



Agricultural Land Commission
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November 10, 2005

Reply to the attention of Simone Rivers

James Little
SS2- Site 13, Comp 23
Fort St. John, BC – V1J 4M7

Dear Mr. Little:

Re: Application #W- 36253 -0
Lot 1, Section 8, Township 84, Range 18, W6M, Peace River District,
Plan 11168, Except Plan 19028

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your client's application to exclude the above described 26.8 ha property from the ALR. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission noted that the subject property lies within the Fort St. John and Area Comprehensive Development Plan (CDP) Area, and that the property is designated as residential in that plan.

As such, the Commission writes to advise that it approved your application subject to:

- amendments to the North Peace Official Community Plan and North Peace Zoning Bylaws to a residential designation of the parcel.
- compliance 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. The Commission suggests you contact Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #594/2005.

The Commission will confirm the exclusion of the property when you have provided evidence that the conditions of approval have been met.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

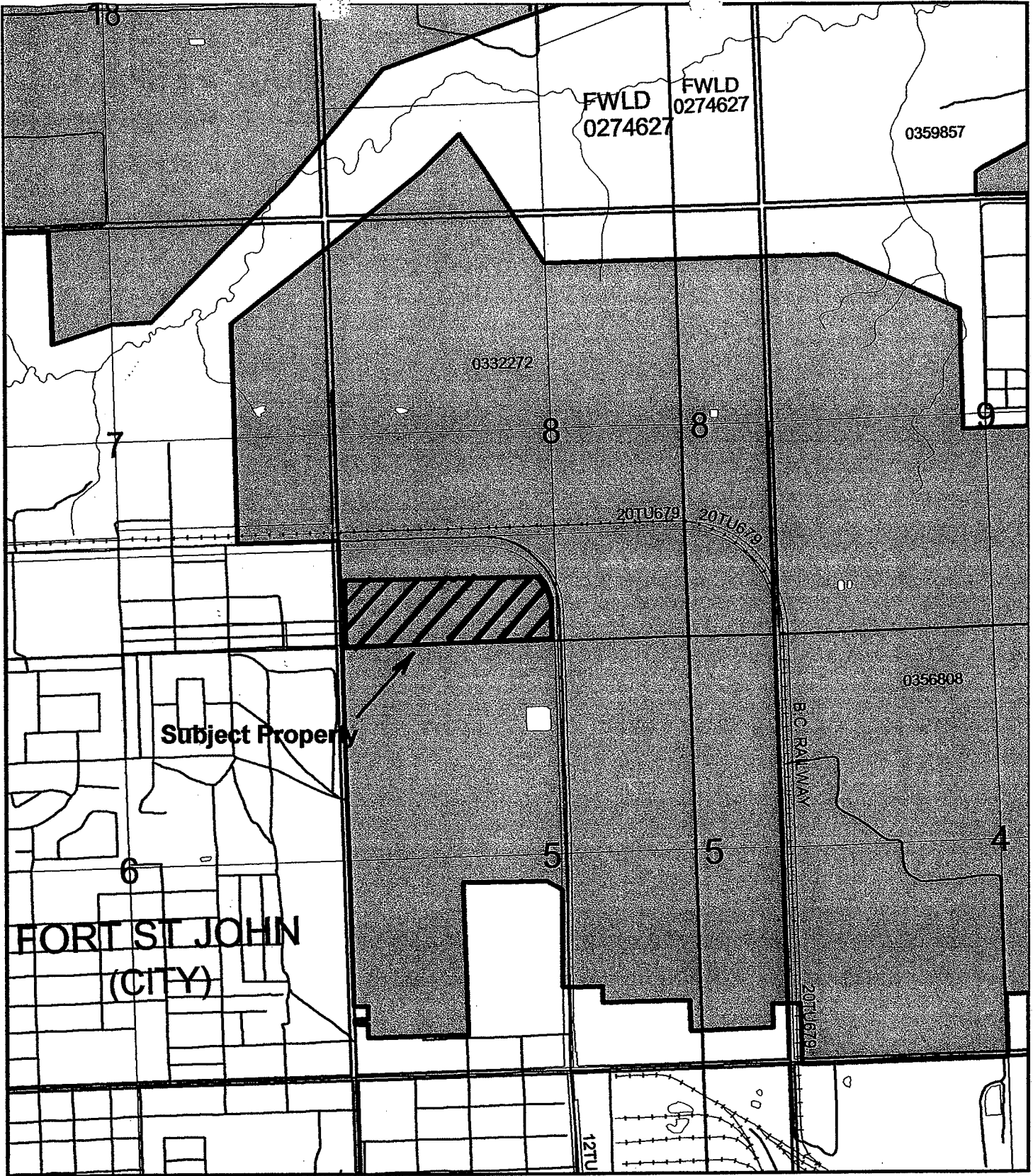
Per:

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

Erik Karlsen, Chair

cc: Peace River Regional District (#118/2005)

SR/lv/Encl./36253d1



Provincial Agricultural Land Commission
 Application: W- 36253-0
 Resolution # 594/2005

ALC File #: 02-05-36253
 BCGS Map Sheet #: 94A.026
 Regional District: Peace River

 26.8 ha area approved for exclusion from the ALR



Staff Report
Application # W – 36253 – 0
Applicant: Pamela Anne Gretzinger
Agent: James Little

DATE RECEIVED: September 8, 2005

DATE PREPARED: October 11, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To exclude 26.8 ha from the ALR

This application is made pursuant to section 30(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The area under application for exclusion is within the Fort St. John and Area Comprehensive Development Plan. This parcel was designated "Residential" under the plan. The applicant states that this land can either be developed within the Peace River Regional District as it currently exists as residential or once included into the City can be subdivided into fully-serviced residential lots. The applicant states that a significant number of meetings were held within the communities affected by the OCP and that the plan that designates the subject property as "Residential" land has been accepted.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-752-336
Lot 1, Section 8, Township 84, Range 18, West of the 6th Meridian, Peace River District, Plan 11168, EXCEPT Except Plan 19028

Purchase Date:

1995

Location of Property:

Northeast of Fort St. John on East Bypass Road

Size of Property:

26.8 ha

Present use of the Property:

Small holding which includes business uses. House, yard and shed and pasture.

Surrounding Land Uses:

WEST: City of Fort St. John (residential lots)
SOUTH: Small holding and City of Fort St. John
EAST: East Bypass Road and farmland
NORTH: Small holding

Agricultural Capability:

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

Official Community Plan and Designation:

North Peace OCP Bylaw No 820, 1993 designates the parcel as "Rural Resource - Agricultural"

Zoning Bylaw and Designation:

Regional Zoning Bylaw No. 1343, 2001 designates the parcel as A-2 "Large Agricultural Holding Zone"
Minimum parcel size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

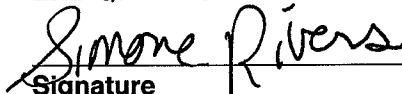
Peace River Regional District Regional Board: The Regional Board recommends support for the proposed exclusion subject to the property being developed pursuant to the phasing principles as outlined in the Fort St. John and Area Comprehensive Development Plan.

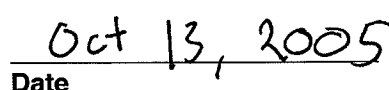
Local Government Planning Staff: The subject property lies within Area 9 of the newly adopted CDP, an area identified by the Joint Planning Committee for exclusion from the ALR. Area 9 is also identified for Phase II development due to its close proximity to the City of Fort St. John. However, Section 7.0 of the CDP "Phasing Principles" ranks various planning principles from highest to lowest, with the following being ranked the highest: *"develop close to existing area of similar types of development before expanding into newer areas."* The subject property is adjacent to the northeastern boundary of the city and in close proximity to residential lots within the municipal boundary. Therefore, this proposal follows the highest-ranked planning principles quoted above.

STAFF COMMENTS:

In keeping with recent Commission decisions in the Fort St. John area that have been based on the Fort St. John and Area Comprehensive Development Plan, staff recommends approval subject to amendments to the Official Community Plan and Zoning Bylaw that reflect the residential designation endorsed for this property in the CDP.

END OF REPORT


Signature


Date