



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

October 27, 2006

Reply to the attention of Simone Rivers
ALC File: #W - 36888

Poul & Viggo Pedersen
SS2 – Site 23, Comp 11
Fort St. John, B.C. V1J 4M7

Dear Sir/Madam:

Re: Application to Subdivide land in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #506/2006 outlining the Commission's decision as it relates to the above noted application

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#122/2006)

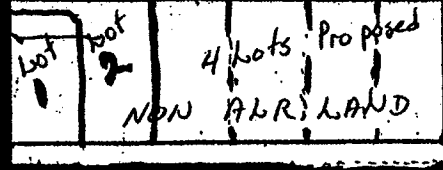
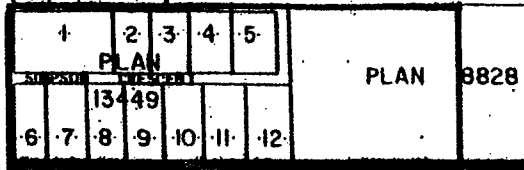
SBR/lv/Encl. Minutes/ Sketch Plan
36888d1.



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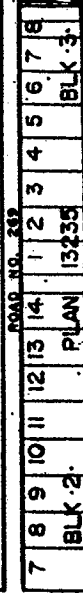
Plan BCP 17037



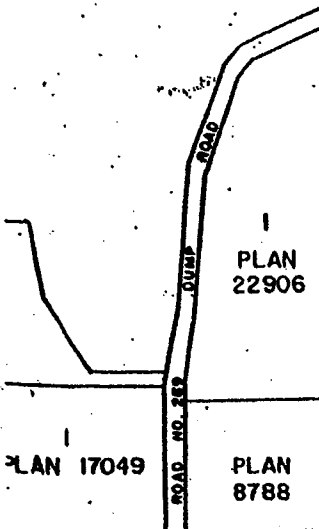
Plan BCP 20752




PRIORITY



PLAN 12949



Provincial Agricultural Land Commission
 Application: W-36888
 Resolution # 506/2006



Area approved for subdivision into ± 1.9 ha lots within the ALR.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application # W- 36888
Applicant: Poul & Viggo Pedersen

Proposal: To subdivide four 1.9 ha lots from the southwest corner of the property for residential use, leaving a 29.4 ha remainder.

Legal: PID: 013-576-798
 The North West ¼ of Section 26, Township 83, Range 19, West of the 6th Meridian, Peace River District, Except Firstly: Part subdivided by Plan 8828, Secondly: Part subdivided by Plan 1058, Thirdly: Part subdivided by Plan BCP17037

Location: 8281 - 269 Road, south of Grand Haven

Site Inspection

A site inspection was not conducted.

Discussion

The Commission recalled that since endorsing it in 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 subject property lies within the Fort St John Comprehensive Development Plan (CDP) area and straddles the boundary between the Rural Residential zone and the Light Industrial zone. As the four proposed lots lie within the portion of the property designated as a Rural Residential Zone, the proposal is consistent with the CDP designation. However, as the land is currently designated as A2- Large Agricultural Holding Zone, rezoning is a condition of approval.

IT WAS

MOVED BY:	Commissioner Read
SECONDED BY:	Commissioner Kendrew

THAT the application be allowed as proposed

AND THAT the approval is subject to the following conditions:

- The property is rezoned from A-2, Large Agricultural Holding Zone to a zone that allows rural residential lots (minimum lot size 1.8 ha).
- the subdivision be in substantial compliance with the plan submitted with the application

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

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 # 506/2006



Staff Report
Application # W – 36888
Applicant: Poul & Viggo Pedersen

DATE RECEIVED: August 24, 2006

DATE PREPARED: September 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide four 1.9 ha lots from the southwest corner of the property for residential use, leaving a 29.4 ha remainder.

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: 013-576-798

The North West 1/4, Section 26, Township 83, Range 19, W6M, Peace River District,
EXCEPT Firstly: Part subdivided by Plan 8828, Secondly: Part subdivided by Plan 1058, Thirdly:
Part subdivided by Plan BCP17037

Purchase Date:

March 1982

Location of Property:

8281 - 269 Road, south of Grand Haven

Size of Property:

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

ALR Area:

37.0 ha

Present use of the Property:

Producing forage

Surrounding Land Uses:

WEST: Rural residential, west of 269 Road, forage agriculture
SOUTH: Forage, agriculture, rural residential
EAST: Forage, agriculture
NORTH: Rural residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/2
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1993) designates the property as Rural Resource - Agricultural

Zoning Bylaw and Designation:

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

PREVIOUS APPLICATIONS:

Application #35717-0

Applicant: Pedersen, Poul & Viggo
Decision Date: March 16, 2005
Proposal: To subdivide three lots (1.8 ha, 1.8 ha, 2.3 ha) from the 47 ha property.
Decision: Allowed - the subject property lies in the Fort St. John Comprehensive Development Plan's Rural Residential area.

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 Fort St. John and Area Comprehensive Development Plan.

STAFF COMMENTS:

Since endorsing it in 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 subject property lies within the Fort St John Comprehensive Development Plan (CDP) area and straddles the boundary between the Rural Residential zone and the Light Industrial zone. As the four proposed lots lie within the portion of the property designated as a Rural Residential Zone the proposal is consistent with the CDP designation. However, as the land is currently designated as A2- Large Agricultural Holding Zone it will have to be rezoned as a condition of approval.

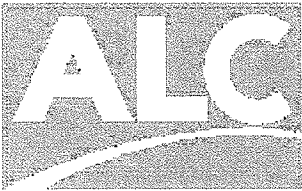
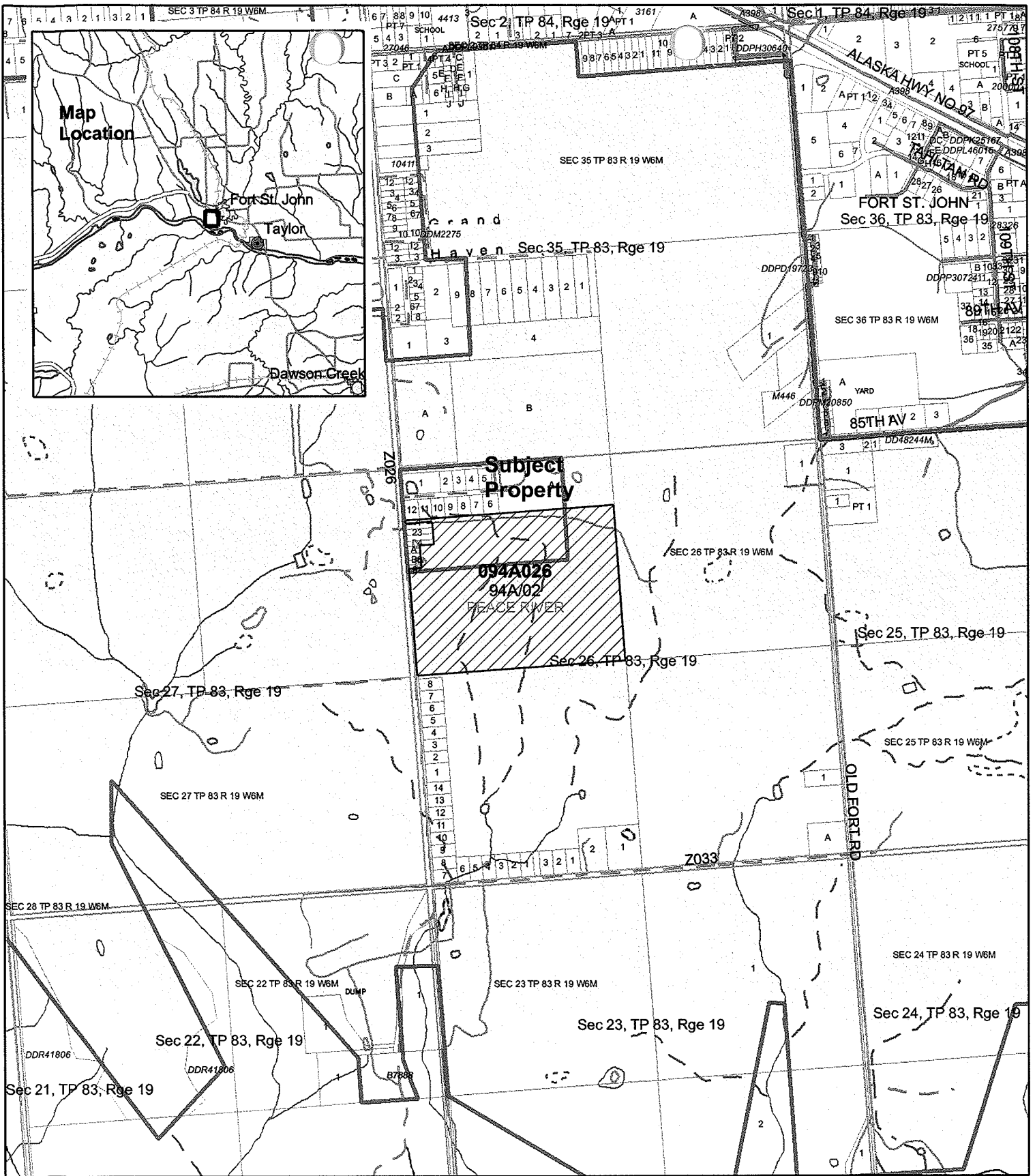
ATTACHMENTS:

- A portion of the final CDP Map showing designation of the subject property. (Created by ALC Staff)
- Sketch of proposed subdivision (Submitted by the applicants)
- ALC Context Map - BCGS 94A.026 - 1:20,000 (Created by ALC Staff)

END OF REPORT

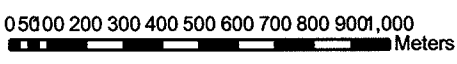
Simon Rivera
Signature

Sept 21, 2006
Date



ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36888
Map Sheet #:	94A.026
Regional District:	Peace River