



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

July 12, 2016

ALC File: 54852

Harvinder Brar
11112 100 Avenue
Fort St. John, BC V1J 1Z8

Dear Mr. Brar:

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

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution #258/2016) as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. A sketch plan depicting the decision is also attached.

Please send one (1) electronic copy of the final survey plan 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.

Further correspondence with respect to this application is to be directed to Jessica Daniels at (Jessica.Daniels@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Director of Planning and Policy

Enclosures: Reasons for Decision (Resolution #258/2016)
Sketch plan

cc: Peace River Regional District (File: 021/2016)

54852d1



AGRICULTURAL LAND COMMISSION FILE 54852

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Application submitted pursuant to s. 30(1) of the *Agricultural Land Commission Act*

Applicant: Peace Holdings Inc.
(BC0755550)

Agent: Harvinder Brar
(the "Applicant")

Application before the Chief Executive Officer: Kim Grout
(the "CEO")

THE APPLICATION

[1] The legal description of the property involved in the application is:

Parcel Identifier: 018-939-741

Lot 1, Plan PGP38300, Part 1, South West, Section 5, Township 84, Range 18,
West of the 6th Meridian, Land District 44.

(the "Property")

[2] The Property is 4.0 ha in area.

[3] The Property has the civic address 10763 86th Street, Fort St. John.

[4] Pursuant to s. 30(1) of the *Agricultural Land Commission Act* (the "ALCA"), the Applicants are applying to exclude the 4.0 ha parcel from the Agricultural Land Reserve with the intention of future development (the "Proposal"). The Proposal along with supporting documents is collectively the "Application".

RELEVANT STATUTORY PROVISIONS

[5] The Application was made pursuant to s. 21(2) of the ALCA:

30 (1) An owner of land may apply to the commission to have their land excluded from an agricultural land reserve.

[6] Pursuant to s. 27 of the ALCA the CEO may approve some applications:

27 (1) The commission, by resolution, may establish criteria under which the following may be approved by the chief executive officer:

- (a) specified types of applications for exclusion, subdivision or non-farm use;
- (b) applications with respect to specified regions of British Columbia.

(2) The commission must put the criteria established under subsection (1) in writing and make them available for inspection during ordinary business hours.

- (3) An application that meets the criteria established under subsection (1) may be approved by the chief executive officer on the terms that the chief executive officer may impose.
- (4) If the chief executive officer considers that the application does not meet the criteria specified under subsection (1) or for any other reason does not wish to approve the application under subsection (3), the application must be referred to the commission for a decision.
- (5) An approval of an application by the chief executive officer under subsection (3) is decision of the commission for the purposes of this Act.
- (6) The chief executive officer may not exercise a power that has been delegated to a local government, a first nation government or an authority by an agreement entered into under section 26.

[7] On June 27, 2011, the Agricultural Land Commission (the “Commission”) delegated decision-making to the CEO by Resolution #016N-2011 (File: 140-60/ALC/CEO/APPL). In accordance with section 27 of the *ALCA* the Commission has specified that the following applications may be decided by the CEO.

Criterion 2

Exclusion, subdivision, and non-farm use applications that are consistent with a specific planning decision of the Commission made by resolution (e.g.: Peace River-Fort St. John Comprehensive Development Plan);

BACKGROUND

[8] The Property is zoned HDR (High Density Residential) in the Peace River Regional District (“PRRD”) North Peace Fringe Area Official Community Plan Bylaw No. 1870 (2009). The Commission endorsed the OCP by Resolution #1105/2009.

The City of Fort St. John has included the Property as part of a boundary extension. The applicant intends to develop the Property once the land has been incorporated into the City of Fort St. John. Should the parcel not be incorporated into the City, the parcel would be developed to PRRD standards as residential.



DECISION

[9] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #2 of Resolution #016N/2011 and approve the Proposal.

[10] The Proposal is approved subject to the following conditions:

- a. the preparation of a plan to delineate the area to be excluded per the drawing submitted with the Application;
- b. the exclusion plan must be completed within three (3) years from the date of this decision;

[11] 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.

[12] Decision recorded as Resolution #258/2016.

A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION



Kim Grout, Chief Executive Officer

July 12, 2016
Date Released

120°50'0"W

ALC #54852
Peace Holdings Inc. (BC075550)
Exclusion Application
Resolution #258/2016

Sec 16, TP 84, Rge 18

ALR

Sec 9, TP 84, Rge 18

Sec 8, TP 84, Rge 18

Map Location

Fort St. John

Taylor

56°16'0"N

Sec 4, TP 84, Rge 18

Property excluded from the ALR by Resolution #258/2016

018-939-741: 4.0 ha
ALR: 4.0 ha

Sec 5, TP 84, Rge 18

FORT ST. JOHN

Sec 6, TP 84, Rge 18

ALR

Sec 1, TP 84, Rge 19

Sec 33, TP 83, Rge 18

Sec 32, TP 83, Rge 18

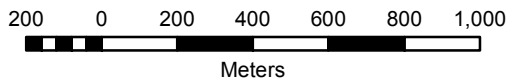
Sec 31, TP 83, Rge 18

Sec 36, TP 83, Rge 19



ALR Context Map

Map Scale: 1:20,000



ALC File #: 54852
Mapsheet #: 94A.026
Map Produced: May 18, 2016
Regional District: Peace River