



**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

March 1, 2007

Reply to the attention of Simone Rivers  
ALC File: #W - 37101

James Little  
SS2 - Site 13 - Comp 23  
Fort St John, BC V1J 4M7

Dear Mr. Little:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 45/2007 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.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

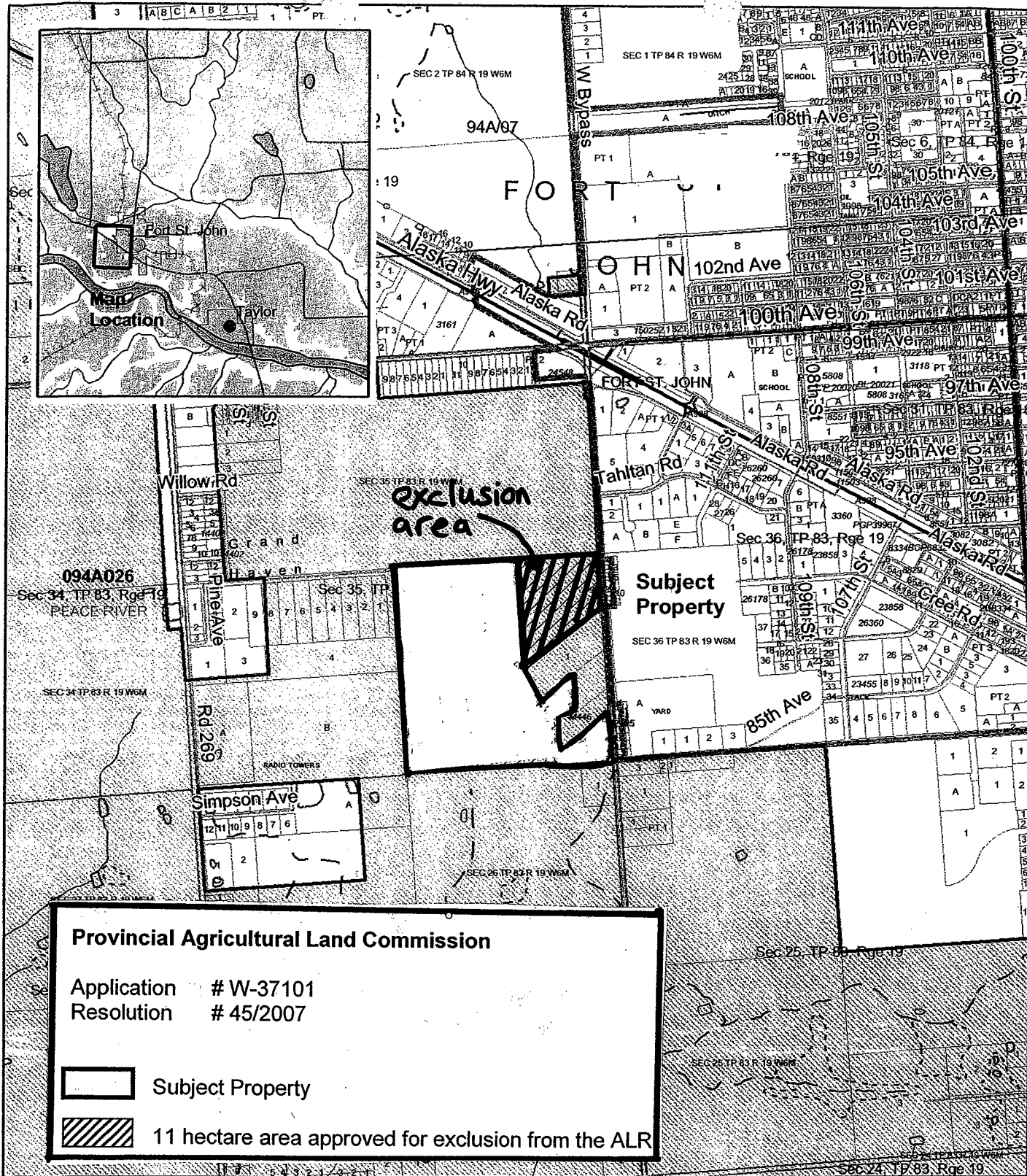
A handwritten signature in black ink, appearing to read "Erik Karlsen". The signature is written in a cursive, flowing style with some loops and flourishes.

Erik Karlsen, Chair

cc: Peace River Regional District (#234/2006)


Enclosure: Minutes/Sketch Plan


SBR/lv  
37101d1



**Provincial Agricultural Land Commission**

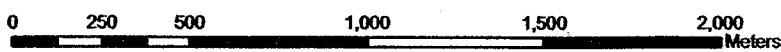
Application # W-37101  
 Resolution # 45/2007

 Subject Property

 11 hectare area approved for exclusion from the ALR

# ALC Context Map

Map Scale: 1:20,000



ALC File#: 02-06-37101  
 Map Sheet #: 94A.026  
 Regional District: Peace River



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 21, 2007 at Dawson Creek, BC.

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

### For Consideration

Application: # W - 37101  
 Applicant: Ian and Barbara MacLean  
 Agent: James Little  
 Proposal: To exclude approximately 11 ha from the north east corner of the subject property and to subdivide the excluded portion into four (4) lots for light industrial use as designated in the Fort St. John and Area Comprehensive Development Plan.  
 Legal: PID: 014-590-689  
 South East ¼ of Section 35, Township 83, Range 19, W6M, Peace River District, Except Plans B4384, M446 and PGP46335  
 Location: Located south of the Grandhaven 242 Road and west of the Old Fort Road, west of the City of Fort St. John.

### Site Inspection

A site inspection was conducted not conducted.

### Discussion

The Commission recalled that since endorsing it in 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 Comprehensive Development Plan (CDP) area in the area designated as "Light Industrial". The applicants proposed to exclude 11 ha of the subject property that is located in the area identified for Light Industrial Development in Phase I of the CDP. The proposal is consistent with the CDP designation and phasing. Therefore, the Commission has no objection to the exclusion of the 11 ha area subject to the rezoning of the property to a "Light Industrial" zone.

### Conclusions

That the proposal will not impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Norton

**SECONDED BY:** Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the preparation of a subdivision plan to delineate the area to be excluded per the drawing submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.
- the rezoning of the exclusion area to a "Light Industrial" designation.

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 # 45/2007**



**Staff Report**  
**Application # W – 37101**  
**Applicant: Ian and Barbara MacLean**  
**Agent: James Little**

**DATE RECEIVED:** December 1, 2005

**DATE PREPARED:** January 10, 2007

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

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

**PROPOSAL:** To exclude approximately 11 ha of the 58 ha property and to subdivide the excluded portion into four (4) lots for light industrial use as designated in the Fort St. John and Area Comprehensive Development Plan.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 014-590-689

The South East ¼ of Section 35, Township 83, Range 19, West of the 6<sup>th</sup> Meridian, Peace River District, Except Plans B4384, M446 and PGP46335

**Purchase Date:**

January 2005

**Location of Property:**

Located south of the Grandhaven 242 Road and west of the Old Fort Road, west of the City of Fort St. John.

**Size of Property:**

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

**Present use of the Property:**

Current use of this property is for development holding property. Cultivated field has been maintained in cropland. There are no dwellings on the property (two homesites were previously severed from the parent parcel.)

**Surrounding Land Uses:**

**WEST:** Residential and light industrial  
**SOUTH:** Light industrial, farmland and small holdings  
**EAST:** Residential lots and light industrial zone  
**NORTH:** Eighty percent bush and twenty percent hayland

**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 OCP Bylaw No. 820 (1993)  
Designation: Rural Resource - Agricultural

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343 (2001)  
Designation: A-2 (Large Agricultural Holding) Zone  
Minimum Lot Size: 63 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional Board forwarded the application with a recommendation of support to subdivide the excluded portion into four lots for light industrial use, as proposed in the Fort St. John and Area Comprehensive Development Plan.

**STAFF COMMENTS:**

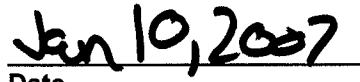
Since its adoption in January 2005 recent decisions in the Fort St. John area have been directed by the Commission's position on the Fort St. John and Area Comprehensive Development Plan (CDP). If a proposal is consistent with the plan it has been approved. If it is not consistent, approval has not been granted. The entire subject property is located in an area designated for future light industrial development; however, part of the property is not slated to be developed until phase II. As the applicants have only applied to exclude 11 ha, which is entirely located in the area designated for development within phase I, staff recommend approval of this application.

**ATTACHMENTS:**

- Sketch showing area to be excluded (submitted by the applicant)
- Sketch showing proposed subdivision of area to be excluded. (submitted by the applicant)
- Fort St. John and Area Comprehensive Development Plan Map, Final CDp Map with phasing
- ALC Context Map - 94A.026 - 1:20,000 (created by ALC Staff)
- Airphoto - 1:10000 (created by ALC Staff)

END OF REPORT

  
Signature

  
Date