



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 102816  
**Application Type:** Subdivide Land in the ALR  
**Status:** Submitted to L/FNG  
**Name:** Cecil Lake Christian Fellowship [REDACTED]  
**Local/First Nation Government:** Peace River Regional District

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT 1 DISTRICT LOT 1479 AND SECTION 24 TOWNSHIP 84 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP20708  
**Approx. Map Area** 4.04 ha  
**PID** 028-998-341  
**Purchase Date** Apr 3, 1987  
**Farm Classification** No  
**Civic Address** 4607 Cecil Lake road  
**Certificate Of Title** STSR4103841 statement of title (1).pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

**Type** Third-Party Agent  
**First Name** Jill  
**Last Name** Copes  
**Organization (If Applicable)** [REDACTED]  
**Phone** [REDACTED]  
**Email** [REDACTED]

## 4. Government

**Local or First Nation Government:** Peace River Regional District

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** Presently, the plan is not used for agriculture it is a subdivision for a church.

**Describe all agricultural improvements made to the parcel(s).** No agriculture improvements

**Describe all other uses that currently take place on the parcel(s).** Institutional - a 483m2 church and Residential- a 103m2 house with an attached garage of 35m2 for the pastor

### Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Cecil Lake Road Main Road with grain production to the north
East	Agricultural / Farm	Grain Storage area and grain production
South	Agricultural / Farm	Hay field and woodlot
West	Agricultural / Farm	Woodlot and cattle grazing

## 6. Proposal

### Proposed Lot Areas

#	Type	Size
1	Lot	2.017
2	Lot	2.023

**What is the purpose of the proposal?**

We are applying for a subdivision to be able to build an independent housing facility in the community. This will enable the seniors and agricultural pioneers to stay living in the community after they retire from farming. Having the agriculture pioneers stay in the community will enable them to encourage the next generation to continue the agricultural development. Another benefit to agriculture is the plan to build a resident garden on the subdivided lot.

**Why do you believe this parcel is suitable for subdivision?**

This parcel is suitable for subdivision as it is already zoned public, is designated civic, is not actively being used for agriculture, and meets all the other requirements for subdivision in the regional district. The subject parcel is zoned Public Use (P) pursuant to zoning bylaw 1000, 1996. Please find a link to the zoning bylaw Here: <https://prrd.bc.ca/wp-content/uploads/bylaws/zoning-bylaw-1000/Bylaw-1000-Text-Sep-2023.pdf> Permitted uses for this zone can be found on page 50 of the bylaw.

The Subject Parcel is designated Civic Pursuant to PRRD Rural OCP 1940, 2011. Please find a link to the OCP Here: [https://prrd.bc.ca/wp-content/uploads/bylaws/prrd-rural-official-community-plan-text-only/1940\\_2011\\_ROCP-Oct-2018.pdf](https://prrd.bc.ca/wp-content/uploads/bylaws/prrd-rural-official-community-plan-text-only/1940_2011_ROCP-Oct-2018.pdf) the civic land designation can be found on page 28.

We have chosen the proposed lot configuration as it will enable both the existing church and the proposed independent housing facility to operate side by side with out impacting each other's operations. The

proposed lot configuration also will enable the housing facility to be built within all the proper boundary set backs and building by-laws. There will be a covenant agreement registered between the church and the housing society for the church to continue to use the joint lagoon on the subdivided lot. There will also be right-of-way registered for the housing society to use the west side of the church lot for utilities and a roadway for direct access to the main road.

**Does the proposal support agriculture in the short or long term? Please explain.**

Yes, it supports both the short and long term as it allows the resident to stay in the area close to family. It will encourage succession.

**Proposal Map / Site Plan**

Sketch for subdivision (1).pdf

**Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?**

No

### 7. Optional Documents

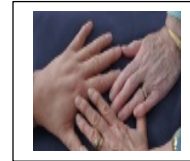
Type	Description	File Name
Other files that are related	Letter of Support	SONS Support Letter Clearview 2024.docx





## CARING FOR SENIORS **December 23, 2024**

Margaret Little 250-785-5365 mackeno35@gmail.com  
13213 281 Road, Charlie Lake, BC V1J 8K6  
Jim Collins, 250-785-5505 beef300\_828@hotmail.com



### Facebook Pages

SONS or Save Our Northern Seniors  
Better At Home  
Peace Senior Care and Connect  
FSJ Seniors Hall  
North Peace Seniors' Society

Fort St. John Seniors Support Network  
CareMongers  
Fort St. John Seniors' Care Foundation  
Abbeyfield  
NH Fort St. John & Area

**SONS – Save Our Northern Seniors** Our mandate is:

- To advocate/lobby for the building of a facility that will ensure the safety, respect and dignity of our seniors;
- To provide current and reliable information for the number of facilities and beds available in our area;
- To pursue all avenues of support for our community – rural and urban - such as Supportive Living, Assisted Living, Intermediate Care, Extended Care, Special Unit, Psycho-Geriatric Care, Adult Daycare, Home Care, and Emergency Care.

## December 23, 2024

Agriculture Land Commission  
201 – 4940 Canada Way  
Burnaby, BC, Canada, V5G 4K6  
ALCBurnaby@Victoria1.gov.bc.ca  
Tel: 604-660-7000 Fax: 604-660-7033  
Elsewhere in BC call: 1-800-663-7867

To Whom It May Concern:

### **Re: Proposed Clearview Seniors' Complex Facility in the North Peace Reference Number 102816**

Cecil Lake Christian Fellowship INC. No S20177

Serving the area East of the Beatton River, North of the Peace River where it joins the Beatton River and East to the Alberta Border serving the communities of Cecil Lake, Goodlow, Flatrock, Golata Creek, Clayhurst, and Osborne.

On behalf of the SONS – Save Our Northern Seniors, we are providing this letter of support for the proposed Seniors' facility near Fort St. John, BC. The grassroots group has achieved a registered society status. This facility will be very beneficial for our area and supports the initiative of keeping Seniors in their own home or community.

Firstly, our community of Fort St. John and surrounding area is very short of Senior housing as demonstrated by the numbers collected by SONS for many years. The only options are to move to Fort St. John, Dawson Creek, or other areas. In addition, we have a number of Seniors who are returning to the North Peace area.

Secondly, in today's society, rural Senior Residents are wanting to remain in their own community. An adjacent community called Prespatou 80 km North of Fort St. John has had a Seniors' facility for a number of years and have almost finished their expansion to meet the needs of their community. The Prespatou Senior housing fills a need for those people who would like to live in a Seniors' facility but in their own community.

Thirdly, our Seniors' dreams and wishes are to be able to remain in their community close to their family, friends, and neighbours. They understand that the only alternatives are to move to Fort St. John or to Dawson away from their community.

SONS supports this local initiative based on the wishes and needs of our rural community. We hope that the application for subdividing land from the Cecil Lake Christian Fellowship Church property INC NoS0020177. will provide our Seniors a special place to live.

Yours truly



President SONS - Save Our Northern Seniors, Vice-President Jim Collins - SONS – Save Our Northern Seniors