



Agricultural Land Commission
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May 3, 2007

Reply to the attention of Simone Rivers
ALC File: W-37030

Aron and Sherri Collins
RR1 - Site 16 - Comp 128
Fort St. John, BC V1J4M6

Dear Mr. and Mrs. Collins:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 171/2007 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

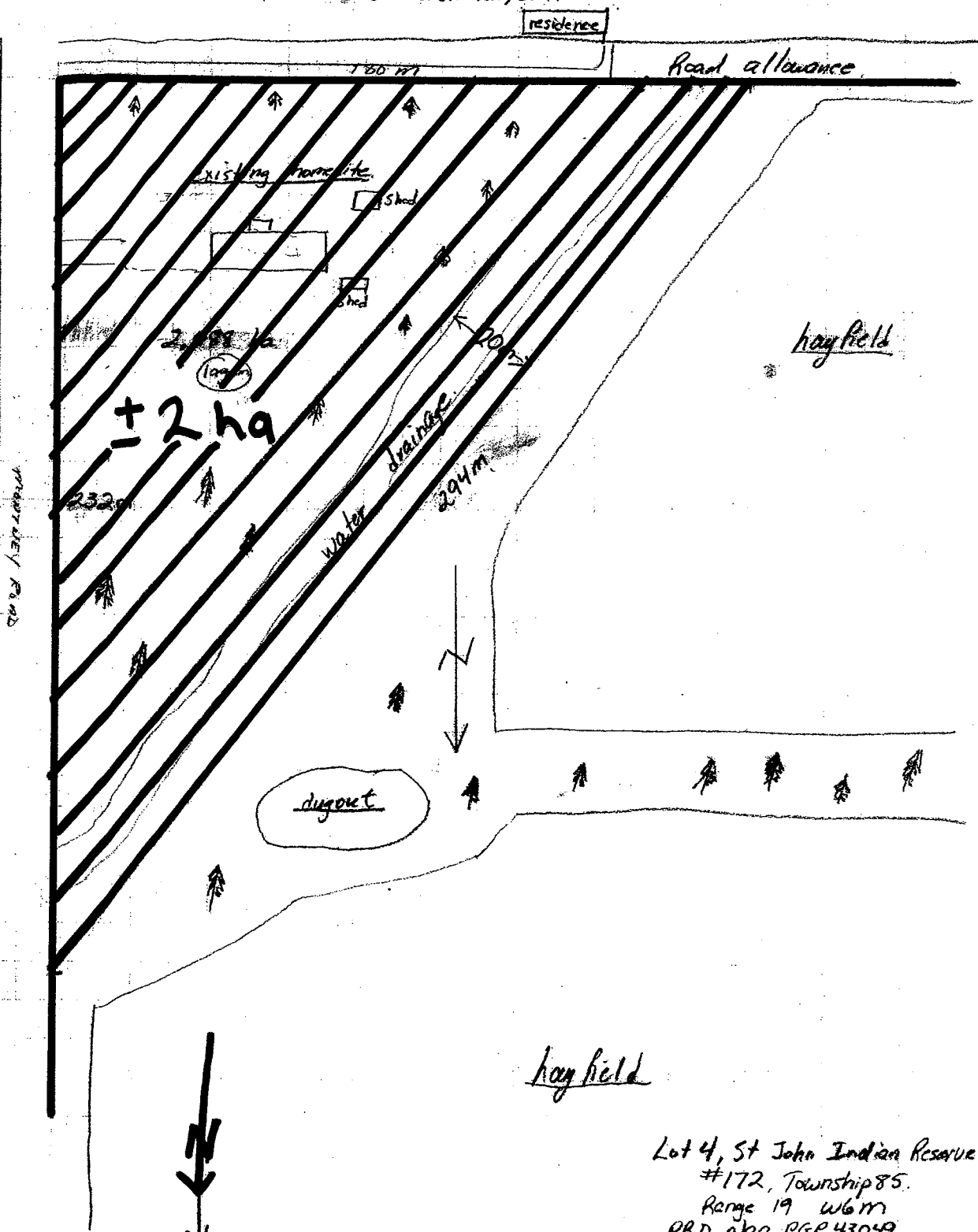
cc: Peace River Regional District (190-2006)

Enclosure: Minutes/Sketch Plan

SR/eg
i/37030d1

To scale 1:10m
proposed subdivision

SUBDIVISION LAYOUT



Provincial Agricultural Land Commission

Application W-37030
Resolution # 171/2007

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
OCT 24 2006

-  Subject Property
-  ± 2 hectare area approved for subdivision within the ALR.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 13, 2007 at the offices of the offices of the Peace River Regional District, Fort St. John, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Erik Karlsen	Chair, ALC
	Simone Rivers	Staff

For Consideration

Application: # W- 37030
Applicant: Aron and Sherri Collins
Proposal: To subdivide approximately 2.1 ha off the southeast corner of the subject property, leaving a remainder lot of 61.7 ha in size. The intent is to sell the new lot as a rural residence, with the existing home site located within it, and to keep the remainder for farm use.
Legal: PID: 024-276-111
Lot 4, St. John Indian Reserve #172, Township 85, Range 19, W6M, Peace River District, Plan PGP43049
Location: 14301 West off the Montney 121 Road, South of the Montney and 269 Road intersection "B"

Site Inspection

A site inspection was conducted on April 12, 2007. Those in attendance were:

- Frank Read Chair, North Panel
- John Kendrew Commissioner
- William Norton Commissioner
- Erik Karlsen Chair, ALC
- Simone Rivers Staff
- Aron Collins Applicant

The Commission viewed the proposed homesite and noticed that it was cut off from the remainder of the property by a creek. It also noted that the remainder of the property was improved for agricultural use.

Mr. Collins confirmed that the staff report dated December 8, 2006, was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of approximately half of the subject property is 70% Class 3C – 30% Class 4T and approximately half 80% Class 2C and 30% Class 3T.

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses: C-adverse climate T-topography

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the proposed lot was physically separated from the remainder of the subject property by a creek. It also noted that the proposed lot was not cultivated and was relatively small in size. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands or the remainder of the subject property.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Kendrew
SECONDED BY: Commissioner Norton

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within 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 # 171/2007



Staff Report
Application # W – 37030
Applicant: Aron and Sherri Collins

DATE RECEIVED: October 24, 2006

DATE PREPARED: December 8, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide approximately 2.1 ha off the southeast corner of the subject property, leaving a remainder lot of 61.7 ha in size. The intent is to sell the new lot as a rural residence, with the existing home site located within it, and to keep the remainder for farm use.

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: 024-276-111
Lot 4, St. John Indian Reserve #172, Township 85, Range 19, W6M, Peace River District, Plan PGP43049

Purchase Date:

February 1999

Location of Property:

14301 West off the Montney 121 Road, South of the Montney and 269 Road intersection "B"

Size of Property:

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

Present use of the Property:

Mobile Home and two small sheds. Rented as a rural residence and has never been farmed because of its physical restrictions

Surrounding Land Uses:

WEST: Hayfield, pasture, fenced
SOUTH: Road allowance and power line
EAST: South Montney Road - fenced
NORTH: Crop land, dugout and pasture fenced

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/7
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1993) designates the property as Rural Resource - Agricultural

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

PREVIOUS APPLICATIONS:

Application #34520-0

Applicant: Dominion Exploration Canada Ltd.
Decision Date: August 30, 2002
Proposal: To change the use of an existing wellsite to a compressor site and expand the lease area.
Decision: Allowed change of use of wellsite to a compressor site and lease expansion as proposed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support.

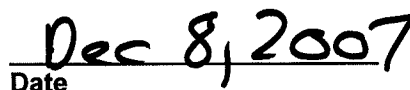
Planning Staff Recommendation: That the Regional Board refused support for the application on the basis that the proposed subdivision is not consistent with the existing Official Community Plan or Zoning Bylaws.

ATTACHMENTS:

- Observations and Comments, page 3 of the Local Government Report (Submitted by PRRD)
- ALC Context Map - 94A.036 - 1:20,000 - (created by ALC Staff)
- Air Photo - 1:15,000 - (created by ALC Staff)

END OF REPORT


Signature


Date