



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

July 18, 2006

Reply to the attention of Simone Rivers

T & J Wolsey Western Ltd.
R.R. 1 – Site 16 – Comp 19
Fort St. John, B.C. V1J 4M6

Dear Sir/Madam:

Re: Application # W-36651
The North West ¼ of Section 34, Township 84, Range 20, West of the 6th
Meridian, Peace River District, Except Part Subdivided by Plan BCP19125

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 49.5 ha lot into 24 approximately 1.8 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 "Rural Residential" 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 zone with a minimum parcel size of 1.8 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 **#345/2006**.

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

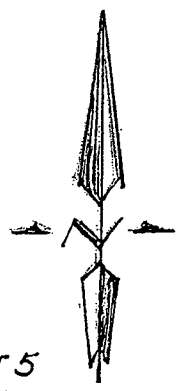
Per:

Erik Karlsen, Chair.

cc: Peace River Regional District (#41/2006)

SBR/lv/Encl.
36651d1.

PLAN SHOWING PROPOSED SUBDIVISION
OF THE N.W 1/4 SEC 34, TP. 84, R 20 W. 6M.
EXCEPT PART SUBDIVIDED BY
PLAN BCP 19125. PEACE RIVER DISTRICT
SCALE = 1:4,000 DRAWN MARCH 2, 2006



LOT 5

LOT 6

248 ROAD

283 ROAD

PLAN BCP 19125

COURAGE ENERGY R/W PLAN PGR44456

L1

L2

L3

L4

L5

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L27

PHASE 1

NW 1/4 SEC 34-84-20 W6M.

PHASE 2

Provincial Agricultural Land Commission

Application: W- 36651-0

Resolution # 346/2006

REFERENCE PLAN 29360

SW 1/4 SEC 34

W 6-34



Subject property.



Staff Report
Application # W – 36651
Applicant: T & J Wolsey Western Ltd

DATE RECEIVED: April 28, 2006

DATE PREPARED: June 8, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 49.5 ha property into twenty four approximately 1.84 ha lots.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The 24 lots will be developed in 2 phases with 12 lots being developed each time.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-636-158

The North West ¼ of Section 34, Township 84, Range 20, West of the 6th Meridian, Peace River District, Except Part subdivided by Plan BCP19125

Purchase Date:

April 2004

Location of Property:

15 km northwest of the City of Fort St. John and is accessed from the graveled 249 Road that runs west off the paved Alaska Highway 97.

Size of Property:

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

Present use of the Property:

Vacant (treed and undeveloped)

Surrounding Land Uses:

WEST: Rural residential (ALR)
SOUTH: Agriculture (ALR)
EAST: Rural residential (ALR)
NORTH: Rural residential (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 Official Community Plan Bylaw no. 820, (1993) designates the property as Potential Rural Residential

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the property as A-2 (Large Agricultural Holding Zone)

PREVIOUS APPLICATIONS:

Application #12209-0

Applicant: Palmer, Joan
Decision Date: July 16, 1981
Proposal: To subdivide the 65 ha parcel into 33 lots of 1.8 ha each.
Decision: Refused due to agricultural capability.

Application #14269-0

Applicant: Palmer, Joan
Decision Date: June 10, 1982
Proposal: To subdivide one parcel of 3.6 ha from the 65 ha property. The 3.6 ha parcel is intended to be used as a school site.
Decision: Refused due to agricultural capability and lack of information indicating that this was the best area for a school.

Application #16770-0

Applicant: Weimers, Franz & Hans-Jurgen
Decision Date: September 15, 1983
Proposal: To subdivide 12.2 ha from the NW 1/4 of Section 34 and consolidate the 12.2 ha with Parcel A of the NE 1/4 of Section 34.
Decision: Allowed.

Application #35443-0

Applicant: T & J Wolsey Western Ltd

Decision Date: March 16, 2005

Proposal: To subdivide the western 15.4 ha portion of a 63.9 ha parcel of land (NW 1/4, Section 34) into eight 1.8 ha lots for residential development. Access will be from 283 Road, so no new roads are required.
And to subdivide the adjacent 58.4 ha property (Parcel A, NE1/4, Section 34) into twenty-eight 1.8 ha lots. This will be done in two phases. Phase one is to subdivide the first twelve lots and phase two is to subdivide the remaining 16 lots. The proposed access roads will utilize the existing access off of 248 Road and a new road along the western side of the NE quarter section.

Decision: Allowed on the grounds the application is consistent with the Fort St. John and Area Comprehensive Development Plan.

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 proposed subdivision conforms to the current objectives and policies of the local area Official Community Plan and Comprehensive Development Plan.

STAFF COMMENTS:

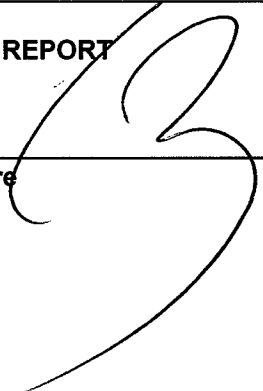
Planning Considerations: Since endorsing it in early 2005, recent Commission decisions in the Fort St. John area have been made based on the Fort St. John and Area Comprehensive Development Plan (CDP). If a proposal is consistent with the CDP the Commission has approved it and if it is not consistent with the plan the Commission has refused the proposal.

Staff Recommendations: As the proposal is consistent with the designation given the property in the CDP, staff recommends the application be approved subject to the property being rezoned to a rural residential zone.

END OF REPORT

Signature

Date



June 13/06