



**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

July 4, 2007

Reply to the attention of Simone Rivers  
ALC File: #W - 37386

Steven and Veronica Wynker  
RR2 - Site 12 - Comp 148  
Fort St. John, BC V1J 4M7

Dear Mr. and Mrs. Wynker:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 308/2007 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:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over the printed name.

Erik Karlsen, Chair

cc: Peace River Regional District (#46/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv  
37386d1

British Columbia Land Surveyor's  
 Certificate of Location of Buildings  
 on Lot 7, Plan 22663  
 Peace River District

Scale = 1 : 2000

All distances are in metres, unless noted otherwise.

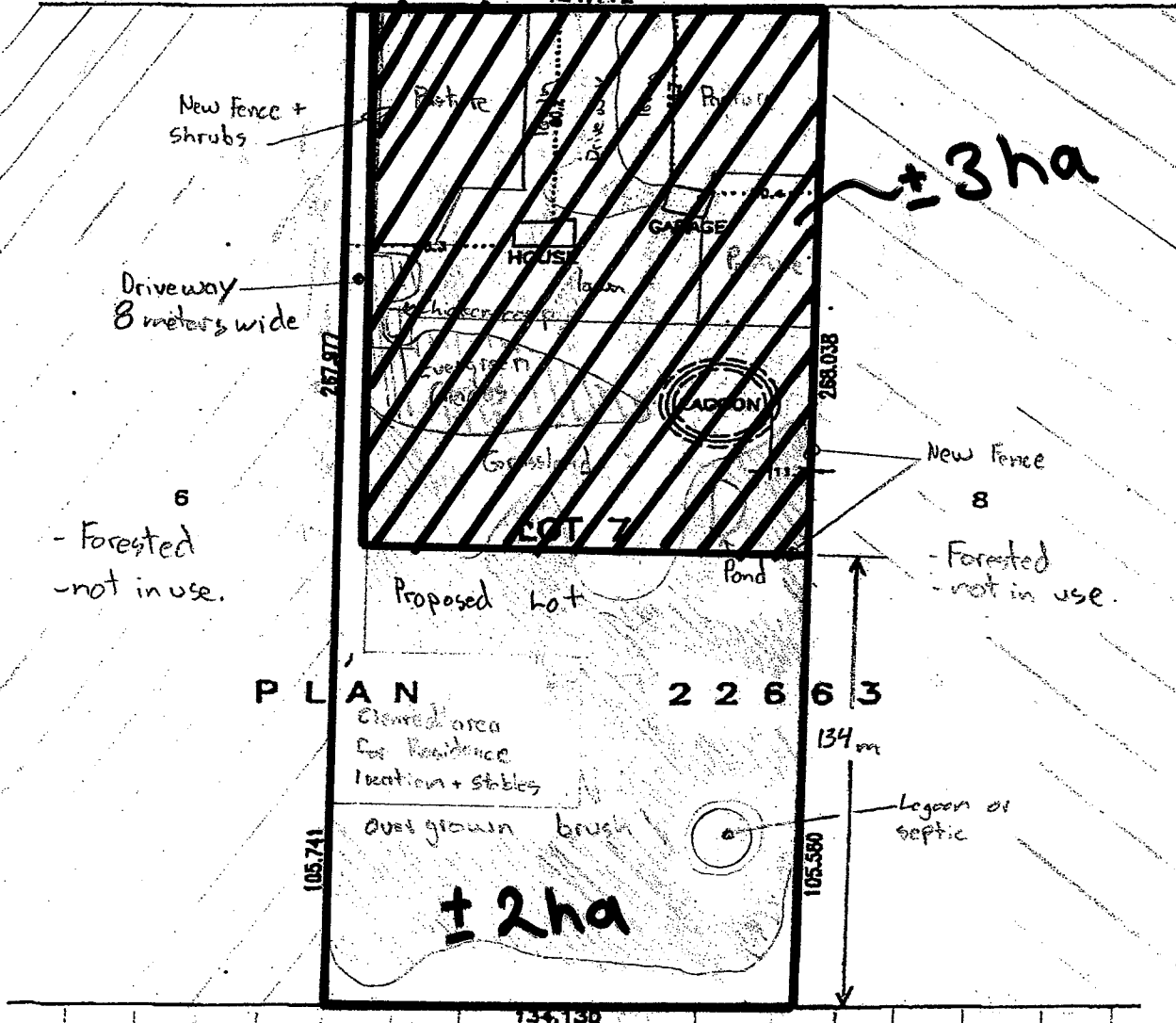
Civic Address = N/A

- Forested  
 = Housing

- Small pasture  
 not in use.

*Mallett*

ROAD No. 281



6  
 - Forested  
 not in use.

8  
 - Forested  
 not in use.

REM. S.W. 1/4 SEC. 26-84-20

- Forested  
 - Riding trails

Provincial Agricultural Land Commission

Application W- 37386  
 Resolution # 308/2007

PLAN CHECK

CERTIFIED CORRECT  
 as to position of building(s) on lot  
 This 14<sup>th</sup> day of June 1976

*[Signature]*  
 B.C.L.S.

File No. K4382U

Subject Property

Approved subdivision

RECEIVED  
 PROV. AGRICULTURAL  
 LAND COMMISSION APR 26 2007



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 at the offices of the Peace River Regional District, Fort St. John, B.C.

<b>PRESENT:</b>	Erik Karlsen	Chair, ALC
	John Kendrew	Commissioner
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

### For Consideration

Application: # W - 37386  
Applicant: Steven and Veronica Wynker  
Proposal: Fort St. John and Area Comprehensive Development Plan (CDP):  
To subdivide one (1) 2.0 ha lot from the east side of the subject property to sell for residential use, while the owners will keep the 3.01 ha remainder lot on the west side of the property.  
Legal: PID: 008-816-301  
Lot 7, Section 26, Township 84, Range 20, W6M, Peace River District, Plan 22663  
Location: Located approximately 15km north of the City of Fort St. John.  
Property located east off the graveled 281 Road, which runs north off the Hudson Hope Highway No. 29.

### 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.

This property is located in an area identified for Rural Residential Development (minimum parcel size 1.8 ha) in the Fort St. John and Area Comprehensive Development Plan. The property is zoned R-3 (Residential 3 Zone) with a minimum lot size of 1.8 ha and designated as Rural Residential in the Official Community Plan. Therefore the property does not require rezoning before it can be subdivided.

**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 plans 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 # 308/2007**



**Staff Report**  
**Application # W – 37386**  
**Applicant: Steven and Veronica Wynker**

**DATE RECEIVED:** April 26, 2007

**DATE PREPARED:** May 29, 2007

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** Fort St. John and Area Comprehensive Development Plan (CDP): To subdivide one (1) 2.0 ha lot from the east side of the subject property to sell for residential use, while the owners will keep the 3.01 ha remainder lot on the west side of the property.

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: 008-816-301  
Lot 7, Section 26, Township 84, Range 20, W6M, Peace River District, Plan 22663

**Purchase Date:**

February 2006

**Location of Property:**

Located approximately 15 km north of the City of Fort St. John. East of the graveled 281 Road, which runs north off the Hudson Hope Highway No. 29.

**Size of Property:**

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

**Present use of the Property:**

Residence, garage, stable, small chicken coop, septic lagoon, property has three good fenced grazing/riding pastures on the west end that are currently not in use. Evergreen trees make up a gladed area east of the house, and small grassy area east of that. The remainder of the eastern

section of the lot is overgrown with brush with a fence line in need of repair. The entire property is currently not being used for any agriculture purposes and the eastern section of the property is currently in no condition for livestock or crops.

**Surrounding Land Uses:**

**WEST:** Residential  
**SOUTH:** Forested  
**EAST:** Forested and used for riding trails  
**NORTH:** Forested

**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 OCP Bylaw No. 820 (1993)  
Designation: Rural Residential

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343 (2001)  
Designation: R-3 (Residential 3 Zone)  
Minimum Lot Size: 1.8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

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

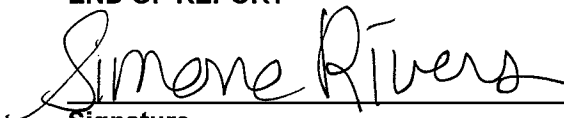
**STAFF COMMENTS:**

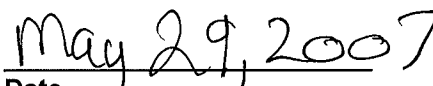
This property is located in an area identified for Rural Residential Development (minimum parcel size 1.8 ha) in the Fort St. John and Area Comprehensive Development Plan. The proposal is consistent with this designation, therefore staff recommend approval.

**ATTACHMENTS:**

- Sketch of subject property (submitted by the applicants)
- Fort St. John and Area Comprehensive Development Plan Map.
- ALC Context Map - 94A.035 - 1:20,000 (created by ALC Staff)
- Airphoto - 1:5,000 (created by ALC Staff)

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date