



Agricultural Land Commission
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September 26, 2005

Reply to the attention of Simone Magwood

Jack Letendre
PO Box 313, 12296 – 235th Road
Dawson Creek, BC – V1G 4G7

Dear Mr. Letendre:

**Re: Application # W-36149-0
North West ¼, Section 5, Township 78, Range 16, W6M, Peace River District.**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 3.6 ha parcel from your 60 ha property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **486/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

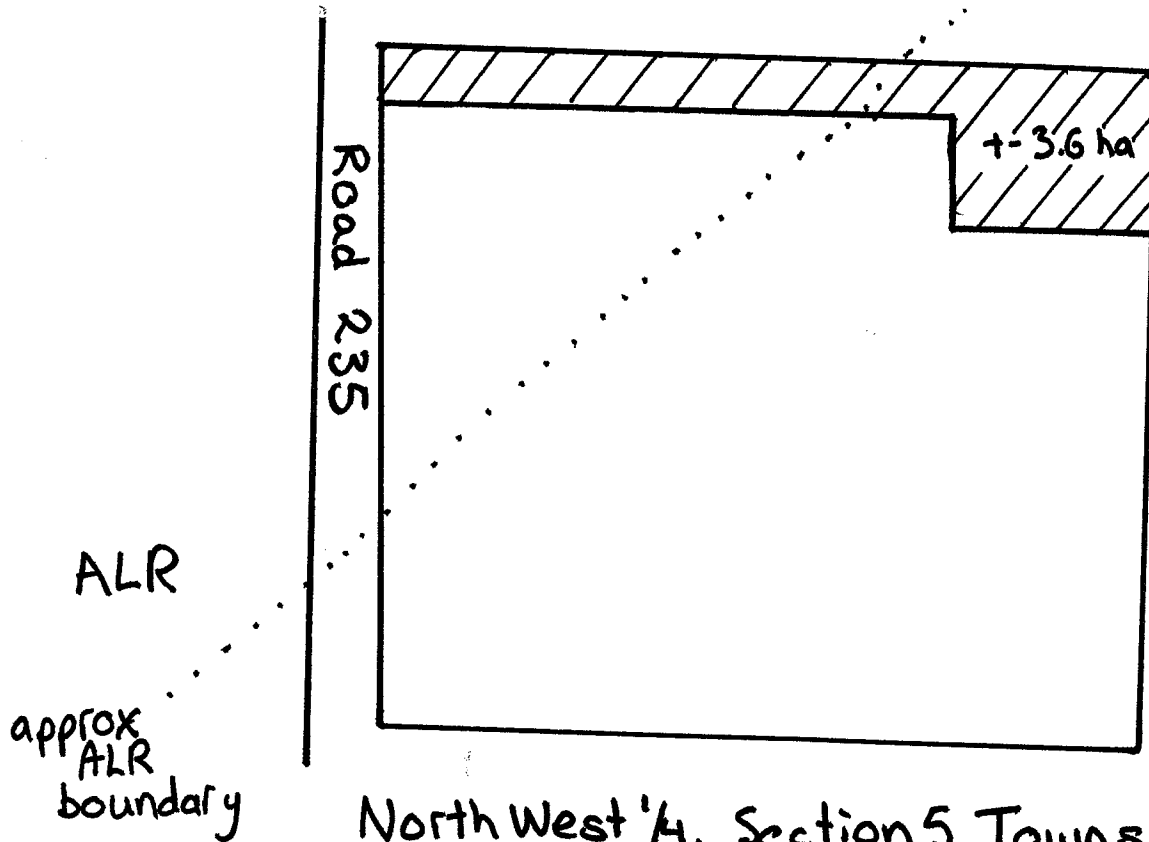
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#48/2005)

SM/lv/Encl.
36149d1



North West 1/4, Section 5, Township 78,
Range 16, W6M, Peace River District

Provincial Agricultural Land Commission
Application: D-36149-0
Resolution # 486/2005

 ± 3.6 ha area approved for subdivision

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 15, 2005 at the Super 8 Motel, 1440 Alaska Ave, Dawson Creek, BC.

PRESENT: Frank Read Chair
Harold Kerr Commissioner

ABSENT: Grant Huffman Commissioner

STAFF: Simone Magwood, Regional Research Officer
Martin Collins, Planner

For Consideration

Simone Magwood presented the staff report dated August 22, 2005 regarding application #W- 36149-0.

Site Inspection

The Commission drove by the property but did not meet with the applicants on September 15, 2005.

Commission Discussion

The Commission noted that most of the proposed subdivision was located outside of the ALR and that proposed panhandle through the ALR was needed in order to access the applicant's house, which is located outside of the ALR. The panhandle is located on the existing driveway. The Commission has no objection to the subdivision as proposed.

IT WAS

MOVED BY: Commissioner Read

SECONDED BY: Commissioner Kerr

THAT the staff report be received and the application to subdivide a 3.6 ha parcel from the existing property be allowed as proposed on the grounds that most of the proposed parcel is outside the ALR and the panhandle within the ALR has already been developed as a driveway.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # W – 36149 – 0
Applicant: Jack Dean Letendre

DATE PREPARED: August 22, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To subdivide a 3.6 ha parcel from the 60 ha property. The area to be subdivided contains the owners homesite.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The owners wish to subdivide the area around their homesite. The home itself is located on a portion of the quarter that is outside the ALR. The ALR application is required because the panhandle portion crosses the ALR boundary. This is needed in order to access 235 Road. The ALR portion of the property is currently in hay production. The remainder is bush and hillside. Local government is of the opinion that creation of one new parcel will not affect land in the ALR other than the necessary panhandle, which covers the existing driveway.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 016-277-091

North West 1/4, Section 5, Township 78, Range 16, W6M, Peace River District

Purchase Date:

May 1999

Location of Property:

12296 235 Road, Dawson Creek

Size of Property:

60 ha

ALR Area:

Approximately 17 ha

Present use of the Property:

Residence and outbuildings; approximately 1/3 of the property is in hay production.

Surrounding Land Uses:

- WEST:** Residence, bush and horse pasture
- SOUTH:** Bush and community pasture
- EAST:** Residential subdivision on Bear Mountain with large parcels of 16 ha
- NORTH:** Bush with residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/9
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP Bylaw No. 477, 1986 designates this parcel as "Agriculture - Potential Small Holdings" Policy 3.2 of this designation allows creation of new parcels to a minimum size of 8 ha.

Zoning Bylaw and Designation:

Zoning Bylaw No. 1343, 2001 zones the parcel as A-2 (Large Holding Zone)
Minimum lot size, 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

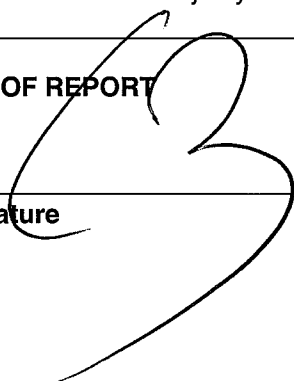
This proposal will require application for both an official community plan and zoning amendment unless the proposal qualifies under s. 946 of the Local Government Act.

STAFF COMMENTS:

Staff note that the majority of the proposed lot is outside the ALR.

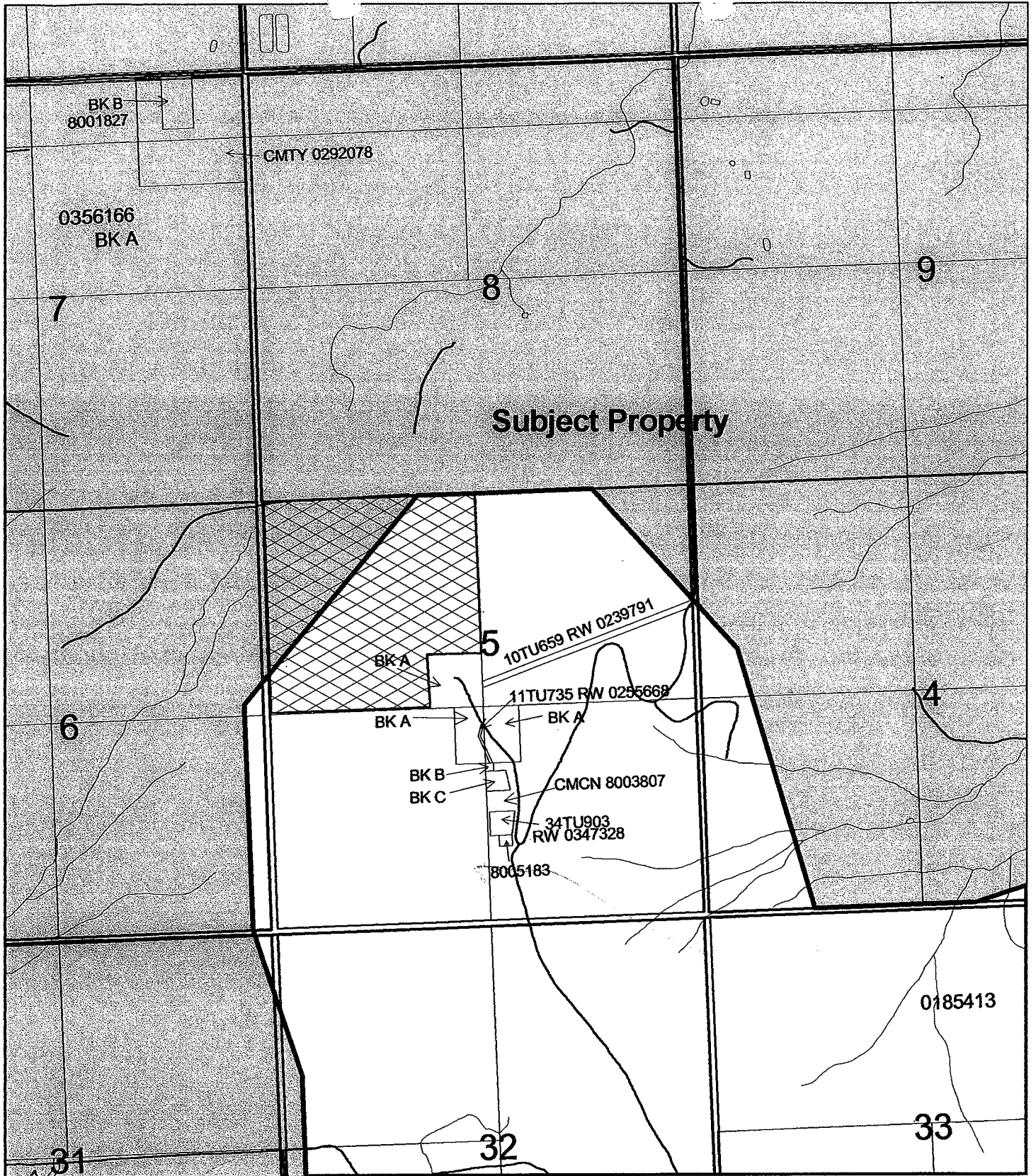
END OF REPORT

Signature



Date

August 24/05



ALC CONTEXT MAP
Application # 36149

Map Scale: 1: 20000

ALC File #: 21-05-36149

BCGS Map Sheet #: 93P.078

Regional District: Peace River