



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Fax: 604-660-7033  
www.alc.gov.bc.ca

July 6, 2006

Reply to the attention of Simone Rivers

Eugene and Victoria Barton  
PO Box 453 – 13073 -277<sup>th</sup> Road  
Charlie Lake, B.C. V0C 1H0

Dear Mr. and Mrs. Barton:

Re: **Application # W-36689**  
**The South West ¼ of Section 21, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District, Except Plans 31799 and 33958**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 47 ha lot into a 21.8 ha lot, a 1.9 ha lot and a 22.3 ha lot. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

As your proposal is consistent with the "Rural Residential" designation given to the property in the Fort St. John and Area Comprehensive Development Plan, the Commission writes to advise that it approved your application subject to:

- the property being rezoned to a rural residential zone with a minimum parcel size of 1.8 ha.
- 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 #335/2006.

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 (#49/2006)

SBR/lv/Encl./36689d1

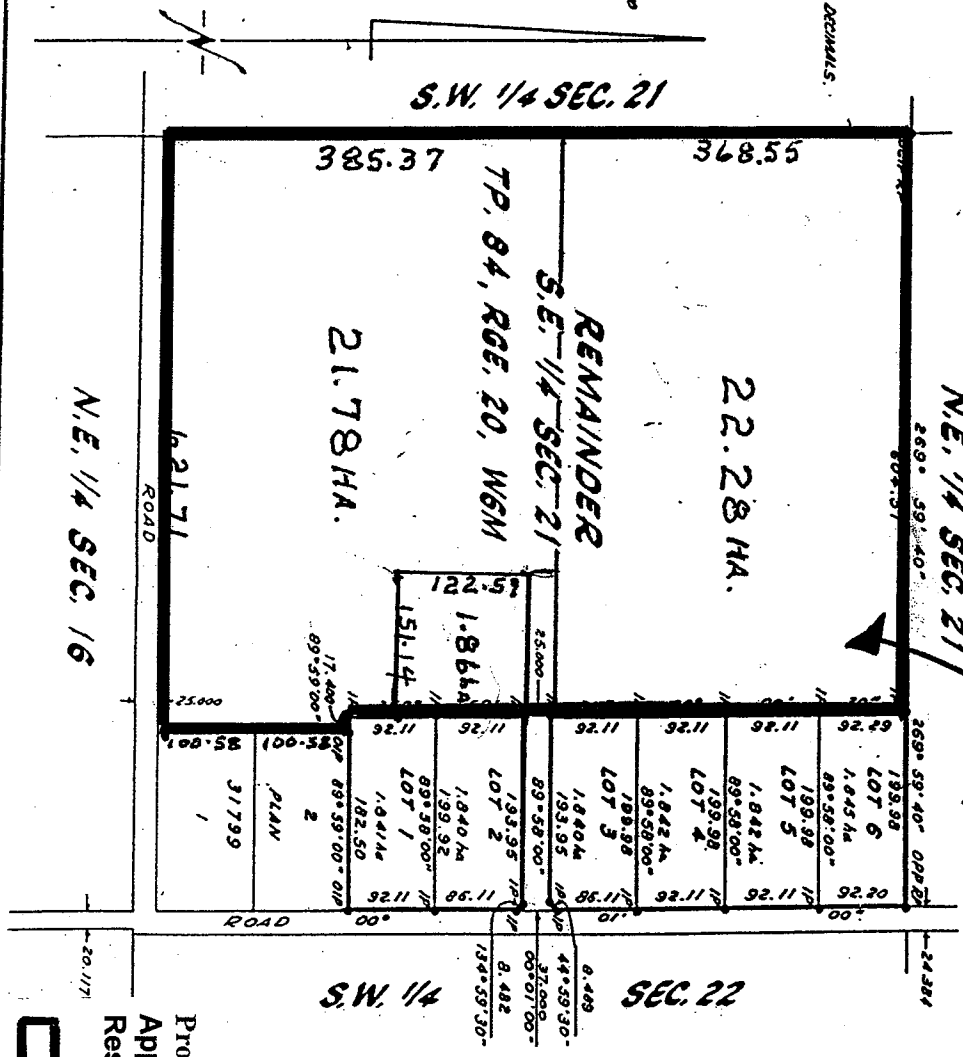
Approved

SUBDIVISION PLAN OF PART OF  
REMAINDER S.E. 1/4 SEC. 21  
TP. 84, RGE. 20, W6M  
PEACE RIVER DISTRICT

NOT TO SCALE

ALL DISTANCES ARE IN METRES AND DECIMALS.  
THEREOF, UNLESS OTHERWISE NOTED.

- LEGEND
- STAKELESS PIERPOST ROUND
  - STAKELESS CAPPED POST ROUND
  - S.C.L.S. REMARK POST ROUND
  - S.C.L.S. REMARK POST SET
  - REMARK POST



Subject Property

Provincial Agricultural Land Commission  
Application: W-36689-0  
Resolution # 335/2006

Subject property.





**Staff Report**  
**Application # W – 36689**  
**Applicant: Eugene & Victoria Barton**

**DATE RECEIVED:** May 15, 2006

**DATE PREPARED:** June 8, 2006

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

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

**PROPOSAL:** To subdivide the 47 ha property into a 21.8 ha lot a 1.9 ha lot and a 22.3 ha lot.

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

**BACKGROUND INFORMATION:**

The 1.9 ha lot for residential development, the 22.3 ha property would be for the continued use of the landowners. There is no mention of the plans for the 21.9 ha property.

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 004-896-301

South East ¼ of Section 21, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District, Except Plans 31799 and 33958

**Purchase Date:**

March 1994

**Location of Property:**

South of Hudson Hope Highway 29 on 283 Road in the Tea Creek Ridge Area.

**Size of Property:**

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

**Present use of the Property:**

Logged 20 years ago, second growth aspen on majority of property.

**Surrounding Land Uses:**

**WEST:** Bush (ALR)  
**SOUTH:** Bush and grazing (ALR)  
**EAST:** Residential lots (ALR)  
**NORTH:** Crown Land (ALR)

**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 OCP Bylaw No. 820, (1993) designates the property as Potential Rural Residential

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the property as A-2 (Large Agricultural Holding Zone).  
Minimum Parcel Size 63 ha.

**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 proposed subdivision is consistent with the Official Community Plan and the Fort St. John and Area Comprehensive Development Plan.

**Peace River Regional District Planning Staff:** Staff note that an OCP amendment would not be required in order to proceed but that a zoning amendment would be needed.

Staff further note that the subject property is situated within Area 1 of the Fort St. John and Area Comprehensive Development Plan. This area has been identified for future rural residential development in two phases, with Phase 1 development to proceed in areas closest to existing roads and power first. Additionally, the more northern portion in which the subject property was identified for development of smaller acreages around the 2 ha size. This subdivision proposal is consistent with the CDP.


**STAFF COMMENTS:**

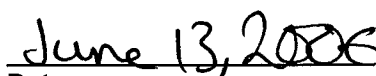
**Planning Considerations:** Since endorsing it in early 2005, recent Commission decisions in the Fort St. John area have been made based on the Fort St. John and Area Comprehensive Development Plan (CDP). If a proposal is consistent with the CDP the Commission has approved it and if it is not consistent with the plan the Commission has refused the proposal.

**Staff Recommendations:** As the proposal is consistent with the designation given the property in the CDP, staff recommends the application be approved subject to the 1.8 ha proposed lot being rezoned to rural residential. The subdivision of the remainder of the property into a 22.3 ha lot and a 21.8 ha lot does not preclude future subdivision of this land for rural residential use.

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END OF REPORT

  
Signature

  
Date