



Agricultural Land Commission
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July 5, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37439

John and Martha Wall
PO Box 270
Prespatou, BC V0C 2S0

Dear Mr. and Mrs. Wall:

Re: Application to Include land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 303/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

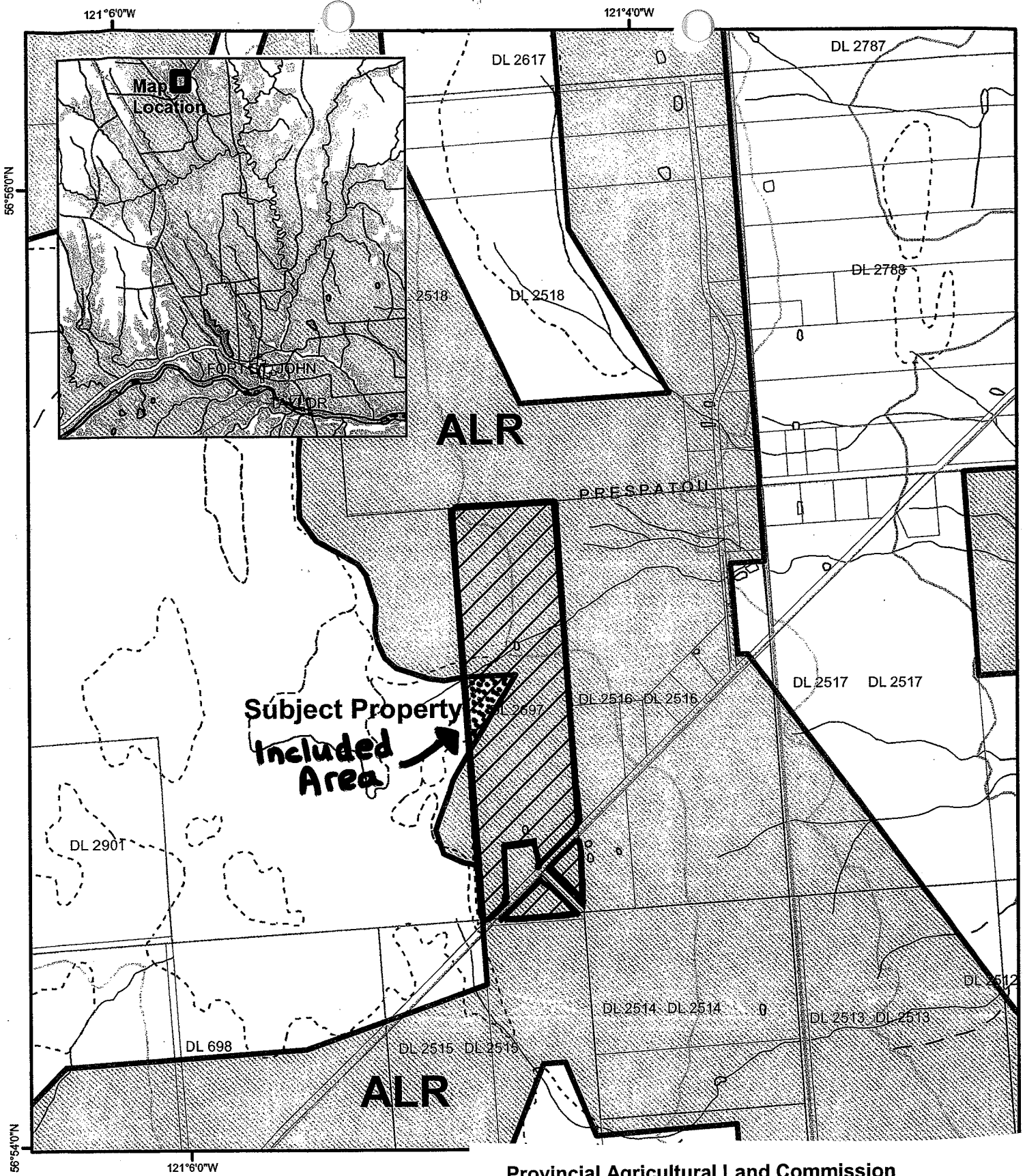
A handwritten signature in black ink, appearing to read "Erik Karlsen", is written over the printed name. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Peace River Regional District (#78/2007)

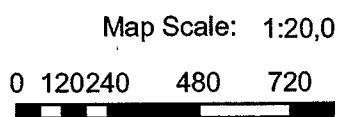
Enclosure: Minutes/Sketch Plan

SBR/lv
37439d1.



Provincial Agricultural Land Commission

Application # W-37439
 Resolution 303/2007



-  Subject Property
-  3 hectare area approved for inclusion into the ALR



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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.

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

For Consideration

Application: # W - 37439
Applicant: John and Martha Wall
Proposal: To include 3.0 ha into the Agricultural Land Reserve. (see file W-36899)
Legal: PID: 014-763-125
District Lot 2697, Peace River District, EXCEPT Plan 34041
Location: 22071 Triad Road and Prespatou Road, Prespatou

Site Inspection

A site inspection was not conducted.

Discussion

The Commission had no objection to the inclusion of this land as it fulfilled one of the conditions of approval of Resolution # 148/2006.

IT WAS

MOVED BY: Commissioner Kendrew
SECONDED BY: Commissioner Norton

THAT the application be allowed.

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 # 303/2007



Staff Report
Application # W – 37439
Applicant: John and Martha Wall

DATE RECEIVED: May 17, 2007

DATE PREPARED: June 11, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To include 3.0 ha into the Agricultural Land Reserve. (see file W-36899)

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

This application is being made because of a condition of Application # 36899 which allowed the applicant to subdivide two lots from the subject property conditional upon inclusion of the land currently under application. This application fulfills the condition.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-763-125
District Lot 2697, Peace River District, EXCEPT Plan 34041

Purchase Date:

June 1995

Location of Property:

22071 Triad Road and Prespatou Road, Prespatou

Size of Property:

59.5 ha - (3 ha is not in the ALR and under proposal for inclusion)

Present use of the Property:

Residence (3), shop, barn, outbuildings, treed

Surrounding Land Uses:

WEST: Crown land/bale yard
SOUTH: Road and pasture
EAST: Residence
NORTH: Residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/14
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 Community

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000(1996)
Designation: Zoned A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 1.8 ha

PREVIOUS APPLICATIONS:

Application #36899-0

Applicant: Wall, John and Martha
Decision Date: October 20, 2006
Proposal: To subdivide a 2.5 ha lot on the west side of the subject property north of Triad Road, and a 3.6 ha lot south of Triad Road on the east side of the subject property.
Decision: Allowed the subdivision of a 2.5 ha lot and a 3.6 ha lot from the subject property on the condition that the small triangle of non-ALR land on the north end of the property be included into the ALR.

STAFF COMMENTS:

Staff recommend approval as this application was a condition of a previous approval.

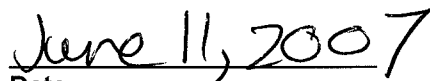
ATTACHMENTS:

- Minutes of Application # W-36899 including sketch of approved subdivision and required inclusion.
- ALC Context Map – 94A.095 – 1:20,000 (created by ALC Staff)
- Air Photo – 1:10,000 (created by ALC Staff)

END OF REPORT



Signature



Date