



**Agricultural Land Commission**  
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October 11, 2007

Reply to the attention of Martin Collins  
ALC File: # WW - 37487

Town of Fort Nelson  
Bag Service 399  
Fort Nelson, BC V0C 1R0

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 517/2007 outlining the Commission's decision as it relates to the above noted application.

The application to exclude 32 ha from the Agricultural Land Reserve of the Northern Rockies Regional District is allowed. The Commission will amend its maps to reflect this change in due course as required by the *Agricultural Land Commission Act*. It is our expectation that the Town of Fort Nelson will inform the representative from the Integrated Land Management Bureau that the land has been excluded from the ALR and therefore that ALR notation will not be added to the title of the property should all or a portion of it be sold.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background. The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

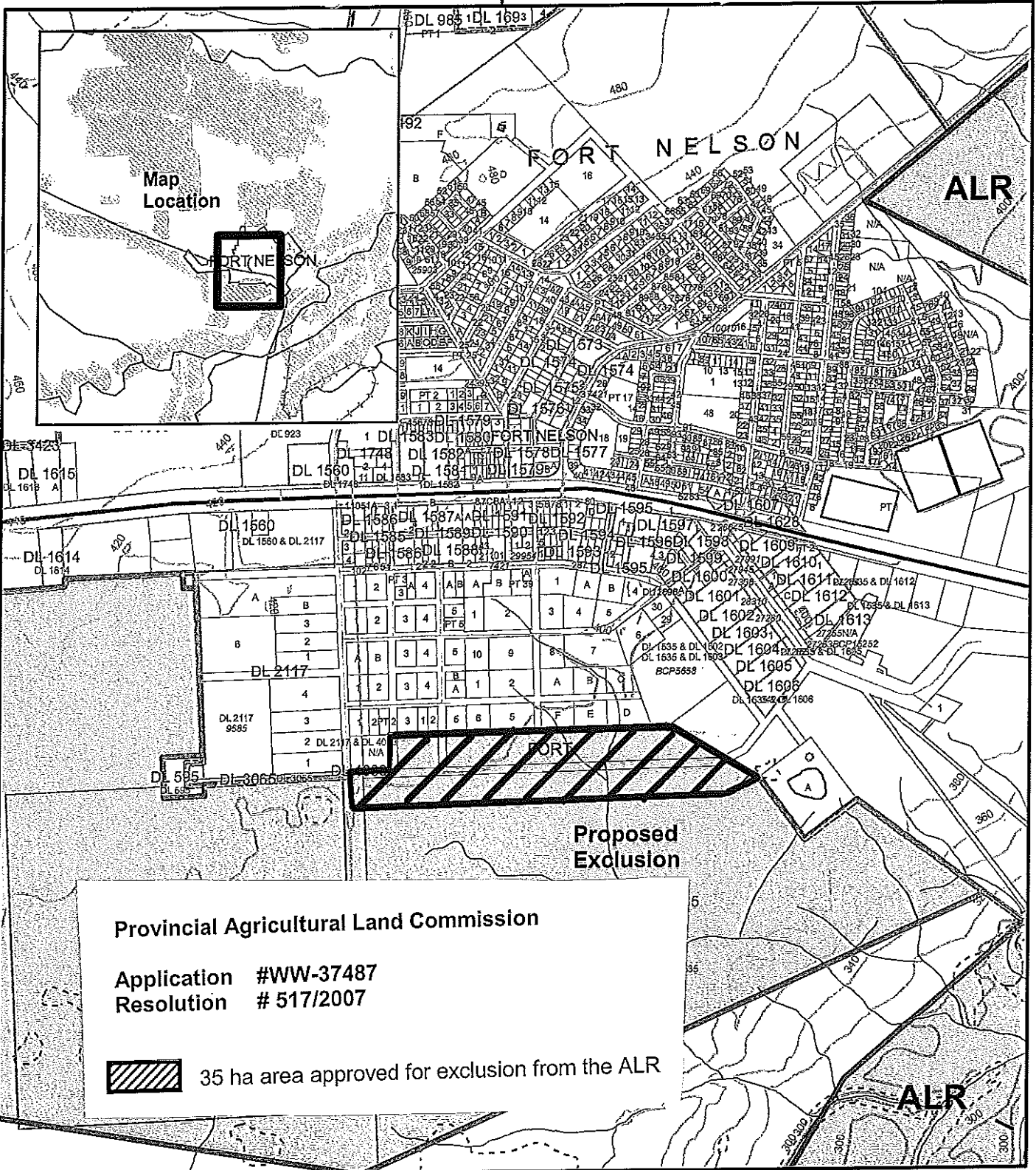
Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

MC/lv  
37487d1

122°42'0"W


122°40'0"W



58°48'0"N

### Provincial Agricultural Land Commission

Application #WW-37487  
Resolution # 517/2007

 35 ha area approved for exclusion from the ALR

122°44'0"W

122°42'0"W



ALR Context Map

Map Scale: 1:20,000



ALC File #: 02-2007-37487

Mapsheet #: 94J.077

Map Produced: July 05, 2007

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 October 5, 2007 Pouce Coupe B.C.

<b>PRESENT:</b>	John Kendrew	Acting Chair, North Panel
	William Norton	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

### For Consideration

Application: # WW- 37487  
Applicant: Town of Fort Nelson  
Proposal: To exclude approximately 35 ha for a light/ service industrial use.  
Legal: Part of the Reminder Block A, District Lot 1535, Peace River District  
Location: South of the Town of Fort Nelson

### Site Inspection

A site inspection was not conducted.

### 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

The Commission had no objection to the exclusion of the 32 ha as proposed as the proposal was consistent with the Commission's endorsement of the use of this land for light/service industrial use in the Town of Fort Nelson – Northern Rockies Official Community Plan.

### **IT WAS**

**Moved by:** Commissioner Kendrew  
**Seconded by:** Commissioner Norton

THAT the application be allowed.

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 # 517/2007**



**Staff Report**  
**Application # WW – 37487**  
**Applicant: Town of Fort Nelson**

**DATE RECEIVED:** June 14, 2007

**DATE PREPARED:** September 12, 2007

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

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

**PROPOSAL:** To exclude approximately 35 ha for a light/ service industrial use.

This application is made pursuant to section 29(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

This application for exclusion is being made further to the Commission's meeting with the Regional District of Northern Rockies and the Town of Fort Nelson in April 2006 (file # 36308) regarding the revision of the Town of Fort Nelson Northern Rockies Official Community Plan. At that meeting and in subsequent correspondence, the Commission indicated their endorsement of the designation of approximately 312 ha of ALR located south of the Town of Fort Nelson as Light/Service Industrial. At that time the Commission encouraged the Regional District to submit an exclusion application for the entire piece so that further administrative dealing with the land would be simplified. This application and application # WW-37486 have been made in response to that letter and the Commission's stated position.

The revised Official Community Plan has now been adopted and the land in question has been designated as Light/Service Industrial, to be developed in two phases.

The Regional District and the Town have submitted two concurrent applications as some of the land (35 ha) is located in the town and some (362 ha) is located within the Regional District.

**Local Government:**

Town of Fort Nelson

**Legal Description of Property:**

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

**Purchase Date:**

The land is owned by the Crown

**Location of Property:**

South of the Town of Fort Nelson

**Size of Area to be Excluded:**

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

**Present use of the Property:**

Vacant Crown Land within the Agricultural Land Reserve

**Surrounding Land Uses:**

**WEST:** Light Industrial  
**SOUTH:** Vacant Crown Land within the Agricultural Land Reserve  
**EAST:** Light Industrial and Public Institutional  
**NORTH:** Light Industrial

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Town of Fort Nelson Northern Rockies Official Community Plan Bylaw No. 707, 2006 designates the land as Light/Service Industrial

**Zoning Bylaw and Designation:**

Northern Rockies Regional District Rural Land Use Bylaw No. 105, 1998 designates the property as Agricultural Land Reserve (ALR)

**RELEVANT APPLICATIONS:**

**Application #36308-0**

**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**

**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 it 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).

**Application #36308-2**

**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 agriculturally 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 Board forwarded the application with a recommendation of support.

**STAFF COMMENTS:**

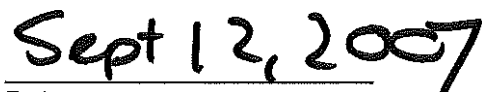
Staff recommends approval of this application as it is consistent with the Commission's previous discussion and position concerning the non-farm use of this land.

**ATTACHMENTS:**

- ALC Context Map 94J/15 - 1:50,000 (created by ALC Staff)
- Airphoto - 1997 - 1:35,000 (created by ALC Staff)

END OF REPORT

  
Signature

  
Date