



**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 17, 2006

Reply to the attention of Simone Rivers

Paul and Audrey Laboucane  
PO Box 6927  
Fort St. John, B.C. V1J 4J3

Dear Mr. and Mrs. Laboucane:

Re: **Application #W-36468**  
**Lot 7, Section 27, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District, Plan 24879**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above described 3.7 ha property into two 1.9 ha lots. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission noted that the subject property lies within the Fort St. John and Area Comprehensive Development Plan (CDP) Area, and that the property is designated as rural residential in that plan.

As such, the Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution **#110/2006**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#172/2005)

SBR/lv/Encl./36468d1

00° 00' 00"  
262° 3' 048 ha.  
343.1  
100° 00' 00"

2.699 ha.

268.345

90° 00' 50"

2.699 ha

268.405

6

SHOP

HOUSE

DRIVE WAY

100.585

100

359° 58'

(PLAN 351)

IP 128.670

IP 100.585

SHED

LOT 1

90° 00' 50"

1.884 ha.

SHED

7

3.768 ha.

LOT 2

1.884 ha.

226.600

ROAD #281

ROAD

S. W. 1/4 SEC. 26

Lot 7, S27, T84,  
R20, W6M, PRD,  
Plan 24879  
Approved 2 lot subdivision

Provincial Agricultural Land Commission

Application: W-36438-0

Resolution #110/2006

Subject property.



**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on March 9, 2006 at the Woodlands Inn, 3995, 50<sup>th</sup> Avenue South, Alaska Highway, Fort Nelson, B.C.**

**PRESENT:**     Frank Read                                 Chair  
                     Harold Kerr                                      Commissioner

**ABSENT:**     John Kendrew    Commissioner

**STAFF:**       Simone Rivers, Regional Research Officer  
                     Martin Collins, Planner

**For Consideration**

Simone Rivers presented the staff report dated February 14, 2006 regarding application #W- 36468-0.

**Site Inspection**

A site inspection was conducted not conducted.

**Commission Discussion**

The 3.7 ha property is located in the Tea Creek area outside Fort St. John. This area has been designated rural residential Fort St. John and Area Comprehensive Development Plan (CDP). As such, the Commission had no objection to the proposed subdivision on the grounds proposal is consistent with the CDP. As the property is already zoned rural residential (R-3) and designated as Rural Residential (RR) in the Official Community Plan, re-zoning is not required.

**IT WAS**

**MOVED BY:**            Commissioner Kerr  
**SECONDED BY:**      Commissioner Read

**THAT** the staff report be received and the application to subdivide the 3.7 ha property described as Lot 7, Section 27, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District, Plan 24879 into two ±1.9 ha lots be allowed as proposed on the grounds the proposal is consistent with the rural residential designation given the property in the Fort St. John and Area Comprehensive Development Plan.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # W – 36468 –0**  
**Applicant: Paul & Audrey Laboucane**

**DATE RECEIVED:** January 30, 2006

**DATE PREPARED:** February 14, 2006

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

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide the 3.7 ha property into a 1.8 ha lot and a 1.9 ha lot

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: 010-609-105  
Lot 7, Section 27, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District, Plan 24879

**Purchase Date:**

July 2005

**Location of Property:**

West of Charlie Lake on Highway 29N.

**Size of Property:**

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

**Present use of the Property:**

Residential

**Surrounding Land Uses:**

**WEST:** Vacant lot  
**SOUTH:** Highway 29  
**EAST:** 281 Road  
**NORTH:** Residential

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/6  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

North Peace Official Community Plan Bylaw No. 820, (1993) designates the property as RR (Rural Residential)

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343, (2001) designates the parcel as R-3 (Residential 3 Zone)  
Minimum parcel size 1.8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** the Regional Board forwarded the application with the following recommendation: *...recommend authorization for the application as submitted to proceed... on the basis that the proposal meets the recommendations outline in the Fort St. John and Area Comprehensive Development Plan, and the proposed lot would conform to the current "Rural Residential " OCP designation and R-3 zoning.*

**STAFF COMMENTS:**

**Agricultural Capability:** The entire parcel is rated as Class 5C.  
Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.  
C- Adverse Climate

**Planning Considerations:** Since endorsing it in early 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 Local Government Staff Report was submitted with the following comments. *"The subject property is situated inside Area 1 of the recently adopted Fort St. John and Area CDP."*

**Staff Recommendations:** As the proposal is consistent with the designation given the property in the CDP, and the property is currently zoned rural residential, staff recommends the application be approved.

---

**END OF REPORT**

Signature

Date

*Feb 20/06*