



Agricultural Land Commission
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www.alc.gov.bc.ca

March 11, 2013

ALC File: #52975

James, Jonathan and Phillip Bell
PO Box 6215 Station Main
Fort St. John, BC
V15, 4H7

Dear Sirs:

Re: Application for the Non-Farm Use of Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #51/2013 as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in dark ink, appearing to read 'Brian Underhill', is written over a thin horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #51/2013

cc: Peace River Regional District (File: 139/2012)

52975d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 22, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52975.

COMMISSION MEMBERS PRESENT:

Jennifer Dyson	Acting Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To construct a multi-function building for an astronomy school, ecology centre and for religious uses. The size of the proposed building is 19.8 m² (3.6 metres x 5.5 metres).

The proponents applied for, and were endorsed as, a “Dark Sky Reserve” by the Royal Astronomical Society of Canada. For astronomic purposes the building must be located in the vicinity of the north boundary of District Lot 137. The actual location of the building has yet to be determined but will either be built on the southern portion of District Lot 137 or the northern portion of the East ½ of District Lot 136. Regardless, the proponents are also making arrangements for the consolidation of the farm into a single parcel.

As a secondary request the proponents are seeking the Commission’s approval for the rezoning of the entire farm to the Peace River Regional District’s “Community Farm” zone. The properties involved are District Lots 136, 137, 4226, Block “A” of District Lot 139 and Block “A” of District Lot 133.

PROPERTY INFORMATION:

Owners: James, John and Phillip Bell

Legal: 1. PID: 005-155-088
District Lot 137, Peace River District, Except the southerly 25 metres

Parcel Size: 255.0 ha

2. PID: 005-154-804
East ½ of District Lot 136, Peace River District

Parcel Size: 9.0 ha

Location: Blair Creek Valley, North of Hudson's Hope

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded that the proposed use would have little to no negative impact on the current or future agricultural use of the properties.

IT WAS

MOVED BY: Commissioner Gillette

SECONDED BY: Commissioner Collins

THAT the request to use 0.1 ha for the purpose of construction a multi-function building as proposed be approved.

AND THAT the Commission has no objection request to rezone of the entire farm to the Peace River Regional District's "Community Farm" zone; District Lots 136, 137, 4226, Block "A" of District Lot 139 and Block "A" of District Lot 133, be supported.

AND FINALLY THAT 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 #51/2013