



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

March 1, 2007

Reply to the attention of Simone Rivers  
ALC File: #W - 37041

Urban Systems Ltd.  
10808 - 100th Street  
Fort St John, BC V1L 4E9

Dear Sir/Madam:

**Re: Application for Utility Corridor the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 43/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final statutory right-of-way 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

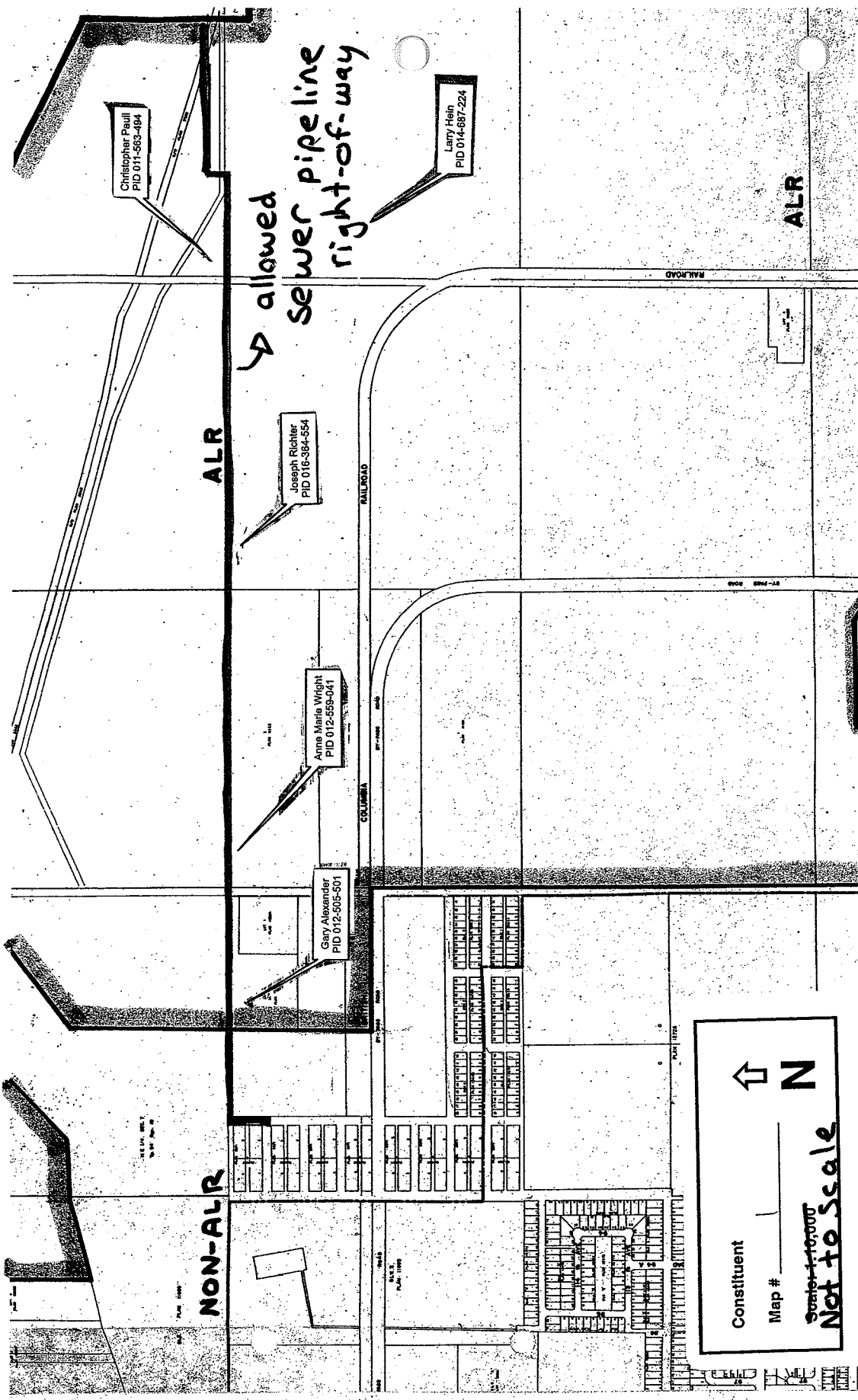
Per:

Erik Karlsen, Chair

cc: City of Fort St. John (#1958.0234.02)

Enclosure: Minutes/Sketch Plan

SBR/iv  
37041d1



Provincial Agricultural Land Commission  
 Application # W-37041  
 Resolution # 43/2007



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on February 21, 2007 at Dawson Creek, BC.

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Martin Collins	Staff
	Brian Underhill	Staff

### For Consideration

Application: # W- 37041  
Applicant: City of Fort St John  
Agent: Urban Systems Ltd.  
Proposal: To acquire 5.4 ha of ALR land from 5 properties for use as a 20 m wide pipeline right-of-way for a sewer main pipe  
Legals: 

- PID: 011-563-494  
The North West ¼ of Section 9, Township 84, Range 18, W6M, Peace River District;
- PID: 014-687-224  
The South West ¼ of Section 9, Township 84, Range 18, W6M, Peace River District, EXCEPT Plan 18522;
- PID: 016-364-554  
The South East ¼ of Section 8, Township 84, Range 18, W6M, Peace River District, EXCEPT Plans 18522 and 23461;
- PID: 012-559-041  
Lot 3, Section 8, Township 84, Range 18, W6M, Peace River District, Plan 11168;
- PID: 012-505-501  
Lot 1, Section 7, Township 84, Range 18, W6M, Peace River District, Plan 12111, EXCEPT Plan 14684

  
Location: Fort St. John: Northeast of the city centre. The sewer main will follow property boundaries from the north lagoons to join the existing sewer main system at the intersection of 90th Street and 123rd Avenue.

### Site Inspection

A site inspection was not conducted.

### Discussion

The Commission reviewed the proposal to acquire land for a pipeline right-of-way in order to install a new sewer main pipe in Fort St. John. The Commission noted that upon completion of the sewer main project that current land use will be maintained and that the applicants state that there will be no net loss of agricultural capability as a result of this project. As such, the Commission has no objection to the proposal provided the applicants follow the recommendations to reduce impacts to the agricultural capability of the properties made in the Urban Systems report that was submitted with the application.

**Conclusions**

That the proposal will not impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Norton

**SECONDED BY:** Commissioner Read

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the right-of-way be in substantial compliance with the plan submitted with the application

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 # 43/2007**



**Staff Report**  
**Application # W – 37041**  
**Applicant: City of Fort St John**  
**Agent: Urban Systems Ltd.**

**DATE RECEIVED:** November 1, 2006

**DATE PREPARED:** December 8, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To acquire 5.4 ha of ALR land from 5 properties for use as a 20 m wide pipeline right-of-way for a sewer main pipe

This application is made pursuant to Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

**BACKGROUND INFORMATION:**

**Local Government:**

City of Fort St. John

**Legal Description of Properties:**

1. PID: 011-563-494  
The North West  $\frac{1}{4}$  of Section 9, Township 84, Range 18, W6M, Peace River District;
2. PID: 014-687-224  
The South West  $\frac{1}{4}$  of Section 9, Township 84, Range 18, W6M, Peace River District, EXCEPT Plan 18522;
3. PID: 016-364-554  
The South East  $\frac{1}{4}$  of Section 8, Township 84, Range 18, W6M, Peace River District, EXCEPT Plans 18522 and 23461;
4. PID: 012-559-041  
Lot 3, Section 8, Township 84, Range 18, W6M, Peace River District, Plan 11168;
5. PID: 012-505-501  
Lot 1, Section 7, Township 84, Range 18, W6M, Peace River District, Plan 12111, EXCEPT Plan 14684

**Location of Properties:**

Fort St. John: Northeast of the city centre. The sewer main will follow property boundaries from the north lagoons to join the existing sewer main system at the intersection of 90th Street and 123rd Avenue.

**Area to be acquired for Pipeline Right-of-Way:**

5.4 ha

**Present use of the Property:**

Agricultural

**Agricultural Capability:**

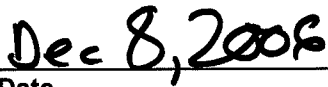
Data Source: Agricultural Capability Map # 94A/7  
The majority of the property is identified as having Prime Dominant ratings.

**ATTACHMENTS:**

- Application for utility uses (permanent 20 m wide right-of-way) on fee simple, ALR land - dated October 27, 2006 (submitted by the applicant)
- ALC Context Map - Peace River Regional District Constituent 1 - 1:10,000 (Created by ALC Staff)

END OF REPORT

  
\_\_\_\_\_  
Signature

  
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Date