



Agricultural Land Commission
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March 1, 2007

Reply to the attention of Simone Rivers
ALC File: #W - 37202

Wayne Dahlen
409 - 94 Avenue
Dawson Creek, BC V1G 1G1

Dear Mr. Dahlen:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 46/2007 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.

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:

A handwritten signature in black ink, appearing to read "Erik Karlsen", written over a large, stylized, sweeping flourish that extends to the right and then curves back down.

Erik Karlsen, Chair

cc: Peace River Regional District (#255/2006)

Enclosure: Minutes/Sketch Plan

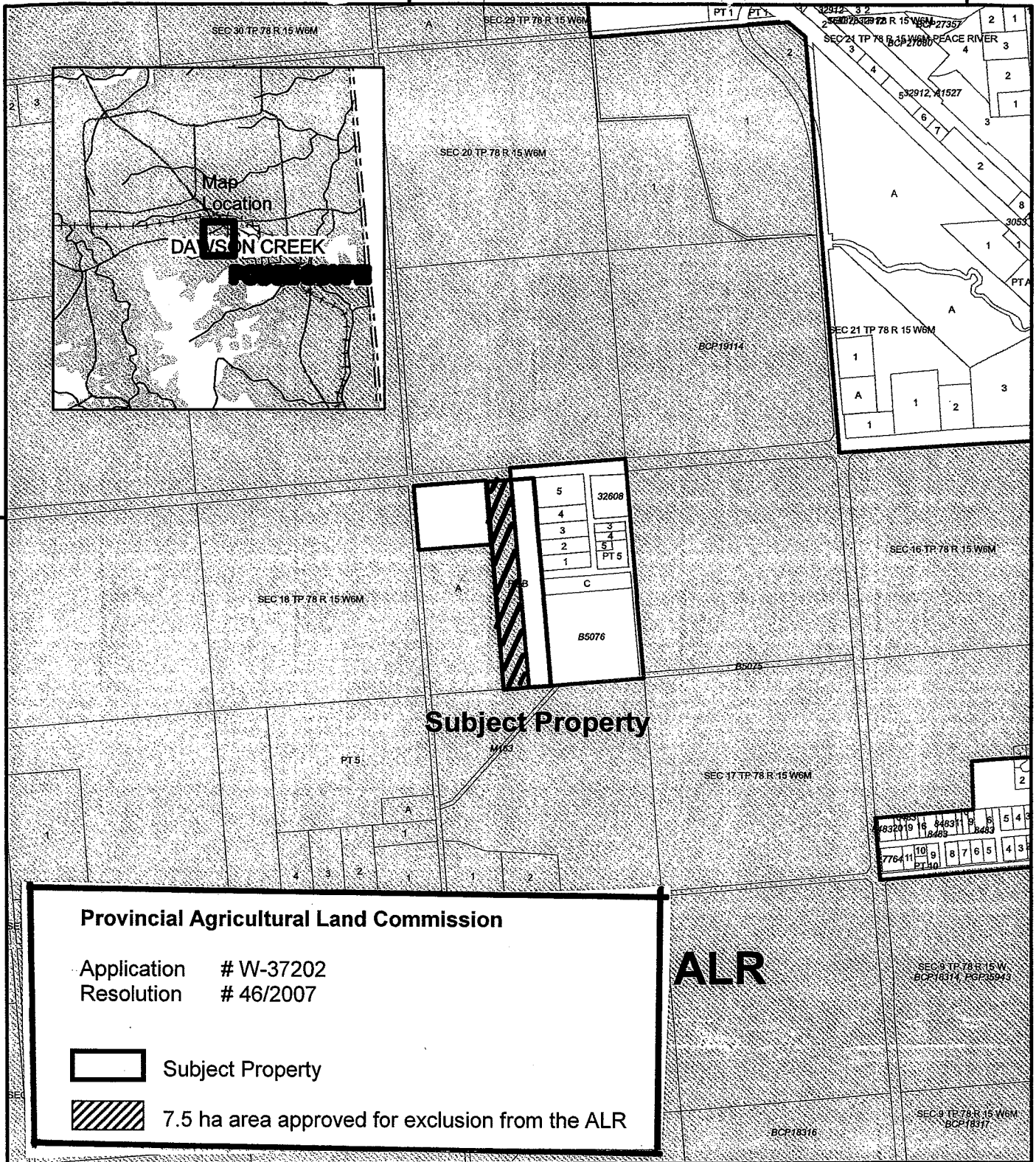
SBR/lv
37202d1

120°18'0"W

120°16'0"W

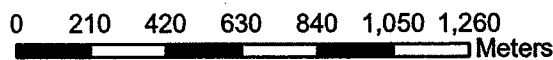
55°48'0"N

120°18'0"W



ALC Context Map

Map Scale: 1:20,000



ALC File #: 02-2007-37202

Mapsheet #: 93P.079

Map Produced: Feb 1, 2007

Regional District: Peace River



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

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

For Consideration

Application: # W - 37202
Applicant: K & C Oilfield Hauling Ltd
Agent: Wayne Dahlen
Proposal: South Peace CDP: To exclude the 7.5 ha portion of the lot to be used for light industrial purposes.
Legal: PID: 012-253-871
Lot B, Section 17, Township 78, Range 15, W6M, Peace River District, Plan 13332, Except Plan 19541
Location: Friesen subdivision, 2.5km west of Dawson Creek

Site Inspection

A site inspection was not conducted.

Discussion

The Commission recalled that since endorsing it in 2005, Commission decisions in the Fort St. John area have been made based on the Fort St. John and Area Comprehensive Development Plan. 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 Commission has recently endorsed the South Peace CDP (SPCDP) and intends on administering the plan area in a similar fashion.

The subject property lies within the South Peace Comprehensive Development Plan area in the area designated "Light Industrial". The proposal is consistent with the SPCDP designation. Therefore, the Commission has no objection to the exclusion of the 7.5 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 Kendrew

SECONDED BY: Commissioner Read

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- The property be rezoned to a light industrial zone.
- The exclusion conditions must be completed within three (3) years from the date of this decision.

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 # 46/2007



Staff Report
Application # W – 37202
Applicant: K & C Oilfield Hauling Ltd.
Agent: Wayne Dahlen

DATE RECEIVED: January 22, 2007

DATE PREPARED: February 7, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: South Peace CDP: To exclude the 7.5 ha portion of the lot to be used for light industrial purposes.

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: 012-253-871

Lot B, Section 17, Township 78, Range 15, West of the 6th Meridian, Peace River District, Plan 13332, Except Plan 19541

Purchase Date:

2006

Location of Property:

Friesen subdivision, 2.5 km west of Dawson Creek,

Size of Property:

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

Present use of the Property:

Two offices on the east side of property, large parking area and storage of Rig equipment

Surrounding Land Uses:

WEST: Borek Construction yard, storage, offices and repair shop
SOUTH: Farmer's field
EAST: H. F. Nodes construction repair yard with 2 shops
NORTH: Farmer's field

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP, Bylaw No. 477 (1986)
Designation: Northern 2 ha "Industrial" and southern remainder Agriculture - Rural Resource

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw N. 1343 (2001)
Designation: Northern 2 ha zoned I-1 Light Industrial and southern remainder A-2 (Large Agricultural)
Minimum Lot Size: I-1 (Light Industrial) portion 1.8 ha
A-2 (Large Agricultural Holdings Zone)63

PREVIOUS APPLICATIONS:

Application #35945-0

Applicant: Peace River Regional District
Decision Date: November 16, 2006
Proposal: To identify suitable land for urban development in the Dawson Creek area. The South Peace CDP has identified about 1000 ha for urban uses.
Decision: The Commission did not concur with the Regional District's proposal, suggesting no lands be identified for residential uses due to adequate supply of non ALR land, and much reduced areas, mostly west of the Town centre at the junction of the Dangerous Goods bypass and Highway #97 be identified for industrial/commercial uses.

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 proposal is consistent with the designated use in the draft South Peace Comprehensive Development Plan (SPCDP) and Agricultural Land Commission response to the draft SPCDP - resolution # 588/06

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- After adoption of the Fort St. John and Area Comprehensive Development Plan, the Commission has made decisions based on the non-farm designations endorsed as part of that plan.
- This property is located in an area that the Commission has agreed to exclude for light industrial development as a result of the South Peace Comprehensive Development Plan.
- The property is adjacent to existing light industrial uses.
- The ALR boundary currently runs down the middle of the property and a portion of the property is already used for industry.

ATTACHMENTS:

- CDP map showing subject property and areas identified for light industrial development (created in iMap by ALC Staff)
- ALC Context Map – 93P.079 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

Feb 7, 2007
Date