



Agricultural Land Commission
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July 5, 2007

Reply to the attention of Simone Rivers
ALC File: W-37433

Elsie Crook
PO Box 583
Charlie Lake, BC V0C 1H0

Dear Ms. Crook:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 314/2007 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:

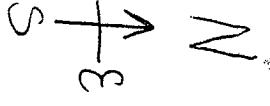
A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (#51/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv
37433d1



Cow Pasture

≈ 680" →

± 1.9 ha

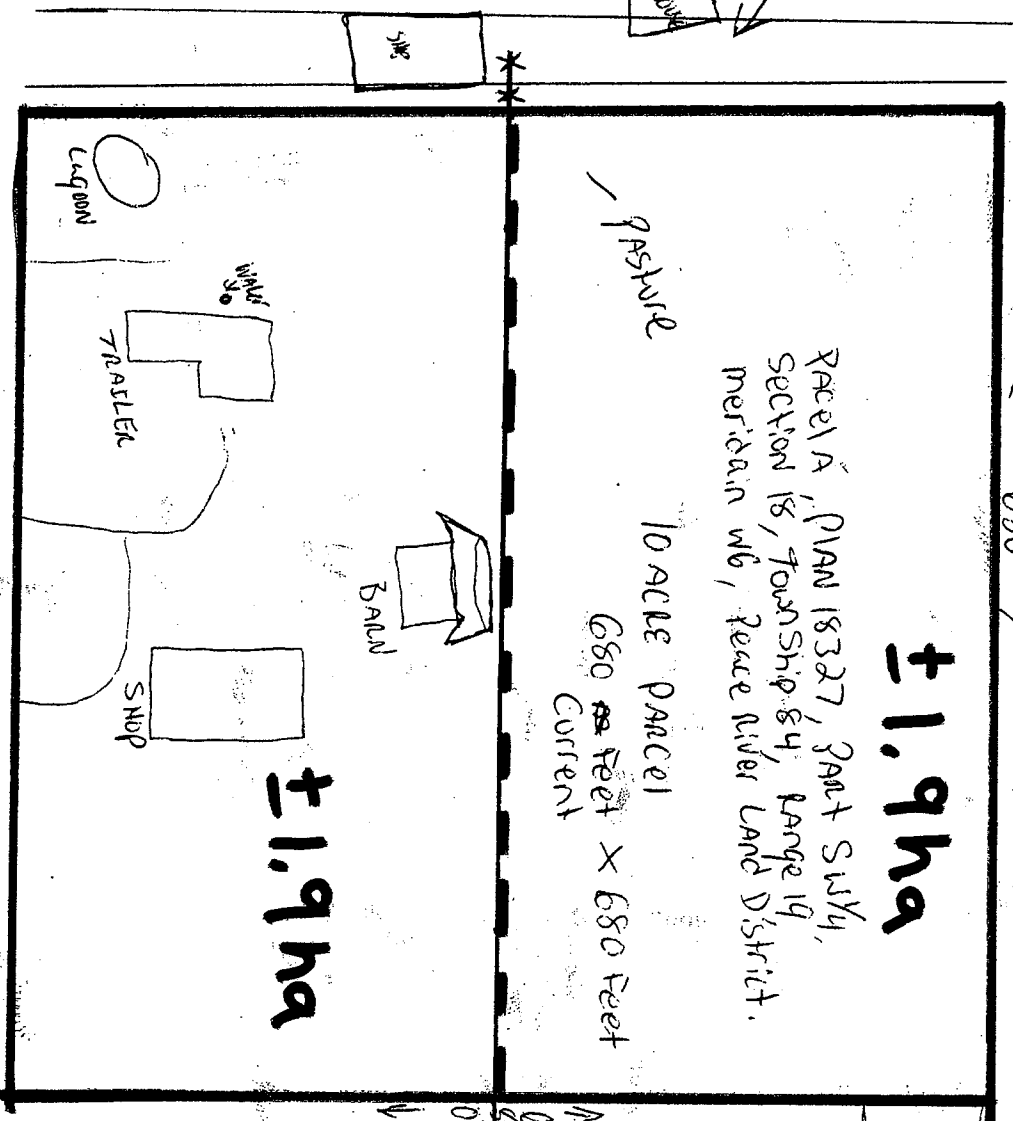
RACEVA, PLAN 18327, Part SW 1/4, SECTION 18, Township 84, Range 19, meridian W6, Peace River Land District.

10 ACRES PARCEL

680 feet x 680 Feet Current

PASTURE

Neighbour's Residential Home + SHED



ANGES RD

Proposed RD access

XX = proposed place for divide of property 680 x 340 Feet

Empty lot

← 119' RD Current RD for parcel

Provincial Agricultural Land Commission

Application W-37433
Resolution # 314/2007



Subject Property



Approved subdivision



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 26, 2007 at Pouce Coupe, B.C.

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

For Consideration

Application: # W- 37433
 Applicant: Elsie Crook
 Proposal: To subdivide the subject property into two (2) approximately 1.9 ha lots with the new boundary running east to west. The owner will continue to reside on the remainder south lot and intends to sell the north lot for residential use.

Legal: PID: 010-771-824
 Parcel A, South West 1/4 of, Section 18, Township 84, Range 19, W6M, Peace River District, Plan 18327

Location: Located approximately 10 km northwest of the City of Fort St. John. Property located north off the paved Old Hope Road, which runs west off the Alaska Highway near the south end of Charlie Lake.

Site Inspection

A site inspection was conducted on June 25, 2007. Those in attendance were:

- Erik Karlsen Chair, ALC
- John Kendrew Commissioner
- William Norton Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Elsie Crook Applicant

The Commission met Ms. Crook and viewed the property. She showed the Commission where she proposed subdividing the property and she described how the property will be accessed.

Ms. Crook confirmed that the staff report dated June 4, 2007 was received and no errors were identified.

Discussion

The Commission had no objection to subdivision as the property is located in an area that is already largely subdivided. The property will be similar in size to the surrounding properties after subdivision.

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 Kendrew

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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 # 314/2007



**Staff Report
Application # W – 37433
Applicant: Elsie Crook**

DATE RECEIVED: May 16, 2007

DATE PREPARED: June 4, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the subject property into two (2) approximately 1.9 ha lots with the new boundary running east to west. The owner will continue to reside on the remainder south lot and intends to sell the north lot for residential 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: 010-771-824

Parcel A, South West 1/4 of, Section 18, Township 84, Range 19, W6M, Peace River District, Plan 18327

Purchase Date:

August 1970

Location of Property:

Located approximately 10 km northwest of the City of Fort St. John. Property located north off the paved Old Hope Road, which runs west off the Alaska Highway near the south end of Charlie Lake.

Size of Property:

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

Present use of the Property:

Rural Residential

Surrounding Land Uses:

WEST: Residential/Agricultural
SOUTH: Residential/Agricultural
EAST: Vacant Field
NORTH: Pasture

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/7
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 Resource - Agricultural

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001)
Designation: R-4 (Residential 4 zone)
Minimum Lot Size: 1.8 ha

RELEVANT APPLICATIONS:

Application #28180-0

Applicant: DerWiter, J
Decision Date: December 9, 1993
Proposal: To subdivide 4 hectares from the 65 hectare property for a homesite severance.
Decision: The Commission approved the proposal subject to the terms and conditions of its homesite severance policy.

Application #30895-0

Applicant: Gray, Kim & Ann-Marie
Decision Date: September 05, 1996
Proposal: To subdivide the 4 ha property into two lots of 1.8 ha and 2.2 ha.
Decision: The Commission allowed the subdivision on the grounds it had previously agreed (in a planning review) to the subdivision of this area into 1.8 ha lots.

Application #35562-0

Applicant: Preston, Dan & Margo
Decision Date: March 16, 2005
Proposal: To subdivide a 4 ha lot from the 16.3 ha parent parcel for a homesite for the landowners' daughter.
Decision: Allowed. Considered with other applications affected by Fort St. John Comprehensive Development Plan although not in CDP area.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that it is consistent with the Official Community Plan and Zoning.


STAFF COMMENTS:

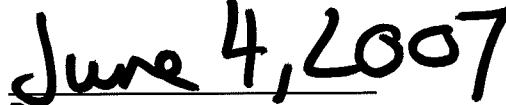
- The subject property is not located in the areas studied as part of the Fort St. John and Area Comprehensive Development Plan. It is located to the east of Area 1 of the CDP which is an area identified for Rural Residential Development.
- The subject property is located in an area that has largely already been subdivided into small rural residential sized lots.
- The application states that the applicant has owned the property since August 1970, therefore she may qualify for consideration under the Commission's *Homesite Severance Policy*.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the applicant)
- ALC Context Map – 94A/7 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:5,000 (created by ALC Staff)

END OF REPORT


Signature


Date