



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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November 6, 2006

Reply to the attention of Simone Rivers
ALC File: W-36952

Monte Jon Phillips
21603 Thacker Mountain Road
Hope, BC V0C 1H0

Dear Mr. Phillips:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #535/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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 (#133/2006)

SBR/lv/Encl.: Minutes/Sketch Plan
36952d1

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Read

THAT the application be refused as proposed.

AND THAT the Commission would allow the subdivision of twenty (20) 1.8 ha lots as proposed.

AND THAT the Commission would allow a revised proposal that subdivides the remainder of the property into 1.8 ha lots.

AND THAT the approval is subject to the following conditions:

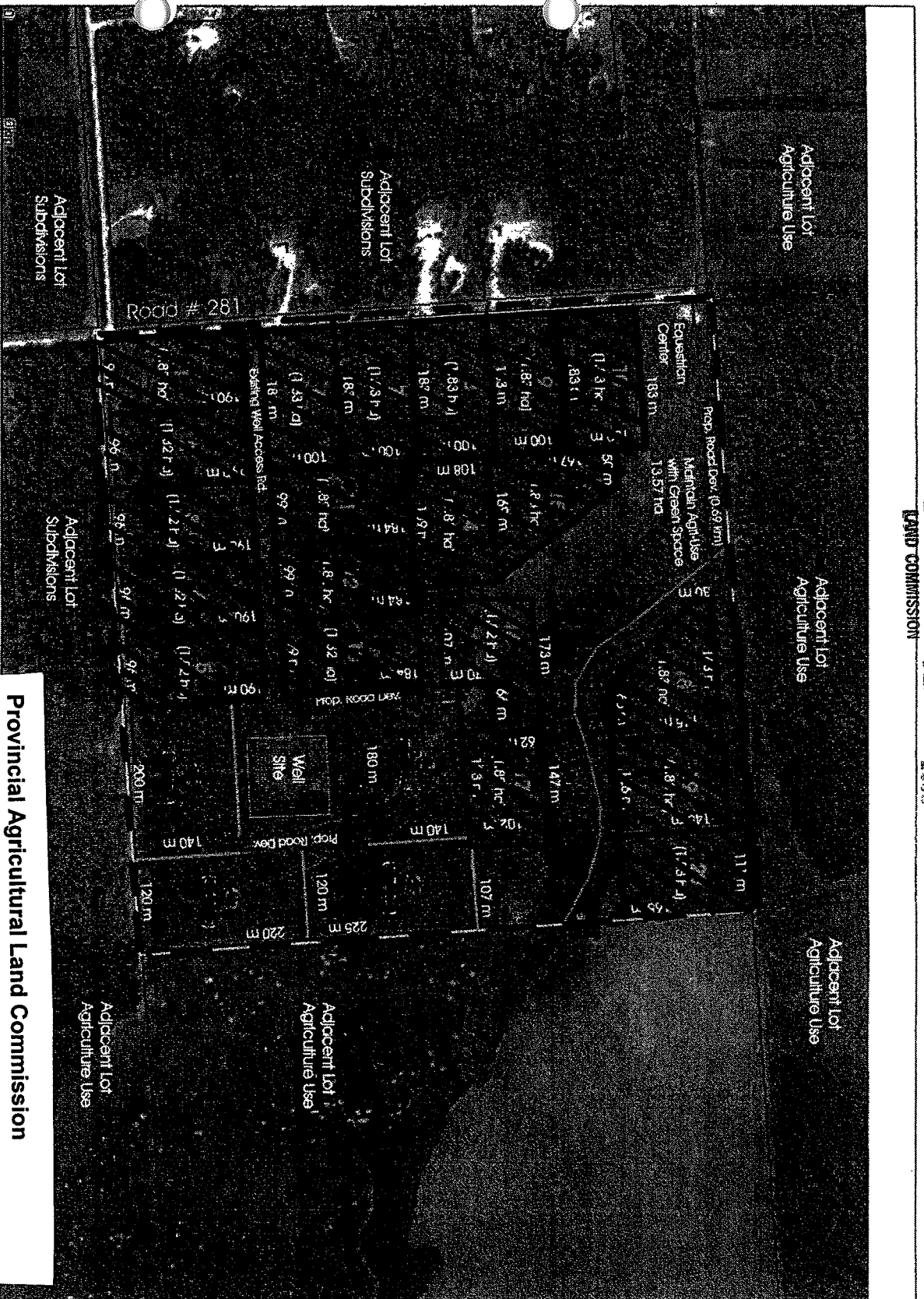
- the subdivision be in substantial compliance with the plan submitted with the application other than as stated above.
- the property must be rezoned and the Official Community Plan amended to reflect a rural residential designation for the new lots.

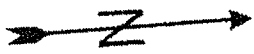
AND THAT the approval is valid for three (3) years from the date of this decision.

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 # 535/2006



 MAP LEGEND Application Area Existing Road Development Proposed Road Development Proposed Lot Boundaries
AREA SUMMARY Total Area (NW ¼) (1 60 ac. or 64.75 ha.)
Current Lot Development (NW ¼, 1.82 ha. or 4.5 ac. lots) Lots 1-5 (1.82 ac.) 9.12 ha Lots 6-10 (1.82 ac.) 9.15 ha Lots 11-13 (1.82 ac.) 5.45 ha Lots 14-15 (1.82 ac.) 3.66 ha Lots 16-17 (1.82 ac.) 3.64 ha Lots 18-20 (1.82 ac.) 5.43 ha Total of 20 Lots 56.52 ha
Cluster Development (4 Dev. lots or 2.52 ha or 6.3 ac.) Lots 21-24 (1.06 ha or 2.63 ac.) Each Dev. lot will contain 20 lots of 0.106 ha (0.26 ac.) or 0.101 ha each with additional green space totaling 0.72 ha.
Proposed Development Existing Road (to Well) Well-circled Rds (0.775 km) North Rd (0.69 km) Total Road R/W Area Green Space Irrigation Well Site/ Cluster Dev. Lots Total Green Space 1.07 ha 1.56 ha 4.00 ha 13.57 ha 0.26 ha 44.32 ha
Development Proposal N.W. ¼, Section 26, T4 R4, R99 20 W 4 M Procee. Reg. District
Date: May 1, 2006 Drawn By: J.E.

Provincial Agricultural Land Commission

Application W-36952
 Resolution 535/2006

-  Subject Property
-  Approved subdivision into twenty (20) 1.8 ha lots



Staff Report
Application # W – 36952
Applicant: John and Rosemary Phillips
Agent: Monte Jon Phillips

DATE RECEIVED: September 13, 2006

DATE PREPARED: September 28, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the subject property into 20 x 1.8 ha estate home lots and 80 x 0.1 ha country lots for residential development, and a remainder lot of 14.32 ha of protected greenspace, nature trails, parklands, shared agricultural areas and equestrian facilities.

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: 014-633-370

That North West ¼ of Section 26, Township 84, Range 20, W6M, Peace River District

Purchase Date:

December 1977

Location of Property:

North off Hudson Hope Highway 29, and east off the 281 Road in the Tea Creek Ridge Area

Size of Property:

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

Present use of the Property:

Approximately 50 ha of unimproved bush-land, bisected by a well site access road and related 0.8 ha well site. An additional 8 ha is covered by native grasses in open meadows, the remaining 6 ha is wetland and watershed of Tea Creek. The property is fenced and cross-fenced along the well site access road.

Surrounding Land Uses:

WEST: Residential and Bushland
SOUTH: Residential and Bushland
EAST: 15% Bushland and 85% Agriculture
NORTH: 75% Bushland and 25% Agriculture

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw 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 Lot Size: 63 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support

STAFF COMMENTS:

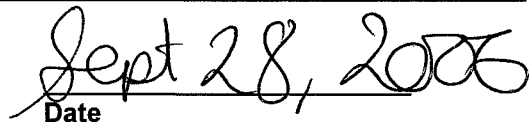
Staff note that the property is located in the area designated as "rural residential (minimum lot size 1.8 ha)" in the Fort St. John and Area Comprehensive Development Plan. This proposal includes four clusters of 0.1 ha "country residential" lots. The Commission has endorsed the development of this area for rural residential purposes and will need to discuss whether or not to approve development at higher urban-type densities. Recent Commission decisions on applications within the CDP area have followed a strict interpretation of the designations as laid out within the CDP. Should the Commission be prepared to allow the 80 X 0.1 ha lots, staff recommend that the Commission require the area be excluded from the ALR.

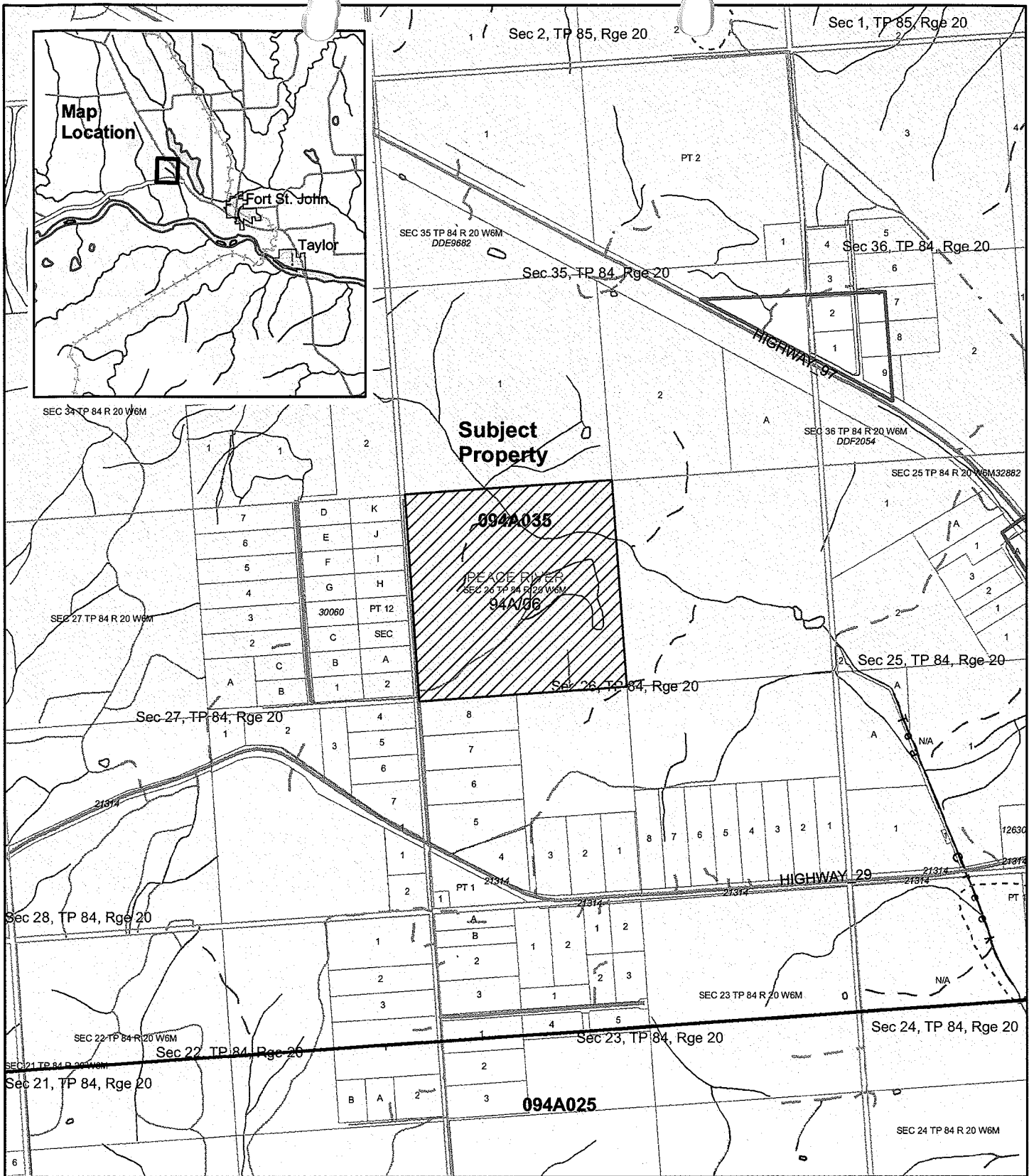
ATTACHMENTS:

- Observations and Comments: From the Peace River Regional District Local Government Report
- Country Meadow Estates: Description of the vision of the proposed development
- Sketch of proposed development (Submitted by the applicants)
- Maps (4) of the proposed urban style cluster development (To be located within lots 21-24 of the overview sketch) (Submitted by the applicants)
- ALC Context Map - BCGS 92A.035 - 1:20,000 (Created by ALC Staff)
- CDP Map showing designation with the Fort St. John and Area Comprehensive Development Plan (Created by ALC Staff)

END OF REPORT

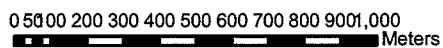

Signature


Date



ALC Context Map

Map Scale: 1:20,000



3

ALC File#:	21-06-36952
Map Sheet #:	94A.035
Regional District:	Peace River