



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

July 4, 2007

Reply to the attention of Simone Rivers  
ALC File: # W - 37334

Darcy & Angela Hofstrand  
PO Box 516  
Charlie Lake, BC V0C 1H0

Dear Mr. and Mrs. Hofstrand:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 307/2007 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:

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

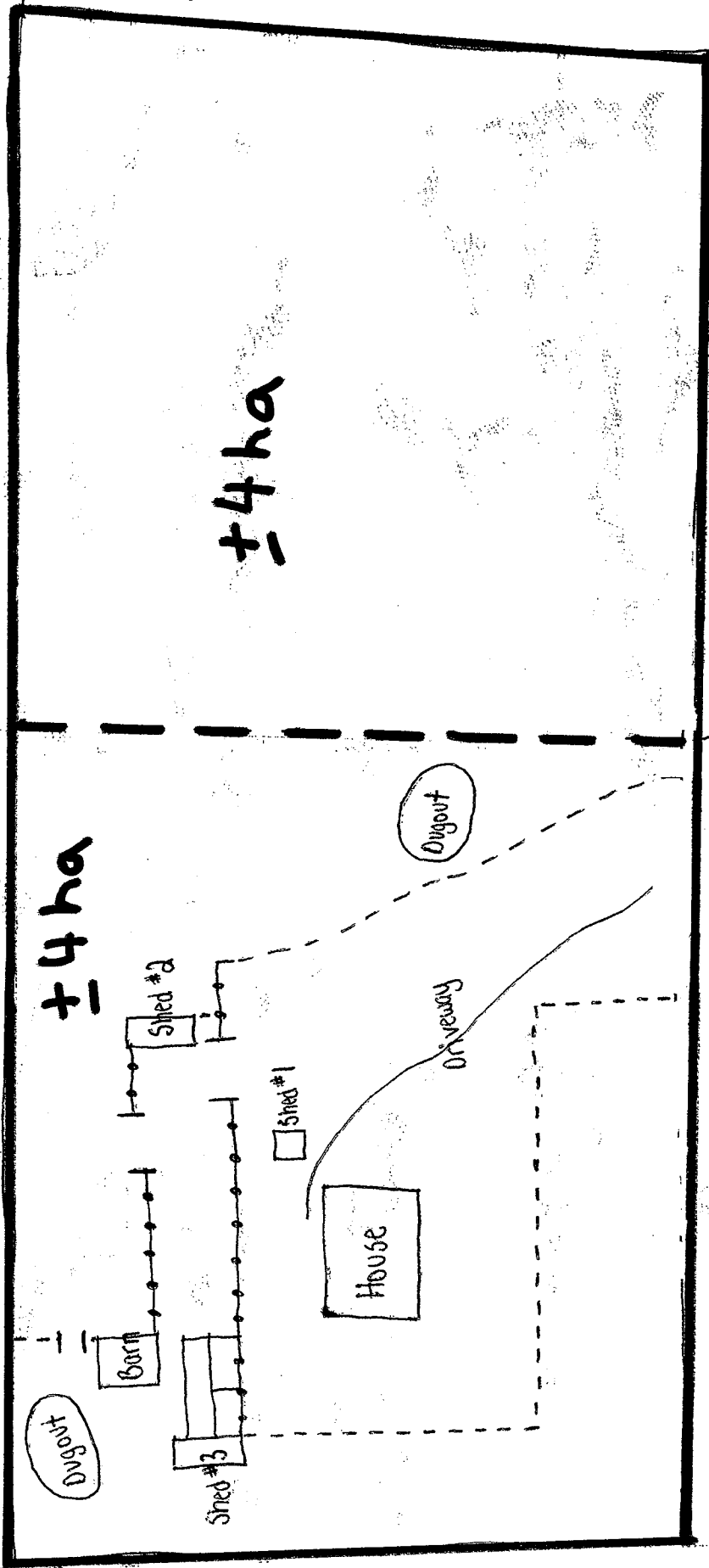
Erik Karlsen, Chair

cc: Peace River Regional District (#26/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv/37334d1

# PROPOSAL



Proposal to make 2 - 10 acre parcels

Provincial Agricultural Land Commission

Application # W-37334  
Resolution # 307/2007

Subject Property - approved for subdivision into two (2) 4 ha lots.

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 at the offices of the Peace River Regional District, Fort St. John, B.C.

<b>PRESENT:</b>	Erik Karlsen	Chair, ALC
	John Kendrew	Commissioner
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

### For Consideration

Application: # W - 37334  
Applicant: Darcy & Angela Hofstrand  
Proposal: Fort St. John and Area Comprehensive Development Plan: To subdivide the 8 ha parcel into two 4 ha lots for residential use.  
Legal: PID: 026-322-030  
Lot A, Section 11, Township 84, Range 20, W6M, Peace River District, Plan BCP18235  
Location: Tea Creek, along 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-1 Small Agricultural Holdings to a zone that allows a minimum lot size of 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 # 307/2007**



**Staff Report**  
**Application # W – 37334**  
**Applicant: Darcy & Angela Hofstrand**

**DATE RECEIVED:** April 5, 2007

**DATE PREPARED:** May 29, 2007

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

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

**PROPOSAL:** Fort St. John and Area Comprehensive Development Plan: To subdivide the 8 ha parcel into two 4 ha lots for residential use.

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: 026-322-030

Lot A, Section 11, Township 84, Range 20, W6M, Peace River District, Plan BCP18235

**Purchase Date:**

October, 2006

**Location of Property:**

Tea Creek, along Old Hope Road

**Size of Property:**

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

**Present use of the Property:**

Residential and agricultural

**Surrounding Land Uses:**

**WEST:** residential and agricultural  
**SOUTH:** residential and agricultural  
**EAST:** residential  
**NORTH:** residential and agricultural

**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 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-1 Small Agricultural Holdings  
Min lot size - 15ha

**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 proposal is consistent with the Fort St. John and Area Comprehensive Development Plan.

**STAFF COMMENTS:**

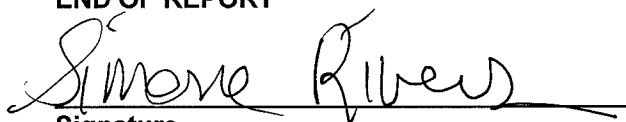
Since endorsing the Fort St. John and Area Comprehensive Development Plan in January 2005, recent commission decisions in the Fort St. John area have been informed by the plan. If a proposal is consistent with the plan the Commission has allowed if not, the Commission has refused.

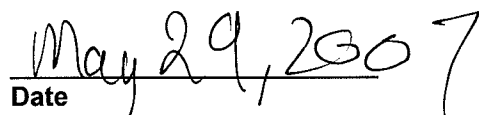
The current proposal is consistent with the plan as it proposes two 4 ha lots in an area that the Commission has endorsed for "small agriculture" with a minimum lot size of 4 ha. The property would need to be rezoned and the Community plan amended before the Commission allowed the deposit of the subdivision plans.

**ATTACHMENTS:**

- Sketch of proposed subdivision (submitted by the applicants)
- Fort St. John and Area Comprehensive Development Plan Map
- ALC Context Map - 94A/6 - 1:50,000 (created by ALC Staff)
- Airphoto - 1:5000 (created by ALC Staff)

**END OF REPORT**

  
Signature

  
Date