



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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April 24, 2008

Reply to the attention of Simone Rivers  
ALC File: W-37943

Gregory Falk  
RR1 - Site 15 - Comp 21  
Fort St. John, BC,  
V1J4M6

Dear Sir:

**Re: Application to Subdivide land within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 181/2008 and a sketch plan 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 (236/2007)

Enclosure: Minutes/Sketch Plan

PLAN: 19436

SUBDIVISION PLAN OF PART OF N.E. 1/4 SEC. 12, TP. 84, RGE. 19, W. 6M. PEACE RIVER DISTRICT SCALE: 1"=200'

BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN 18556 & REFERRED TO THE MERIDIAN THROUGH PCOR. #26 RGE PL. 18522. DEPOSITED IN THE LAND REGISTRY OFFICE AT PRINCE GEORGE, B.C. THIS 15 DAY OF July, 1971.

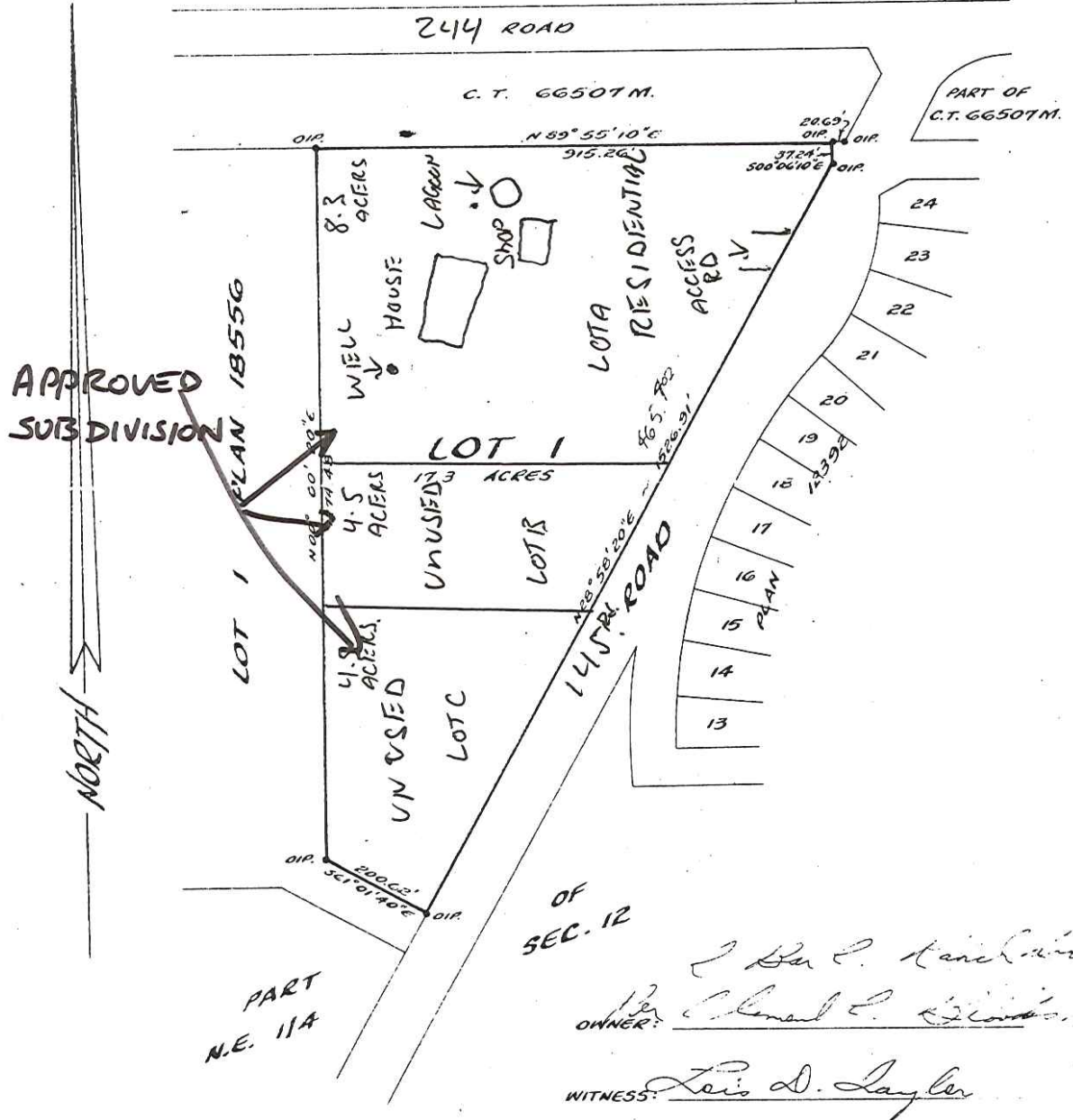
[Signature] DEPUTY REGISTRAR

LEGEND: • OIP DENOTES OLD, STANDARD IRON BAR POST

APPLICATION N-37943 RESOLUTION # 181/2008

PART OF S.E. 1/4 SEC. 13

PLAN 12989 C.T. 76129M



APPROVED SUBDIVISION

OWNER: [Signature] WITNESS: Lois D. Laylor

THIS PLAN LIES WITHIN THE PEACE RIVER-LIARD REGIONAL DISTRICT APPROVED UNDER THE LAND REGISTRY ACT APPROVING OFFICER, DEPT. OF HIGHWAYS THIS 10 DAY OF June, 1971.

F.S.L. SHEPPARD OF THE TOWN OF FORT SIMON, BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT THE SAID SURVEY WAS COMPLETED ON THE 11th DAY OF MAY, 1971. F. S. L. Sheppard. SWORN BEFORE ME THIS 21st DAY OF MAY, 1971.



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on April 17, 2008 at Fort St John, B.C.**

**PRESENT:**

William Norton	Chair, North Panel
John Kendrew	Commissioner
Denise Dowswell	Commissioner
Martin Collins	Staff

### For Consideration

Application: # W- 37943  
Applicant: Gregory Falk  
Proposal: To subdivide two 1.8 ha lots from the 7 ha subject property. The 3.4 ha remainder contains the existing homesite.  
Legal: PID: 010-515-925  
Lot 1, Section 12, Township 84, Range 19, W6M, Peace River District, Plan 19436  
Location: North of Fort St. John, along West Bypass Road, 150m west of Rose Prairie Road

### Site Inspection

A site inspection was conducted on Wednesday, April 16<sup>th</sup>, 2008. Those in attendance were:

- William Norton          Chair, North Panel
- John Kendrew          Commissioner
- Denise Dowswell      Commissioner
- Martin Collins         Staff
- Gregory Falk          Applicant

Mr Falk confirmed that the staff report dated March 19<sup>th</sup>, 2008 was received and no errors were identified.

The Commissioners viewed the property, noting that a residential subdivision of small lots was located adjacent to the property (to the east), and that the adjoining properties to the west are used for hobby farm and rural residential purposes. There were many trucks parked on the property. The applicant indicated that not all of the equipment belonged to him. It was temporarily stored for spring "break up".

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability and Suitability**

The Commission noted that the land under application had good agricultural capability based on its soils. However, the relatively small size and location of the property in a rural residential neighborhood, mitigated against its agricultural use. The Commission does not believe that the property in its present size was more productive, or more likely to be used for farming, than if it were subdivided.

### **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 noted that the land is designated for rural residential uses in local bylaws, and that similar subdivision requests had been allowed in the surrounding area. It did not believe the proposal would affect existing or potential agricultural use of surrounding lands.

## **Conclusions**

1. That the land under application has limited agricultural capability and is largely unsuitable for agricultural use.
2. That the subdivision proposal will not impact agriculture.

## **IT WAS**

**MOVED BY:** Commissioner J. Kendrew

**SECONDED BY:** Commissioner B. Norton

THAT the application to subdivide two 1.8 ha lot from the 7 ha property be allowed subject to the following condition.

- 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 # 181/2008**