



Provincial Agricultural Land Commission - Staff Report

Application: 51856

Applicant: District of Vanderhoof
Local Government: District of Vanderhoof

Proposal: To exclude a 49 ha portion of the 124 ha property from the ALR in order to facilitate future airport developments.

BACKGROUND INFORMATION

The Vanderhoof Airport Land Use and Development Plan has identified future needs and opportunities for the airport on the northerly portion of the Airport lands. The District has had interest from existing lease holders in purchasing land as lack of ownership has restricted their ability to secure financing and to expand their operations. In addition, they have had enquiries from potential new investors provided they can purchase land without agricultural restrictions.

PROPERTY INFORMATION

PID: 015-845-516
Legal Description: The North 1/2 of Section 21 Township 11 Range 5 Coast District, Except Plans 8392 and PRP45232
Property Area: 124.5 ha
ALR Area: 124.5 ha
Purchase Date: March 21, 2000
Location: On the northern edge of Vanderhoof airport.
Owner: District of Vanderhoof

LAND USE

Current Land Use:
 Flying club building, pumphouse, field electrical centre, runway.

Surrounding Land Uses:
 North: Agricultural, private residences
 East: Agricultural
 South: Air strip, golf course and agricultural
 West: Agricultural

RELEVANT APPLICATIONS

Application ID: 9741 **Legacy #:** 31997
Applicant: Vanderhoof
Proposal: To exclude 72 ha from the ALR in order to formalize existing non farm uses and enable subdivision of existing rental homes built in the 1940'. In addition exclusion will permit non specified non farm uses on this area.

Decision:

Resolution #	Decision Date	Decision Description
462/1998	July 23, 1998	The Commission refused the proposed exclusion of 72 ha on the grounds the land had good agricultural capability, much of it presently cultivated. The Commission was prepared to allow the immediate subdivision of the four existing homes. In addition it was prepared consider exclusion of a smaller area, subject to the submission of more detailed information about the land needs of a specific aviation oriented industry.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw No. 993
Designation: Industrial
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw no. 994
Zoning Designation: CV1 - Public Use Facilities
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

District of Vanderhoof Council:

The District Council forwarded the application with support. The resolution noted that no concerns were forwarded by the public regarding the proposed application.

ALC STAFF COMMENTS

The District previously applied to exclude from the ALR an approximately 9 ha. portion (erroneously recorded as 74 ha) of the subject property, comprising the ribbon adjacent to the taxi way marked on the Airport Land Use Plan as Airfield Reserve, General Aviation Reserve and Airside Commercial. This was refused by the Commission in 1998, predominantly on the grounds of its good agricultural capability. However in its decision the Commission indicated that it was prepared to consider specific aviation development proposals subject to the submission of an agricultural plan for the airport lands and any development being located adjacent to and preferably west of the existing buildings.

The area that is the subject of the present application is designated for industrial use on the OCP. This designation was endorsed by the Commission when it reviewed the OCP in 2005.

It seems reasonable for the Commission to support airport related development. However the Commission has previously experienced situations where land has been excluded from the ALR and has been used for other purposes because the anticipated demand has not materialised for the intended use for which the land was excluded. Care has to be taken particularly when entertaining the exclusion of prime agricultural land that:

There is a high degree of certainty with regard to the anticipated use,

That efficient use will be made of the land excluded

That only the area required for the use will be excluded

That mitigation measures are undertaken as part of any exclusion to ensure that there are no overall losses for agriculture.

ATTACHMENTS

51856 maps.pdf
51856 proposal description.pdf
51856 proposal sketch.pdf

END OF REPORT

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