



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

October 31, 2006

Reply to the attention of Simone Rivers
ALC File: #W - 36950

Andreas and Jody Korfmann
SS2 – Site 12 – Comp 91
Fort St. John, B.C. V1J 4M7

Dear Mr. and Mrs. Korfmann:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #509/2006 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: Peace River Regional District (158/2006)

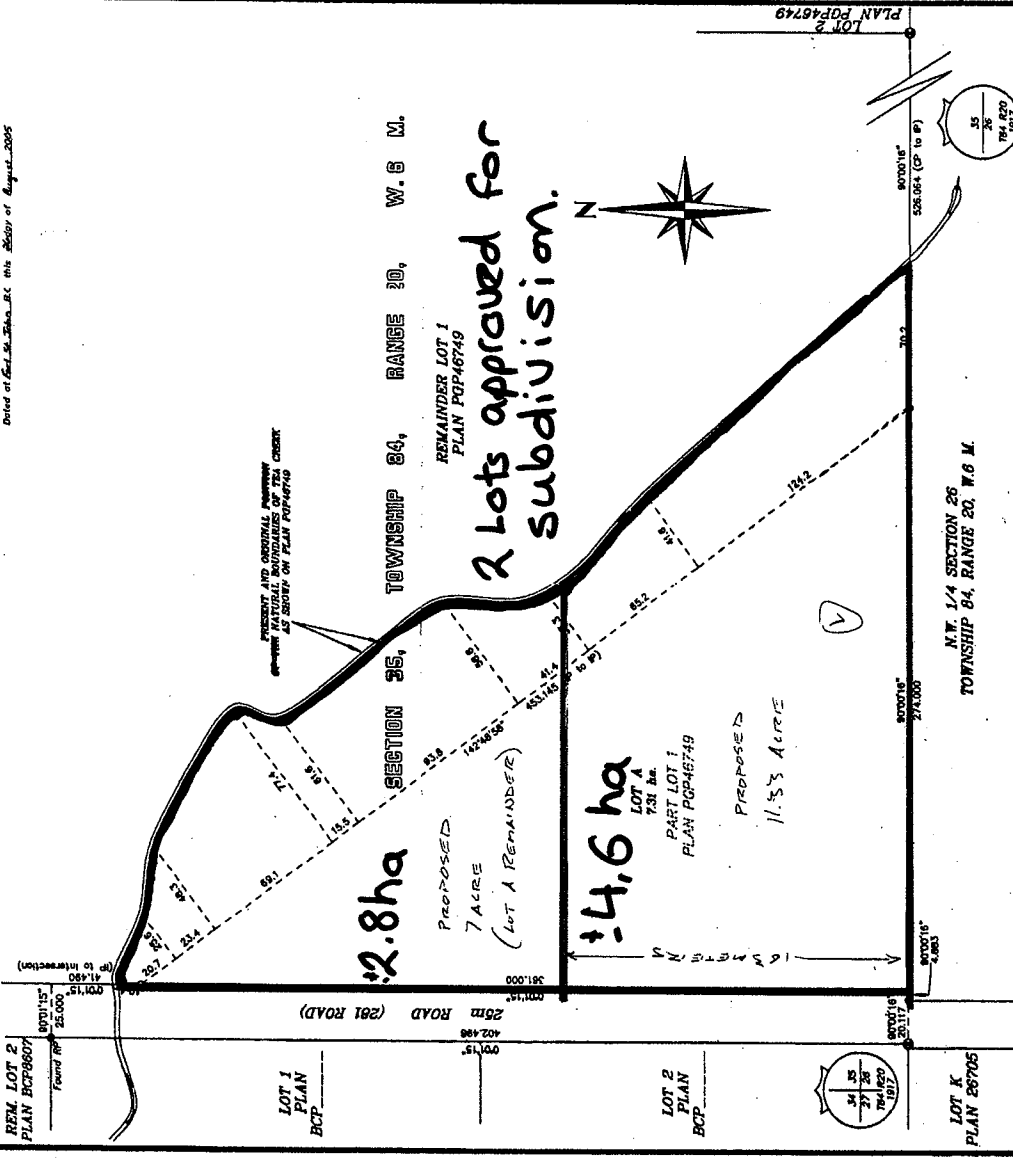
SBR/lv/Encl.: Minutes/ Sketch Plan
36950d1

Tom P. M. Smith
B.C. Land Registrar

Any person who is not a party to this survey and whose name is affected by this plan may be subject to flooding and should they have entered into a contract in favour of the Province of British Columbia under Section 216 of the Land Title Act.
Tom P. M. Smith
B.C. Land Registrar

Dated at New Westminster, B.C. this 22nd day of August, 2005

LOT 1 PLAN PGP46749
SECTION 35, TOWNSHIP 84, RANGE 20, W.6 M.
PEACE RIVER DISTRICT
B.C.O.S. 84A.035



RECEIVED
PROV. AGRICULTURAL LAND COMMISSION
SEP 13 2006

LEGEND
Bearings are astronomic derived from Plan BC098007

Found
S1
D
O
Demolished reference post
Demolished standard iron post
Demolished standard copper post

NOTES: All distances are in metres.
This plan lies within the Peace River Regional District.

APPROVAL
Approved under the Land Title Act
this 15 day of OCT 2005

Approving Officer, Ministry of Transportation
[Signature]
NORTH PEACE SAVINGS AND CREDIT UNION

SIGNATURES
[Signature] CIVILIAN DOLLAR DYER
[Signature] JAMES DYER
[Signature] SANDY DYER
WITNESS (SOB & PRINT NAME)
ADDRESS: 5001 S. CUMMILL
CITY: BOKE CHARLES LAKE, B.C.
OCCUPATION: SELF EMPLOYED VOICING SALES
NORTH PEACE SAVINGS AND CREDIT UNION
AUTHORIZED SIGNATORY (SOB & PRINT NAME)
ADDRESS: [Signature] Oct 2005
WITNESS (SOB & PRINT NAME)
ADDRESS: 1341 - 6001 - 105th ST - JIM
CITY: BOKE CHARLES LAKE, B.C. V1S 2E1
OCCUPATION: MANAGER, MEMBER BOOKER
Self employed sales

AFFIDAVIT
I, T.J. Tryon, a British Columbia Land Surveyor of the City of Dawson Creek, in British Columbia, certify that I am duly qualified to execute and certify surveys and that the area represented by this plan, and that the survey and plan are correct. The field survey was completed on the 22nd day of August, 2005. The plan was completed and checked, and the checklist filed under ECP-36156, on the 22nd day of August, 2005.

T.J. TRYON
LAND SURVEYING LTD.
DANFORTH CREEK, B.C.
PH. 250-782-5868
PNC. 84-1/6-A
B.C.L.S.
File No. 2005-286
L.T.O. Client No. 010918

NOT: 22-18146 ORIGINAL

Provincial Agricultural Land Commission
Application: W-36950
Resolution # 509/2006

Subject property.



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 Ave, Dawson Creek, B.C.

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

For Consideration

Application # W - 36950
Applicant: Andreas and Jody Korfmann
Proposal: To subdivide the 7.4 ha lot into two (2) lots consisting of one (1) 2.8 ha lot and one (1) 4.6 ha lot.
Legal: PID: 026-488-345
 Lot A, Section 35, Township 84, Range 20, W6M, Peace River District, Plan BCP20376
Location: North of Highway 29 and east of 281 Road in the Tea Creek Ridge area

Site Inspection

A site inspection was not conducted.

Discussion

The Commission recalled that since endorsing it in 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 subject property lies within the Fort St John Comprehensive Development Plan (CDP) area in the area designated for Rural Residential use. As the two proposed lots lie within the portion of the property designated as a Rural Residential Zone, the proposal is consistent with the CDP designation. However, as the land is currently designated as A2-Large Agricultural Holding Zone, rezoning is a condition of approval.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- The property is rezoned from A-2, Large Agricultural Holding Zone to a zone that allows rural residential lots (minimum lot size 1.8 ha).

- the subdivision be in substantial compliance with the plan submitted with the application

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 # 509/2006



Staff Report
Application # W – 36950
Applicant: Andreas and Jody Korfmann

DATE RECEIVED: September 13, 2006

DATE PREPARED: September 28, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 7.4 ha lot into two lots. One 2.8 ha lot and one 4.6 ha lot.

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

BACKGROUND INFORMATION:

Applicant would like to sell the 2.8 ha lot and keep the larger lot for himself

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 026-488-345

Lot A, Section 35, Township 84, Range 20, W6M, Peace River District, Plan BCP20376

Purchase Date:

June 2006

Location of Property:

North off Highway 29 and east of the 281 Road in the Tea Creek Ridge area

Size of Property:

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

Present use of the Property:

1.2 ha has been cleared for a building site and the remainder is treed with mature poplar, willow some spruce and a fairly heavy undergrowth

Surrounding Land Uses:

WEST: Subdivided Lots
SOUTH: Residential, Hudson Hope Highway
EAST: Creek, pasture, residence
NORTH: Residence, pasture, Alaska Highway

Agricultural Capability:

Data Source: Agricultural Capability Map # 95A/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).
Minimum Lot Size: 63 ha

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 proposal is consistent with the Official Community Plan and the Fort St. John and Area Comprehensive Development Plan.

STAFF COMMENTS:

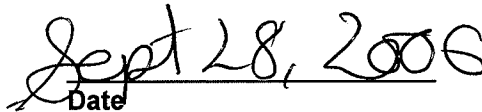
Staff note that the proposal is consistent with the designation given the property in the Fort St. John and Area Comprehensive Development Plan. Therefore staff recommend that the Commission allow the subdivision as proposed.

ATTACHMENTS:

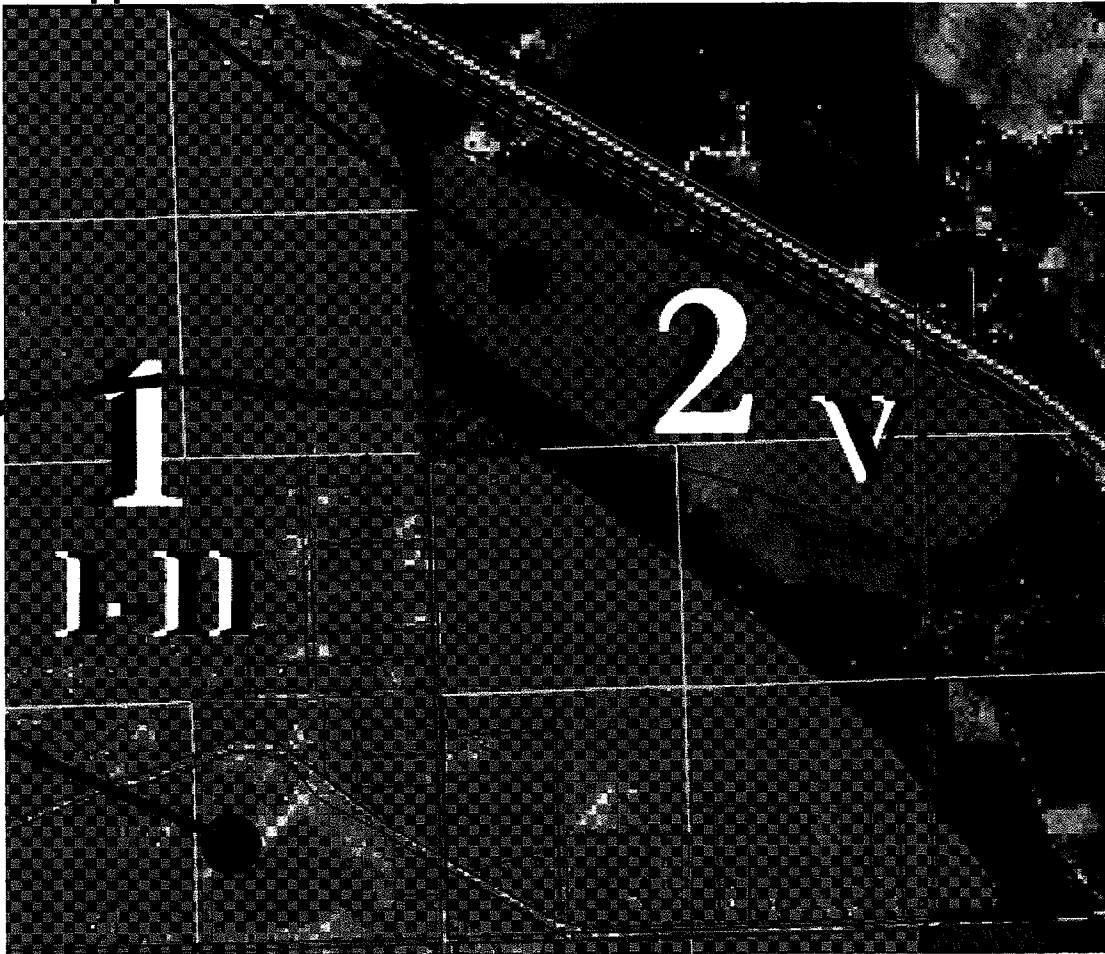
- ALC Context Map - BCGS 94A.035 - 1:20,000 (Created by ALC Staff)
- A portion of the Fort St. John and Area Comprehensive Development Plan Map (Created by ALC Staff)

END OF REPORT


Signature


Date

Re:Application # W-36950



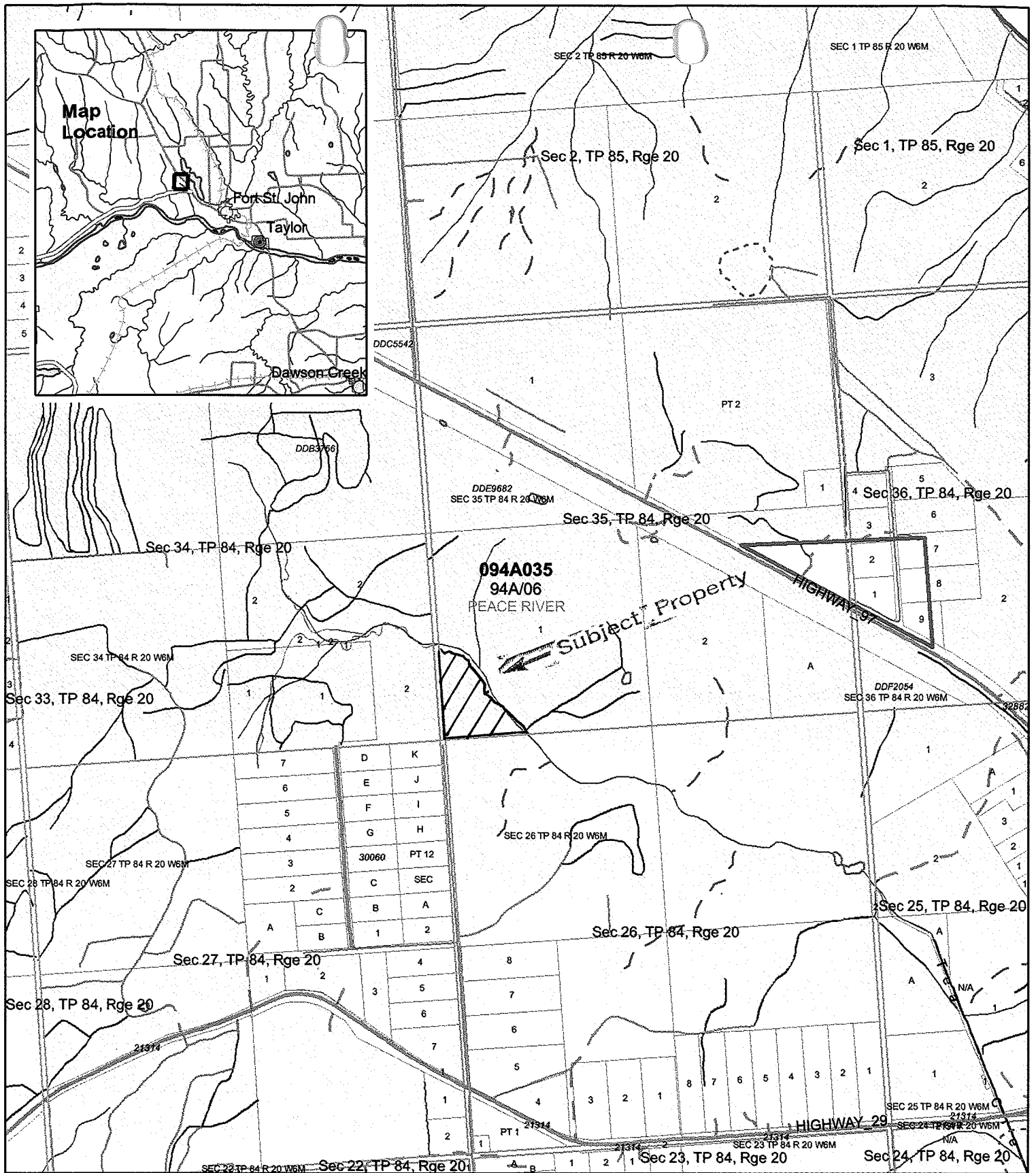
Source: Fort St. John and Area Comprehensive Development Plan Map, final DCP Map with phasing, January 2005.

RURAL RESIDENTIAL (1)

- 1.8 ha minimum
- As set out in OCP
- Lower capability class 5 agricultural land

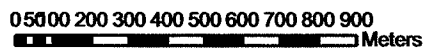
LIGHT INDUSTRIAL (2)

- Good access to highway
- Lower capability class 5 agricultural land
- Potential for screening from highway
- Need to consider storm management to mitigate impact on stream



ALC Context Map

Map Scale: 1:20,000



ALC File#: 21-06-36950
 Map Sheet #: 94A.035
 Regional District: Peace River