



Agricultural Land Commission
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July 12, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37303

Pioneer Land Services
#2 - 11427 Alaska Road
Fort St. John, BC V1J 6N2

Dear Sir/Madam:

Re: Application for a road within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 327/2007 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 right of way survey plans to this office. When the Commission confirms that the plans are consistent with the sketch plan attached to the minutes, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

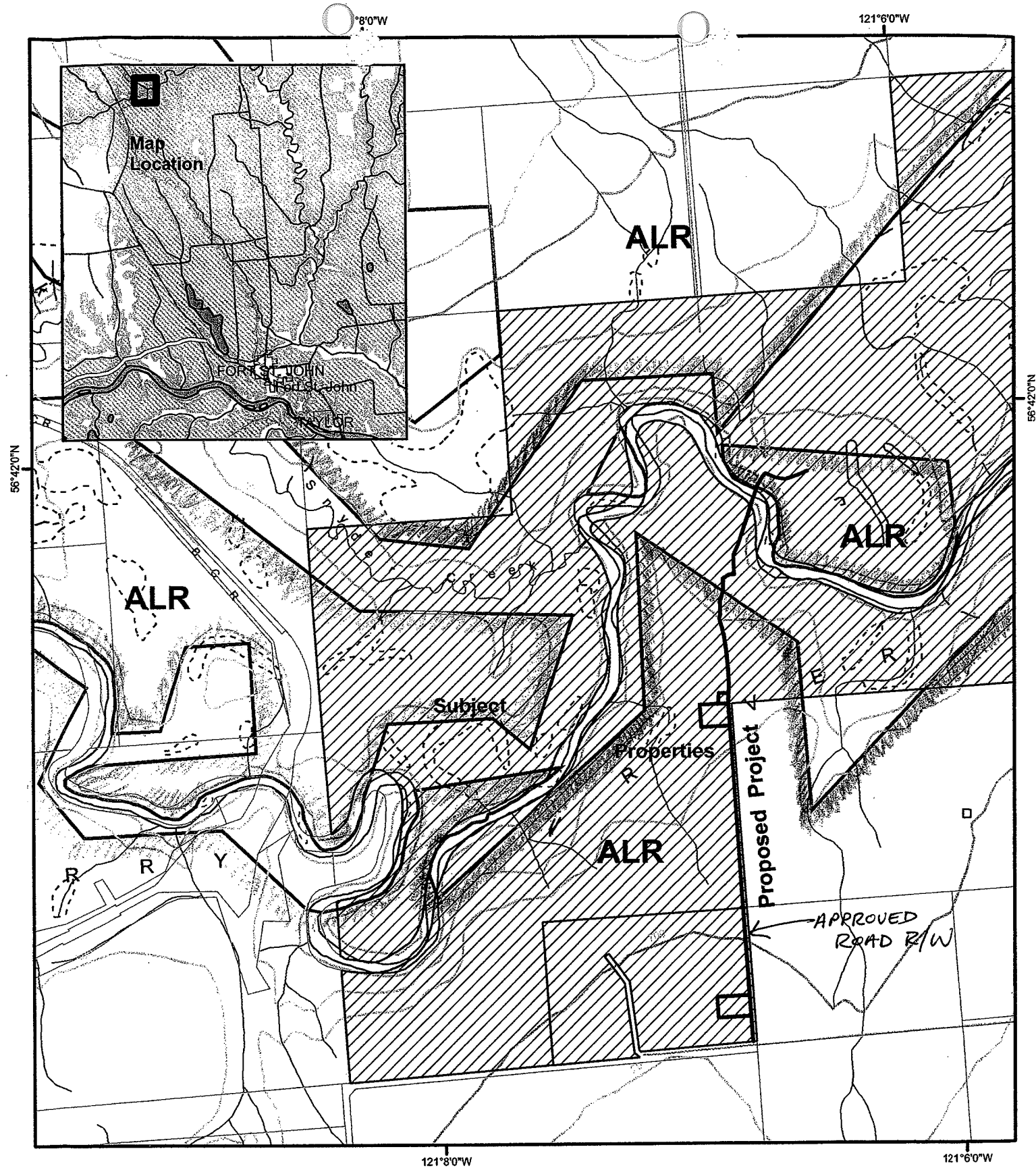
A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (# 70/2007)

Enclosure: Minutes/Sketch Plan

MC/iv
37303d1



APPLICATION # W-37303
 RES # 327/07

Map Scale: 1:20,000



ALC File #:	25-2007-37303
Mapsheet #:	94A.065
Map Produced:	May 30, 2007
Regional District:	Peace River



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007, in Fort St John, B.C.

PRESENT:	Erik Karlsen	Chair
	John Kendrew	Commissioner
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W - 37303
Applicant: Blueberry River First Nation
Agent: Pioneer Land Services
Proposal: To build a 25.0 m wide permanent access road, 2.5 km long, totaling about 6.2 ha. The purpose is to provide an alternate emergency access road to the Blueberry River Indian Reserve.
Legal: PID: 024-630-217
Location: Block A, Section 1, Township 111, Peace River District
Location: South of Blueberry River Indian Reserve

Site Inspection

No site inspection was conducted.

Discussion

The Commission noted from the air photo that no cultivated lands were being crossed by the proposed road. Although the land under application was suitable for agricultural development, and typical of other developed agricultural parcels in the area, the Commission believed that the emergency access road represented a community benefit, and had little, if any impact on the agricultural resource in the area. As such the Commission had no objection to the proposal.

IT WAS

MOVED BY: Commissioner J. Kendrew
SECONDED BY: Commissioner Erik Karlsen

THAT the application for a 25 meter road right of way, approximately 2.5 km long and two borrow pits and decking sites be allowed on the grounds it fulfills a compelling community need (as noted on the attached sketch plan).

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 # 327/2007



Staff Report
Application # W – 37303
Applicant: Blueberry River First Nation
Agent: Pioneer Land Services

DATE RECEIVED: March 21, 2007

DATE PREPARED: June 4, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To build a 25.0 m wide permanent access road. The property will require 6.2 ha of land. The purpose is to provide an alternate emergency access road to the Blueberry River Indian Reserve.

This application is made pursuant to Part 4 of BC Regulation 171/2002
(*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The application states that the proposed project consists of a 20 m permanent access road which is partially within the ALR. The purpose is to provide an alternate emergency access road to the Blueberry River Indian Reserve, with a proposed construction date of Summer 2007.

- The project passes through Crown and Private Land.
- The project includes 2 borrow pits and two decking sites.
- The project crosses the Blueberry River.
- The project follows an existing trail for the majority of its length.

Local Government:

Peace River Regional District

Legal Description of Properties:

Fee simple property owned by the Blueberry First Nations Holdings:
PID: 024-630-217
Block A, Section 1, Township 111, Peace River District

Crown Land described as:
Blueberry River IR 205, DL 1487

Location of Property:

Blueberry River Indian Reserve

Size of Project:

6.2 ha

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/11
The majority of the property is identified as having Secondary ratings.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

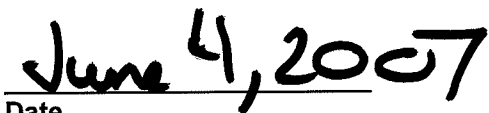
Peace River Regional District Planning Staff: Staff replied to our referral with the following comments *"It appears from our maps that this property is located just outside the boundary of the Blueberry Indian Reserve No. 205. However, should it be confirmed that the subject property is now in fact part of the reserve, the subject property would lie outside any Regional District Planning Boundaries."*

ATTACHMENTS:

- Sketch showing portion of road crossing Fee Simple Land
- Sketch showing location of proposed road
- ALC Context Map – 94A.065 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:15,000 (created by ALC Staff)

END OF REPORT


Signature


Date