



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

March 17, 2006

Reply to the attention of Simone Rivers

Frederick and June Brown  
PO Box 273 – 13395 - 283 Road  
Charlie Lake, B.C. V0C 1H0

Dear Mr. and Mrs. Brown:

**Re: Application #W- 36531**  
**The North West ¼ of Section 22, Township 84, Range 20, West of the 6<sup>th</sup>**  
**Meridian, Peace River District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above described 64 ha property into four 1.8 ha lots, three 1.9 ha lots, one 2.4 ha lot and a 48.7 ha remainder. The application was submitted pursuant to section 21(2) 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 rural residential in that plan.

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

- the subdivision being in substantial compliance with the attached plan.
- 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 the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution **#111/2006**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlson, Chair

cc: Peace River Regional District (#162/2005)

SBR/lv/Encl./36351d1

**Approved  
SUBDIVISION PLAN OF,**

**N.W. 1/4 SEC. 2, 2,  
TP. 8 4, RGE. 20, W6M.  
PEACE RIVER DISTRICT.**

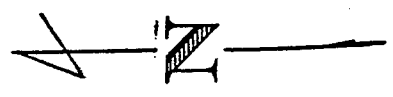
ALL DIMENSIONS ARE IN METERS AND DECIMALS.  
THESE, UNLESS OTHERWISE NOTED.

283 RD.

**N.W. 1/4 SEC. 2, 2,  
TP. 8 4, RGE. 20, W6M.  
PEACE RIVER DISTRICT.**

12.1 M.

22.2	221.2 M LOT. 5. 1.82 HA.	168.8 M LOT. 8. 1.85 HA
22.2	221.2 M LOT. 4. 1.82 HA	168.8 M LOT. 7. 1.85 HA
22.2	221.2 M LOT. 3. 1.82 HA	168.8 M LOT. 6. 1.85 HA.
60.9	LOT. 1. 2.37 HA 309.1 M.	



Provincial Agricultural Land Commission  
Application: W-36351-0  
Resolution #111/2006

Subject property.

NOT TO SCALE.

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on March 9, 2006 at the Woodlands Inn, 3995, 50<sup>th</sup> Avenue South, Alaska Highway, Fort Nelson, B.C.**

- PRESENT:**     Frank Read                             Chair  
                     Harold Kerr                             Commissioner
- ABSENT:**     John Kendrew                             Commissioner
- STAFF:**       Simone Rivers, Regional Research Officer  
                     Martin Collins, Planner

**For Consideration**

Simone Rivers presented the staff report dated February 20, 2006 regarding application #W- 36351-0.

**Site Inspection**

A site inspection was conducted not conducted.

**Commission Discussion**

The property is located in the Tea Creek area outside Fort St. John. This area has been designated rural residential Fort St. John and Area Comprehensive Development Plan (CDP). As such, the Commission had no objection to the proposed subdivision on the grounds proposal is consistent with the CDP. As the property is already zoned rural residential (R-3) and designated as Rural Residential (RR) in the Official Community Plan, re-zoning is not required.

**IT WAS**

- MOVED BY:**             Commissioner Read  
**SECONDED BY:**       Commissioner Kerr

THAT the staff report be received and the application to subdivide the 64 ha property described as The North West ¼ of Section 22, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District into four 1.8 ha lots, three 1.9 ha lots, one 2.4 ha lot and a 48.7 ha remainder allowed as proposed on the grounds the proposal is consistent with the rural residential designation given the property in the Fort St. John and Area Comprehensive Development Plan.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # W – 36351 – 0**  
**Applicant: Frederick & June Brown**

**DATE RECEIVED:** November 7, 2005

**DATE PREPARED:** January 20, 2006

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

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide the 64 ha property into four 1.8 ha lots, three 1.9 ha lots, one 2.4 ha lot and a 48.7 ha remainder.

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: 017-324-572

The North West ¼ of Section 22, Township 84, Range 20, West of the 6<sup>th</sup> Meridian, Peace River District

**Purchase Date:**

June 2003

**Location of Property:**

Northwest of Charlie Lake, south of Highway 29N. The property is accessible from #283 Road.

**Size of Property:**

64.0 ha (The entire property is in the ALR)

**Present use of the Property:**

Residence with associated outbuildings

**Surrounding Land Uses:**

**WEST:** Crown land (ALR)  
**SOUTH:** Private land (ALR)  
**EAST:** Private land (ALR)  
**NORTH:** Private land (ALR)

**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) designates the property as "Potential Rural Residential".

**Zoning Bylaw and Designation:**

Regional Zoning Bylaw No. 1343, (2001) designates the parcel as A-2 "Large Agricultural Holdings Zone".  
Minimum Parcel Size 63 ha.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional Board forwarded the application with the following resolution: *That the Regional Board approve this proposed subdivision ... and recommend authorization for the application as submitted to proceed... on the basis that the proposal is consistent with the development objectives of the North Peace Official Community Plan and the Fort St. John and Area Comprehensive Development Plan*

**OTHER COMMENTS:**

**Jim Forbes, Land Use Agrologist, Ministry of Agriculture and Lands:** The application was forwarded to Mr. Forbes for comment by the Peace River Regional District, no comments were received.

**STAFF COMMENTS:**

**Agricultural Capability:** The entire parcel is rated as Class 5C.  
Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.  
C- Adverse Climate

**Planning Considerations:** Since endorsing it in early 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 Local Government Staff Report was submitted with the following comments. *The subject property is situated just inside Area 1 of the recently adopted Fort St. John and Area CDP. Area 1 has been identified for future rural residential development in two phases. The more northern portion having been identified for development of smaller parcels around the 2 ha size, while the southern area has been identified for development of parcels 4 ha and larger. The subject parcel is located in the northern area.*

**Staff Recommendations:** As the proposal is consistent with the designation given the property in the CDP, staff recommends the application be approved subject to the property being rezoned to reflect the rural residential land use proposed.

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**END OF REPORT**

Simone Rivers  
Signature

Jan 30, 2006  
Date