



Agricultural Land Commission
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October 18, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37527

Faye and Brandy Meek
PO Box 150
Charlie Lake, BC V0C 1H0

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 520/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (65/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv
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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 in Pouce Coupe B.C.

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

For Consideration

Application: # W- 37527
Applicant: Faye and Brandy Meek
Proposal: To exclude the easternmost 4.6 ha from the existing 12 ha parcel for light industrial use.
Legal: PID: 006-354-190
The North East 1/4, Section 3, Township 84, Range 19, W6M, Peace River District, EXCEPT Plans A938, B6110, 9263, 13020, 13593, 17375, 17923, 25598 and PGP47143
Location: Located about 3 km northwest of Fort St. John just past Grandhaven

Site Inspection and Exclusion Meeting

A site inspection was conducted on October 3, 2007. Those in attendance were:

- John Kendrew Acting Chair, North Panel
- William Norton Commissioner
- David Craven Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Julie Robinson MAL Staff
- Faye and Gordon Meek Applicants

The Commission met the applicants at the subject property. It noted that a portion of the property was being used for "non-farm" purposes as a temporary tank farm and storage area. The property was split by a gully and the other half of the property was being used in support of the Meek's grain farming operation. The property was adjacent to existing light industrial uses which are located outside of the ALR.

Ms. Meek confirmed that the staff report dated September 17, 2007 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

In considering this application the Commission gave weight to the fact that the property was designated for future Light Industrial development in the Fort St. John and Area Comprehensive Development Plan, which has been endorsed by the Commission. However, it was also noted that the property was designated to be developed in Phase III, after Phase I and II of light industrial land has been developed. The Commission recalled the rationale for phasing when the plan was developed; that it was established to ensure orderly development. The Commission was not prepared to ignore the phasing portion of the plan and as such has refused exclusion of a portion of this property at this time. Should evidence become available that a significant portion of the Phase I and II land has been developed the Commission would be prepared to revisit this application.

The Commission may also be prepared to revisit the application should the Regional District wish to discuss the phasing provisions of the plan. However, in the interim, the Commission believes that there is no shortage of developable land for light industrial purposes in the Fort St John area and therefore that the exclusion of this land is premature at this time.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Kendrew

THAT the application be refused.

CARRIED

Resolution # 520/2007



**Staff Report
Application # W – 37527
Applicant: Faye and Brandy Meek**

DATE RECEIVED: June 28, 2007

DATE PREPARED: September 17, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To exclude 4.6 ha of the 12 ha parcel for light industrial use.

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

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 006-354-190

The North East ¼ of, Section 3, Township 84, Range 19, W6M, Peace River District, EXCEPT Plans A938, B6110, 9263, 13020, 13593, 17375, 17923, 25598 and PGP47143

Purchase Date:

October 2001

Location of Property:

Located about 3 km northwest of Fort St. John just past Grandhaven

Size of Property:

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

Present use of the Property:

Bareland and some grasslands

Surrounding Land Uses:

WEST: Hay Field
SOUTH: Alaska Highway and vacant land
EAST: Commercial repair shops and welding yard
NORTH: Farm grain storage and repair shop

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/7
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: Zoned A-2 (Large Agricultural Holdings)
Minimum Lot Size: 63 ha

RELEVANT APPLICATIONS:

Application #35555-0

Applicant: Tash, John & Wilma
Decision Date: March 16, 2005
Proposal: To exclude approximately 7.8 ha on the east side of the subject property from the ALR. Roughly 0.9 ha of the eastern side of the property is outside of the ALR. If the application is successful the combined 8.7 ha will be subdivided into four 2.02 ha lots to be used for light industrial development.
Decision: Allowed in principle, subject to the confirmation that the 7.8 ha area has been re-zoned to light industrial uses. The proposal is consistent with Fort St. John CDP.

Application #36751-0

Applicant: Teed, Marilyn
Decision Date: June 29, 2006
Proposal: To exclude a portion of the 49.1 ha property from the ALR for light industrial development. Approximately 19.2 ha would be excluded.
Decision: To refuse the exclusion of 19.2 ha as the proposal does not fit with the phasing agreed to by the Fort St. John and Area Comprehensive Development Plan.

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 within the Fort St. John and Area Comprehensive Development Plan.

Local Government Planning Staff: Planning staff recommended that the application be refused on the basis that it is not consistent with the timeline of the Fort St. John and Area Comprehensive Development Plan and that it is pre-mature with regard to the development of policies concerning riparian corridor, highway access and design guidelines.

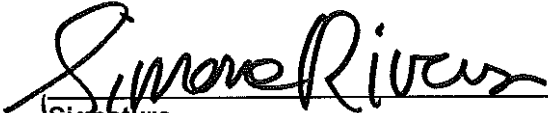
STAFF COMMENTS:

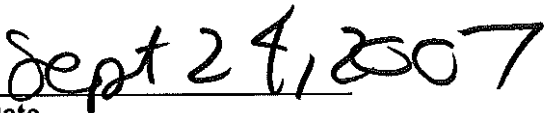
Staff notes that this property is located directly adjacent to the property considered in application # W- 36751. The Commission refused this application because it believed that exclusion of the property was premature. Both of these properties are located in an area designated for Light Industrial Use in the plan but the properties are designated for development in Phase 3. The Commission's position has been that it has not received information from the Regional District to indicate that the lands designated for development in Phases I and II have been fully developed and therefore that development of Phase III lands is premature at this time. The information submitted with this application does not contain any new information to this effect however; staff recommend that the Commission meet with the applicant to discuss the application and to determine if there is any additional information available about this application that the Commission is not aware of.

ATTACHMENTS:

- Sketch showing area of proposed exclusion (submitted by the applicant)
- Letter from the applicant describing the proposal (dated June 12, 2007)
- Pages 3 and 4 of the Local Government Staff Report (file 65/07)
- Letter to the PRRD from the ALC dated July 13, 2007 regarding application # W-36751
- Minutes and Letter for Application # W-36751
- Fort St. John and Area Comprehensive Development Plan Map showing phasing and location of subject property. (Created by ALC Staff with iMap)
- ALC Context Map – 94A.026 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:20,000 (created by ALC Staff)

END OF REPORT


Signature


Date