



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 3, 2007

Reply to the attention of Simone Rivers
ALC File: N-37257

Rodger Peterson
PO Box 729
McBride, BC V0J 2E0

Dear Mr. Peterson:

Re: Application to Subdivide land in the Agricultural Land Reserve

The Commission is sorry you weren't able to meet it on April 23, 2007.

Please find attached the Minutes of Resolution # 184/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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 Fraser-Fort George (ALR8364)

Enclosure: Minutes/Sketch Plan

SR/eg
i/37257d1



Provincial Agricultural Land Commission

Application N-37257
Resolution #184/2007



Subject Property approved for subdivision into four ± 2.5 ha lots

*Aprox 9.91 Hectares Total
divided into aprox. 2.47 ha each
Each lot measures aprox 80 m x 380 m.*

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

Although the Commission did not believe that the subject property has agricultural capability it is concerned that there may not be sufficient buildable area or area for septic systems on the property. Therefore the Commission would like assurance that the lots can hold a waste disposal system before authorizing deposit of subdivision plans.

Conclusions

1. That the land under application has limited agricultural capability.
2. That the land under application is not suitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Read

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.
- The applicant must provide written proof (from the Ministry of Health or other regulatory body) that each lot has sufficient area for installation of an approved septic system.

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 # 184/2007



Staff Report
Application # N – 37257
Applicant: Kennith and Sharon Peterson
Agent: Rodger Peterson

DATE RECEIVED: March 2, 2007

DATE PREPARED: March 23, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 9.9 ha parcel into 4 lots, each being approximately 2.5 ha in size.

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

BACKGROUND INFORMATION:

The subject property is located in an area where the Regional District of Fraser-Fort George has delegated authority, however, the proposal does not meet the terms of the Delegation Agreement or the Official Community Plan and therefore this application to the Commission is necessary.

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

PID: 013-887-521

District Lot 8364, Block 2, Cariboo District, Plan 1875, EXCEPT Parcel A (Plan B4660)

Purchase Date:

September 2006

Location of Property:

30793 Upper Fraser Road - east of Eaglet Lake

Size of Property:

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

Present use of the Property:

Mobile home with built-on roof and side shed along with two small sheds. All buildings are currently vacant and have been vacant for approximately 10 years.

Surrounding Land Uses:

WEST: Residential and undeveloped
SOUTH: Upper Fraser Valley Road
EAST: Residential and undeveloped
NORTH: Undeveloped Crown Land

Agricultural Capability:

Data Source: Agricultural Capability Map # 93J/1
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Willow River Upper Fraser OCP Bylaw No. 1589
Designation: Agriculture/Resource (Ag/Res)

Zoning Bylaw and Designation:

Zoning: Bylaw No. 833
Designation: Rural 4 (Ru4)
Minimum Lot Size: 60 ha

RELEVANT APPLICATIONS:

Application #18745-0

Applicant: Garcia-Alonso, A&J
Decision Date: July 4, 1990
Proposal: Revised proposal to meet Ministry of Transportation and Highways requirements. The proposal requested one 8 ha parcel, one 7.29 ha parcel, one 10.12 ha parcel, one 10.5 ha parcel and a 24.3 ha parcel plus return to the Crown of a swampy area and dedication of road to the power line and dedication of Upper Fraser Road.
Decision: Allowed on the grounds that the revised proposal creates the same number of lots as the original proposal.

Application #18745-0

Applicant: Garcia-Alonso, A&J
Decision Date: February 5, 1985
Proposal: To consolidate the 2.36 ha Lot 3 with the 59.19 ha NW ¼ of DL 8364 and to subdivide the resultant parcel into five lots ranging in size from 7.29 ha to 16.2 ha. The proposal would create two lots north of Giscome Highway and three lots south of Giscome highway.
Decision: Allowed

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Fraser-Fort George Regional District Board: The Regional Board forwarded the application with a recommendation of support based on the poor soil conditions and the topography of the parcel.

STAFF COMMENTS:

- The small lots to the east of the subject property were created prior to the formation of the Agricultural Land Reserve.
- The adjacent property to the west was subdivided, with Commission permission, in 1990; however, the lots created by that subdivision are about the same size as the current subject property.

Staff recommend a site visit to determine the agricultural capability of the subject property as well as to assess the impact of subdivision on the agricultural use of surrounding properties.

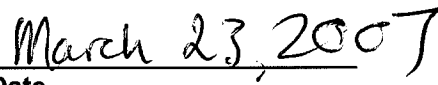
ATTACHMENTS:

- Local Government Report - submitted by the Regional District of Fraser-Fort George.
- Sketch of subdivision proposal - (submitted by the applicant)
- ALC Context Map - 93J.019 - 1:20,000 (created by ALC staff)
- Airphoto - 1:5,000 (created by ALC Staff)

END OF REPORT



Signature



Date