



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

June 17, 2014

ALC File: #53654

Ron Brar  
1112 – 100<sup>th</sup> Ave  
Fort St John, BC  
V1J 1Z8

Dear Sir:

**Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #221/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision. As agent, it is your responsibility to notify your client(s) accordingly.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title #CA2717658.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #221/2014  
Sketch plan

cc: Peace River Regional District (File:#27/2014)  
Registrar of Land Titles, New Westminster

53654d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28<sup>th</sup>, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53654.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Planner
Jennifer Carson	Planner
Colin Fry	Chief Tribunal Officer

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**PROPOSAL** (Submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*)

To exclude the 3.6 ha property from the ALR for a seniors housing facility.

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### PROPERTY INFORMATION:

**Owner:** Zira Properties

**Agent:** Ron Brar

**Legal:** PID: 018-939-813  
Lot 8, Section 5, Twp. 84, R. 18, W6M, Peace River District, Plan PGP38300

**Location:** East Bypass Road, Fort St John

**Size:** 3.6 ha

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### 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 as follows:

1. The Commission considered the agricultural capability of the subject property.

**Conclusion:**

The Canada Land Inventory (CLI) soil capability rating for the subject property is 2C, indicating that the soils have good capability for agricultural development. The primary limitation to agricultural development is a severe climate (C) and the parcel's relatively small size (when compared with other agricultural properties in the region). The property is cleared and used as a rural residence.

2. The Commission considered the agricultural suitability of the subject property

**Conclusion:**

The Commission noted that the property was designated for High Density Residential uses in the North Peace Fringe Area Official Community Plan - Bylaw 1870 (2009) and that it is located adjacent to the Fort St John hospital (lying outside the ALR). Adjoining ALR parcels, including the hospital property have been excluded from the ALR in recent years arising from the Commission's support for the OCP bylaw. For these reasons, the Commission allowed the application.

**IT WAS**

**MOVED BY:** Commissioner Miles  
**SECONDED BY:** Commissioner Dempsey

THAT the application to exclude the 3.6 ha subject property from the ALR be approved.

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.

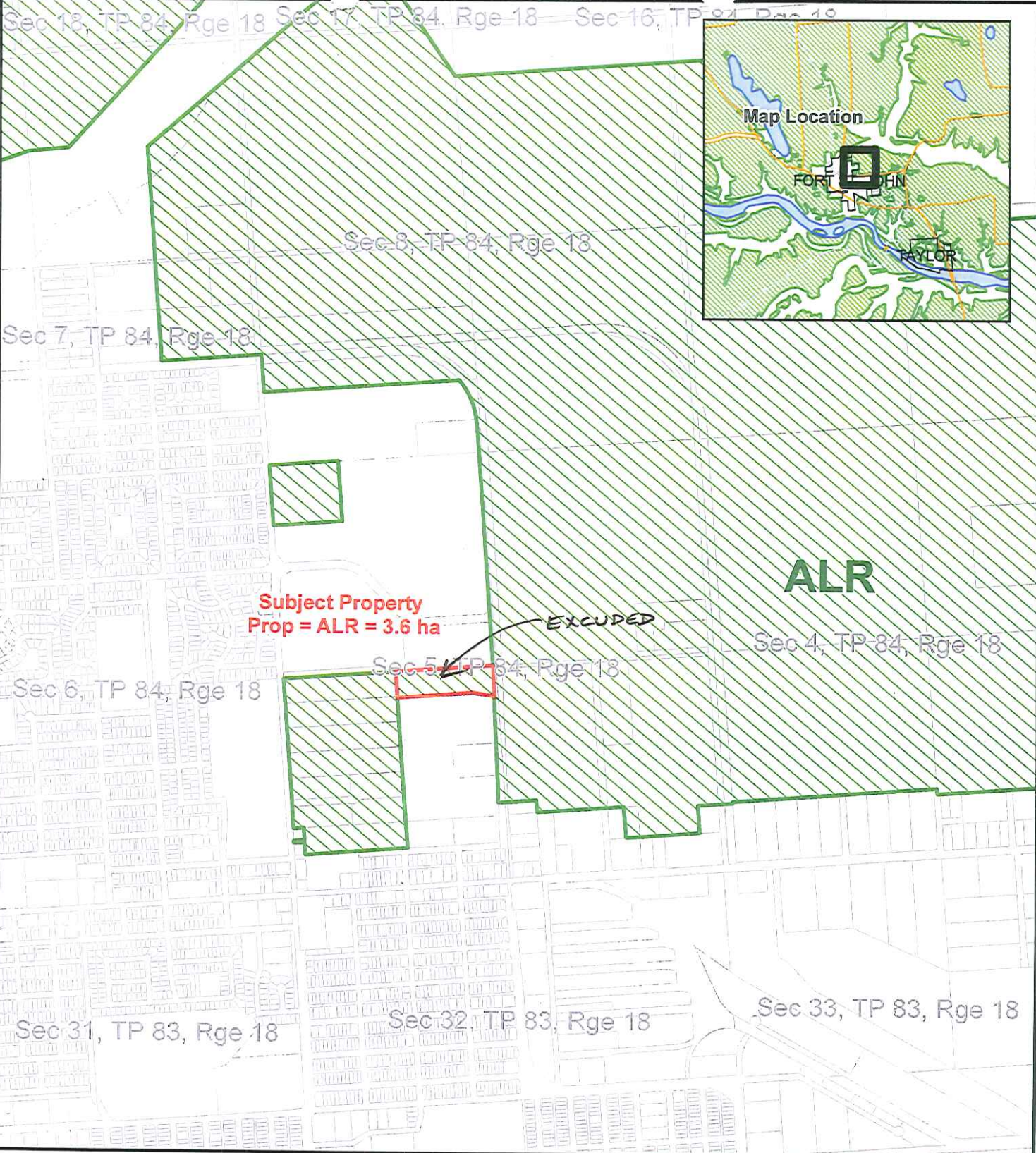
**CARRIED**

**Resolution #221/2014**

120°50'0"W

120°48'0"W

56°16'0"N



**Subject Property**  
**Prop = ALR = 3.6 ha**

**EXCLUDED**

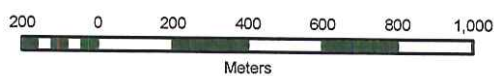
**ALR**

*RESOLUTION # 221/2014*



**ALC Context Map**

Map Scale: 1:20,000



ALC File #:	53654
Mapsheet #:	94A.026
Map Produced:	May 5, 2014
Regional District:	Peace River