



Agricultural Land Commission
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March 1, 2007

Reply to the attention of Simone Rivers
ALC File: #W - 37076

Donald & Twyla Goodbun
PO Box 78
Charlie Lake, BC V0C 1H0

Dear Mr. and Mrs. Goodbun:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 41/2007 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 (#210/2006)

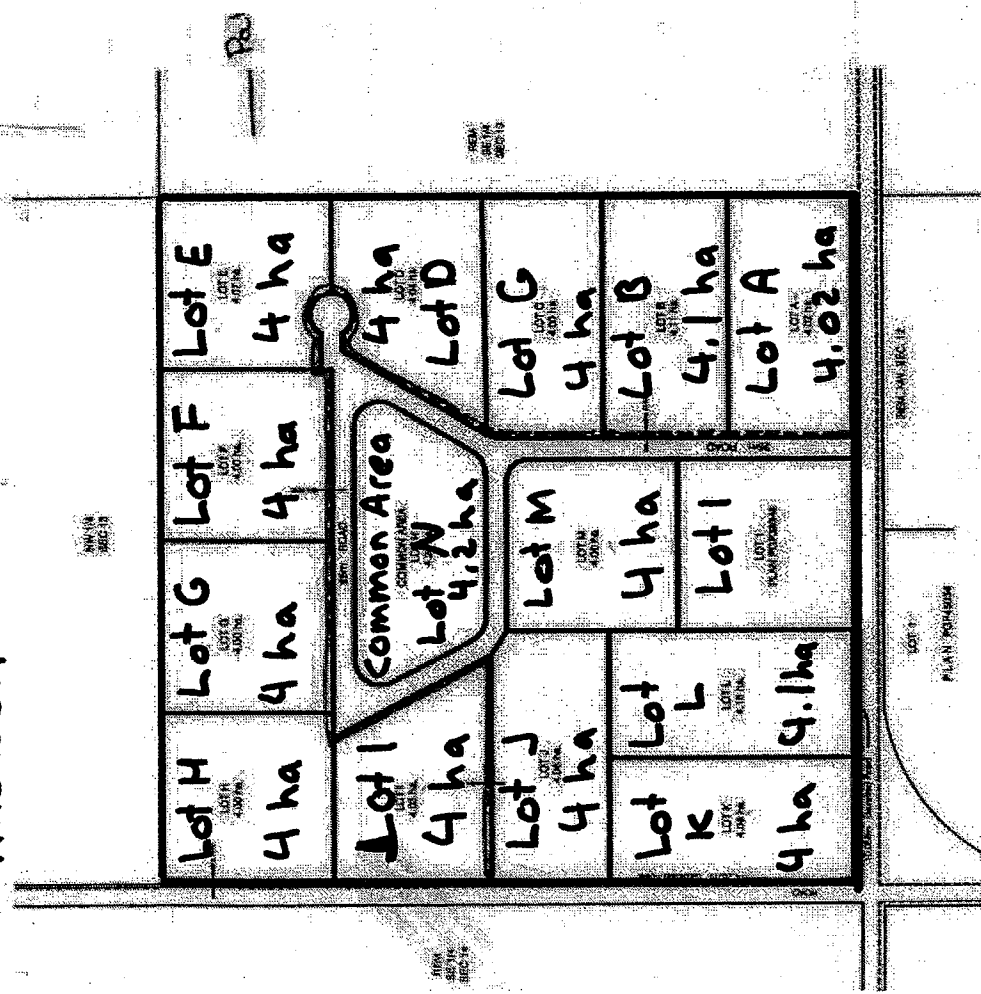
Enclosure: Minutes/Sketch Plan

SBR/lv
37076d1

Part of the remainder of the SW 1/4 of section 13, Township 84, Range 20, W6M, PRD

Title # PH 41646

Allowed



Lot B, NE 1/4,
Section 11,
Township 84,
Range 20, W6M,
PRD



Allowed

Provincial Agricultural Land Commission

Application # W-37076
Resolution 41/2007

Subject Property



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

| | | |
|-----------------|-----------------|--------------------|
| PRESENT: | Frank Read | Chair, North Panel |
| | John Kendrew | Commissioner |
| | William Norton | Commissioner |
| | Martin Collins | Staff |
| | Brian Underhill | Staff |

For Consideration

Application: # W- 37076
Applicant: Donald & Twyla Goodbun
Proposal: To subdivide the 56.8 ha property into thirteen (13) 4 ha parcels for rural residential uses and one 4.3 ha common property, and to subdivide Lot B Plan BCP18235 into two (2) 4 ha parcels. The properties are in an area designated as "Small Agricultural" in the Fort St. John and Area Comprehensive Development Plan.

Legal: 1. PID: 014-642-026
The South West $\frac{1}{4}$ of Section 13, Township 84, Range 20, West of the 6th Meridian, Peace River District, Except Plan PGP38348
2. PID: 026-322-056
Lot B, Section 11, Township 84, Range 20, West of the 6th Meridian, Peace River District, Plan BCP18235

Location: Located less than a mile west of Tea Creek and about 10km northwest of Fort St. John, located on the north and west side of the bend on Old Hope Road.

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 in the area designated as "Small Agricultural" (minimum lot size 4 ha). As the applicants are proposing to subdivide the two properties into 4 ha lots, the proposal is consistent with the CDP designation. However, as some of the land is currently designated as A2 - Large Agricultural Holding Zone, this land will need to be rezoned to a "small agricultural holding" zone before the subdivision plans are approved for registration.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Norton

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plans submitted with the application
- the property is rezoned from A-2, Large Agricultural Holding Zone to a small agricultural zone (minimum lot size 4 ha).
- the subdivision must be completed within 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 # 41/2007



Staff Report
Application # W – 37076
Applicant: Donald & Twyla Goodbun

DATE RECEIVED: November 23, 2006

DATE PREPARED: January 3, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 56.8 ha property into thirteen (13) 4 ha parcels for rural residential uses and one 4.3 ha common property, and to subdivide Lot B Plan BCP18235 into two (2) 4 ha parcels. The properties are in an area designated as "Small Agricultural" in the Fort St. John and Area Comprehensive Development Plan.

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 Properties:

1. PID: 014-642-026
The South West ¼ of Section 13, Township 84, Range 20, West of the 6th Meridian, Peace River District, Except Plan PGP38348
2. PID: 026-322-056
Lot B, Section 11, Township 84, Range 20, West of the 6th Meridian, Peace River District, Plan BCP18235

Purchase Dates:

1. 1994
2. 1978

Location of Properties:

Located less than a mile west of Tea Creek and about 10km northwest of Fort St. John, located on the north and west side of the bend on Old Hope Road.

Size of Properties:

64.8 ha (Both properties are entirely in the ALR).

Present use of the Property:

No buildings 20 ha in hay, 24 ha in treed pasture, 12 ha unused.

Surrounding Land Uses:

WEST: Hills, rocks, pasture, treed and logging, homesite
SOUTH: 50% treed, homesite 20 acres field
EAST: 1/3 hay, 2/3 homesite and pasture
NORTH: Pasture, hay land, 50% treed

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)
Designation: Potential Small Agricultural Holdings and Rural Resource - Agricultural

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001)
Designation: Zoned A-2 (Large Agricultural Holdings Zone) and A-1 (Small Agricultural Holdings Zone)
Minimum Lot Size: 63 ha and 15 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 it is consistent with the Fort St. John and Area Comprehensive Development Plan

STAFF COMMENTS:

Since endorsing it in 2005, 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. In this case, the proposal is consistent with the "small agricultural" designation given the property in the CDP. As the proposal is consistent with the plan, staff recommend approval of the proposal.

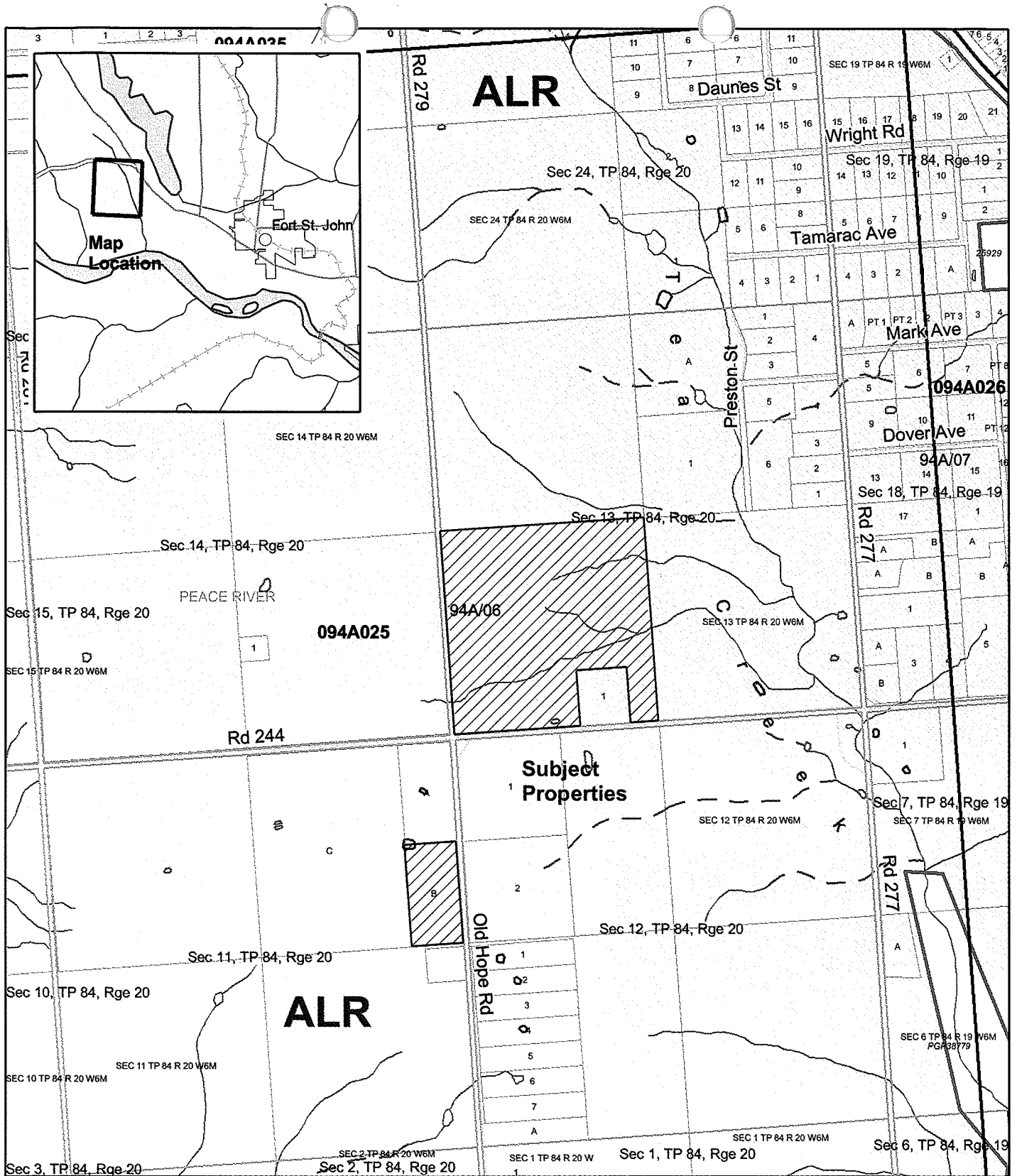
ATTACHMENTS:

- Sketch of proposed subdivision of Lot B (submitted by the applicants)
- Sktech of proposed subdivision of part of the Remnant S.E. 1/4, Section 13, Township 84, Range 20, W6M, PRD (submitted by the applicant)
- CDP Map showing Small Agricultural Designation (Created by ALC Staff)
- ALC Context Map - 94A.025 - 1:20,000 - (created by ALC Staff)
- Airphoto - 1:15,000 (created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

Jan 3, 2007
Date



ALC Context Map

Map Scale: 1:20,000



| | |
|--------------------|-------------|
| ALC File#: | 21-06-37076 |
| Map Sheet #: | 94A.025 |
| Regional District: | Peace River |