



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

May 10, 2006

Reply to the attention of Simone Rivers

John & Anna Koop
Box 922
Charlie Lake, BC - V0C1H0

Dear Mr. and Mrs. Koop:

Re: Application # 36594-0
The South West ¼ of Section 24, Township 84, Range 20, West of the 6th
Meridian, Peace River District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 64 ha property into sixteen 4 ha lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

As your proposal is consistent with the "Small Agricultural" designation given to the property in the Fort St. John and Area Comprehensive Development Plan, the Commission writes to advise that it approved your application subject to:

- the property being rezoned to a rural residential or small agriculture zone with a minimum parcel size of 4 ha.
- 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 **#205/2006**.

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,

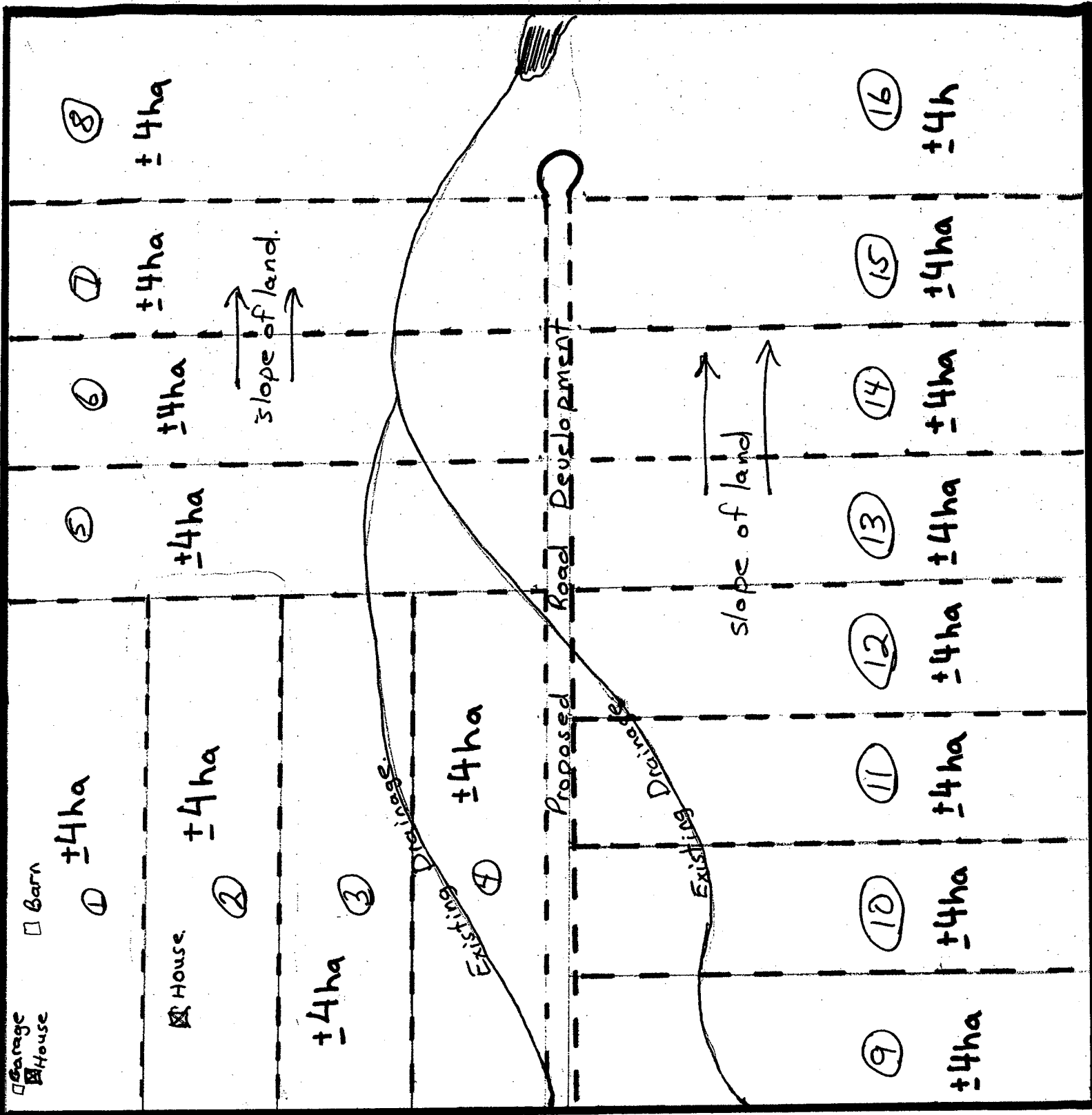
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair.

cc: Peace River Regional District (#8/2006)

SBR/lv/Encl/36594d1




ND OF Road

279 Road Allowance

Proposed Subdivision
 To 10acre Lots
 P.I.D. 014729199
 S.W. 1/4 Sec. 24
 Twp 84 Range 20
 W6 M, PRD



Provincial Agricultural Land Commission
 Application: W- 36594-0
 Resolution # 205/2006

 Subject property.



Staff Report
Application # W – 36594-0
Applicant: John & Anna Koop

DATE RECEIVED: April 7, 2006

DATE PREPARED: April 13, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 64 ha parcel into sixteen 4 ha lots for rural residential development

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: 014-729-199

The South West ¼ of Section 24, Township 84, Range 20, West of the 6th Meridian, Peace River District

Location of Property:

South of Highway 29 on the 279 Road in the Tea Creek Ridge area.

Size of Property:

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

Present use of the Property:

Pasture, two houses, and a barn.

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 Potential Small Agricultural holding Zone

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343, 2001 designates the property as A-2 (Large Agricultural Holding Zone).
Minimum parcel size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: *that the Regional Board support and authorize the application as submitted... on the basis that the proposed subdivision is consistent with the Fort St. John and Area Comprehensive Development Plan.*

STAFF COMMENTS:

Agricultural Capability: The entire parcel is rated as Class 60% Class 5T - 40% Class 4X

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

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

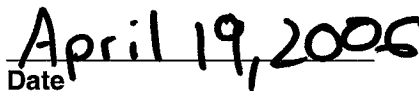
X- Cumulative or minor adverse characteristics.

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.

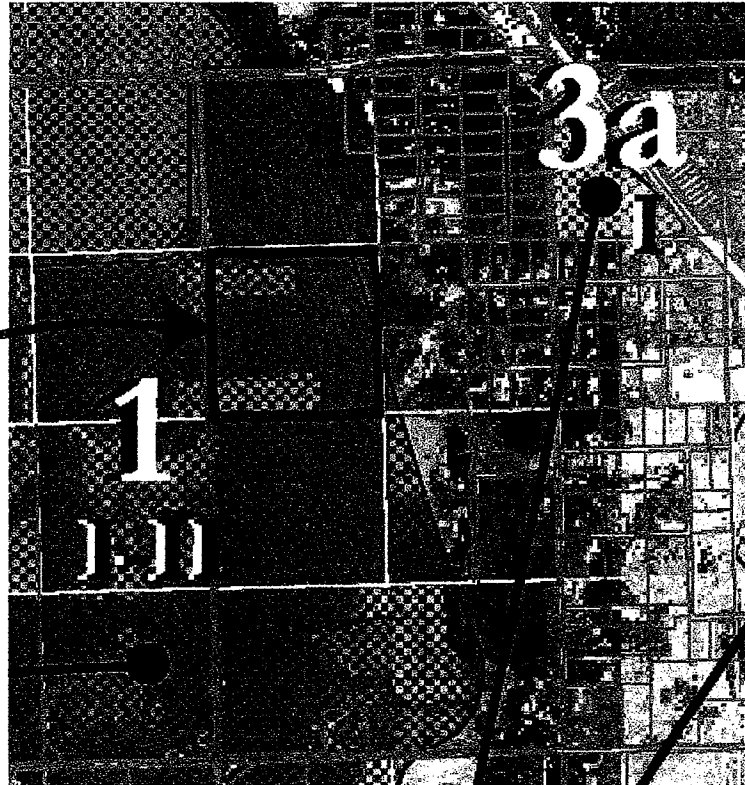
Staff Recommendations: As the proposal is consistent with the "Small Agricultural" designation given the property in the CDP, staff recommends the application be approved subject to the rezoning of the property from A-2 (Large Agricultural Holding Zone) to a rural residential zone allowing for 4 ha parcels.

END OF REPORT


Signature


Date

Subject
Property



**Source: Fort St. John and Area Comprehensive Development Plan Map,
Final CDP Map with Phasing – January 2005**

1 – Small Agricultural

- 4 ha +
- As set out in OCP
- Lower capability class 5 agricultural land