



Agricultural Land Commission
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November 3, 2006

Reply to the attention of Simone Rivers
ALC File: #B - 36913

Cornelius and Judith Van Der Meulen
14112 Round Lake Road
Telkwa, B.C. V0J 2X2

Dear Mr. and Mrs. Van Der Meulen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #510/2006 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:

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (1029)

SBR/lv/Encl.: Minutes/ Sketch Plan
36913d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # B- 36913
Applicant: Cornelius and Judith Van Der Meulen
Proposal: To subdivide a +0.8 ha parcel from the parent property to be used for community recreation. Round Lake Community Association has been located at this site since 1921 under a lease agreement with the landowner.
Legal: PID: 015-008-185
District Lot 782, Range 5 Coast District, Except Plans 6878 and PRP13624
Location: North end of Round Lake, approximately 9 km south-east of Twlkwa at 13706 Round Lake Road

Site Inspection

A site inspection was not conducted.

Discussion

The Commission had no objection to the subdivision as the Round Lake Community Hall has been located on the site since 1921 and therefore the area to be subdivided has been alienated from agricultural use for many years.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Craven

THAT the application be allowed as proposed

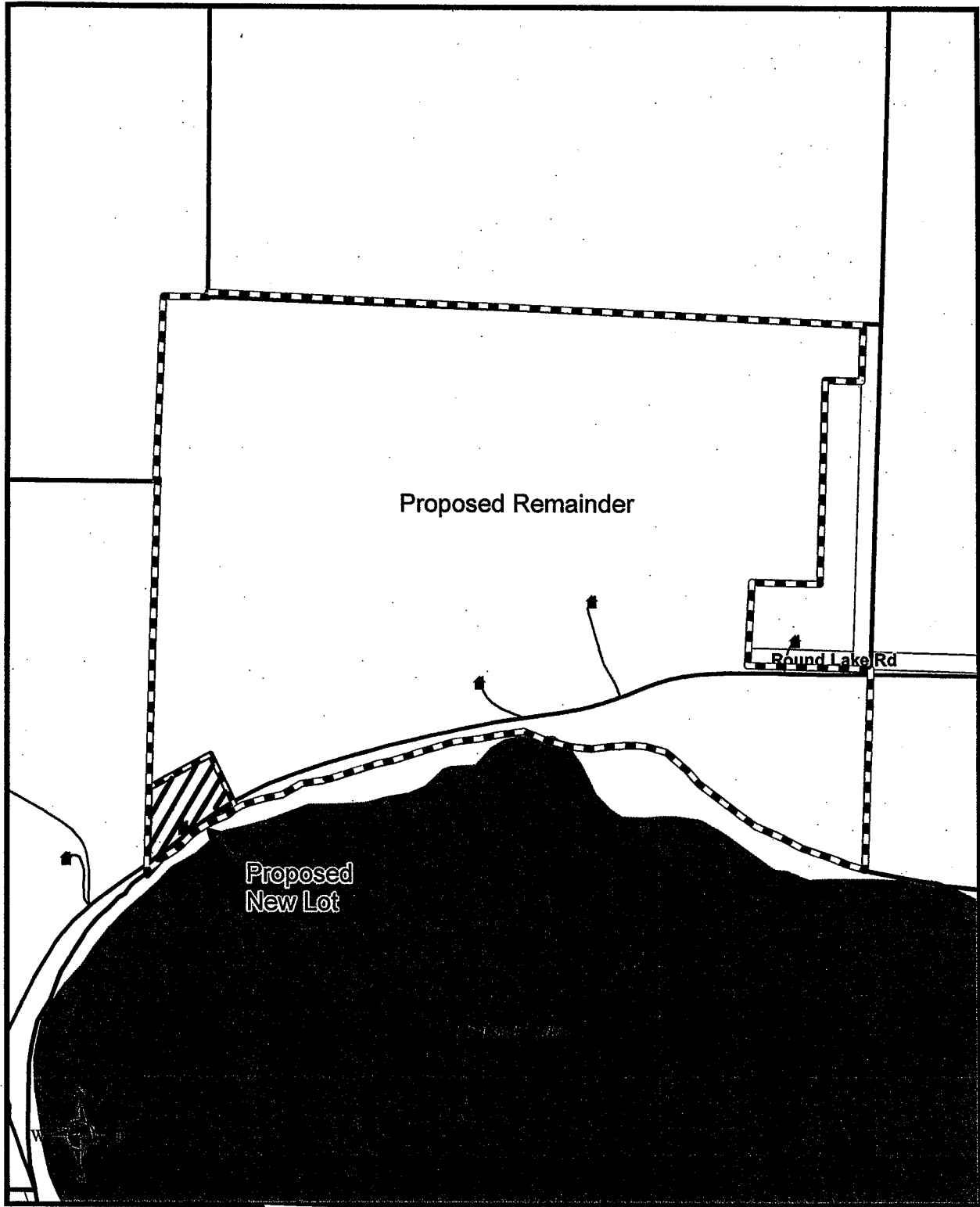
AND THAT the approval is subject to the subdivision being in substantial compliance with the plan submitted with the application.

AND THAT the approval is granted to the applicant only and is valid for 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 # 510/2006



Provincial Agricultural Land Commission
Application: B-36913
Resolution # 510/2006



Subject property.



0.8 ha area approved for subdivision within the ALR.



Staff Report
Application # B – 36913
Applicant: Cornelius and Judith Van Der Meulen

DATE RECEIVED: August 30, 2006

DATE PREPARED: September 22, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide a +0.8 ha parcel from the parent property to be used for community recreation. Round Lake Community Association has been located at this site since 1921 under a lease agreement with the landowner.

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

BACKGROUND INFORMATION:

The Round Lake Hall was moved to this location and officially opened in the fall of 1921. The hall and lakefront have been a community use area since then. Historically there has been a lease agreement between the land owner and the Round Lake Community Association. For both liability and grant application reasons, it would be preferable to separate the Round Lake Hall Area (less than 1 ha) from the landowner's parcel and transfer it to the Round Lake Community Association

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 015-008-185
District Lot 782, Range 5 Coast District, Except Plans 6878 and PRP13624

Purchase Date:

July 2004

Location of Property:

North end of Round Lake, approximately 9 km south-east of Twlkwa at 13706 Round Lake Road

Size of Property:

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

Present use of the Property:

Round Lake Hall, boat ramp, swimming dock, outhouses, shelter for barbecue and picnic facility

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L/10

The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Smithers - Telkwa Rural Official Community Plan Bylaw No. 546 (1987) designates the property as Rural Agricultural (Ru-A)

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw no. 700 (1993) designates the property as Agricultural (Ag1).

Minimum Lot Size: 16 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Bulkley-Nechako Regional District Board: The Regional Board forwarded the application with a recommendation of support


Local Government Planning Staff: The VanDerMeulen's farm has not been negatively impacted by the hall during the 85 years the hall has existed on the property. Creating a separate title for the hall will not visibly alter the property, but merely formalized a long-standing agreement between the property owner and the community association.

Ministry of Agriculture and Land - Resource Stewardship Agrologist, Leah Sheffield: *"I support this subdivision proposal... given that the hall has been in place since 1921, I am confident the removal of this 0.8 ha parcel from DL 782 will have no negative impact upon agriculture in the area."*

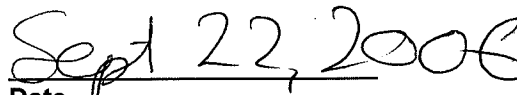
ATTACHMENTS:

- Airphoto: ALR Application # 1029 (Submitted by Bulkley-Nechako Regional District)
- Sketch of proposed subdivision ALR Application # 1029 (Submitted by Bulkley-Nechako Regional District)

END OF REPORT



Signature



Date

ALR Application #1029
Electoral Area "A"
Specific Location

Cornelius & Judith Van Der Meulen
Round Lake Community Association



ALR Application #1029
Electoral Area "A"
Proposed Subdivision

Cornelius & Judith Van Der Meulen
Round Lake Community Association

