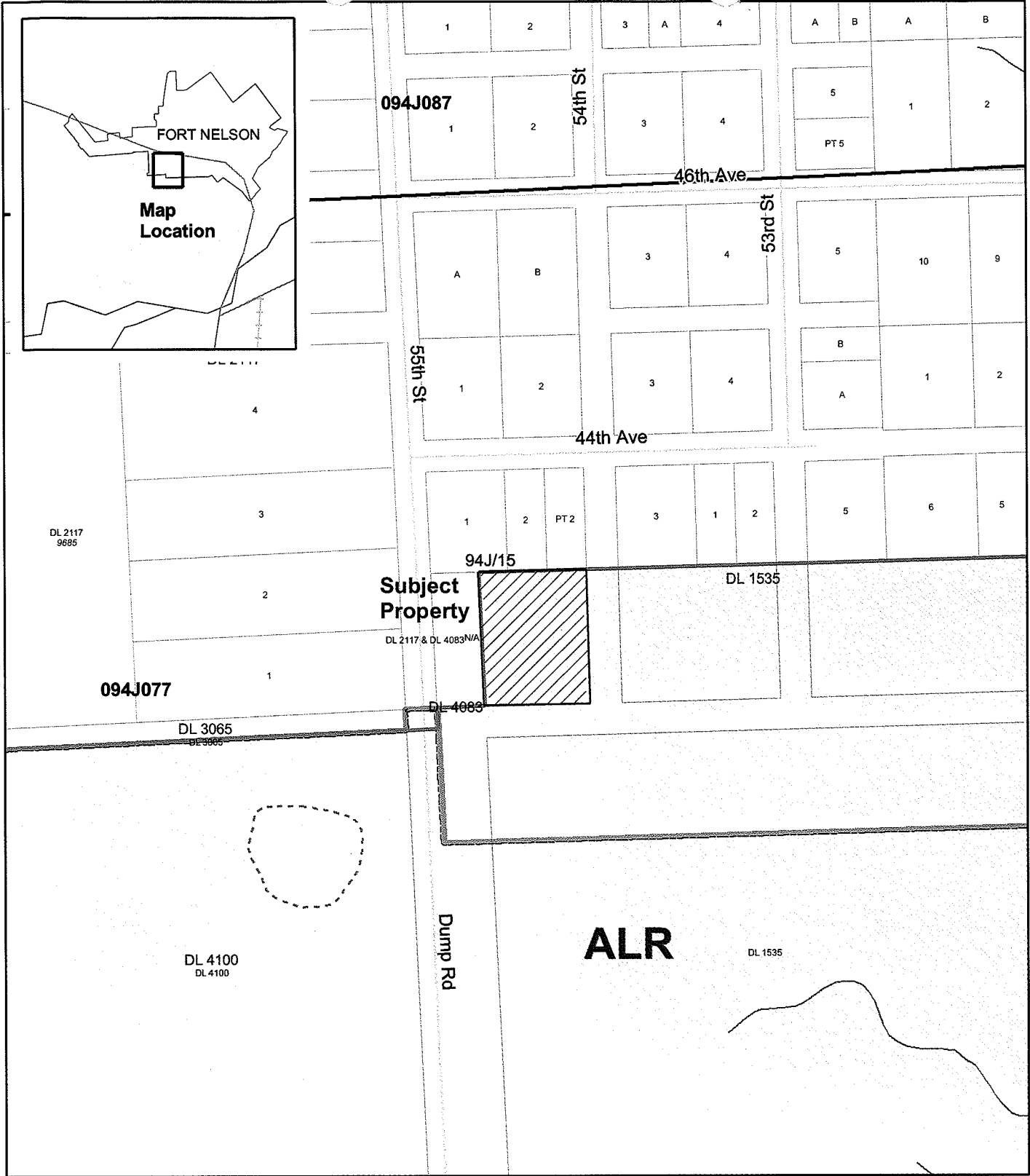
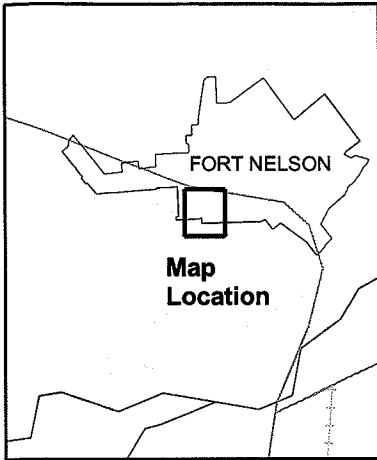
**ATTACHMENTS:**

- Context Map showing OCP designations, approximate location of the ALR boundary and the subject property (Created by ALC Staff)
- ALC Context Map - 94J.077 - 1:5,000 (created by ALC Staff)

END OF REPORT

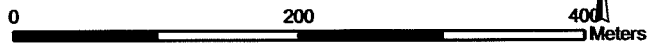
  
Signature

  
Date



# ALC Context Map

Map Scale: 1:5,000



ALC File#: 02-06-37092  
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