



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

September 23, 2005

Reply to the attention of Simone Magwood

Gary and Beverley Amendt
SS2 – Site 13 – Comp 33
Fort St. John, BC – V1J 4M7

Dear Mr. and Mrs. Amendt:

Re: Application # W- 36199-0

1. PID: 010-150-200
Lot 2, Section 27, Township 84, Range 20, W6M, Peace River District, Plan 24879
2. PID: 010-150-293
Lot 3, Section 27, Township 84, Range 20, W6M, Peace River District, Plan 24879

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide your two properties into three 1.8 ha parcels and one 2.5 ha parcel. 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 #484/2005.

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,

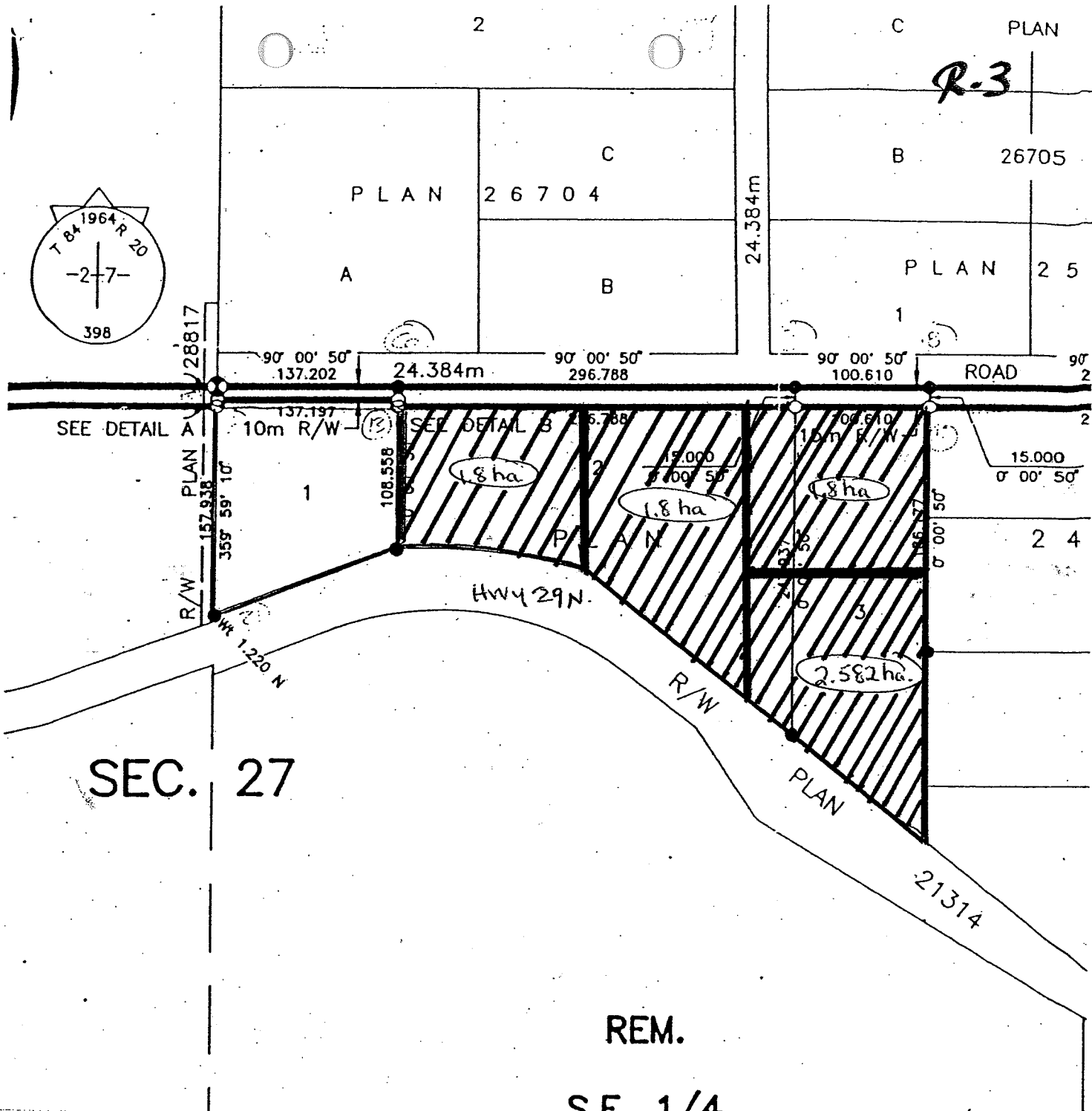
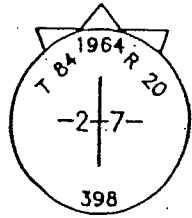
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#89/2005)

SM/lv/Encl./36199d1



Provincial Agricultural Land Commission
Application: W-36199-0
Resolution # 484-2005

 Area approved for subdivision.



REM.
S.E. 1/4

JUL 28 2005

NOT TO SCALE

R-3



Staff Report
Application # W – 36199 – 0
Applicant: Gary & Beverley Amendt

DATE PREPARED: August 23, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To subdivide the two lots into three 1.8 ha parcels and one 2.5 ha parcel.

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

BACKGROUND INFORMATION:

The applicants wish to consolidate the two lots and then to subdivide them into four lots, three 1.8 ha parcels and one 2.5 ha parcel. The 1.8 ha lots would be sold for development and the 2.8 ha parcel would be kept as a residence for the applicant.

Local Government:

Peace River Regional District

Legal Description of Properties:

PID: 010-150-200

Lot 2, Section 27, Township 84, Range 20, W6M, Peace River District, Plan 24879

PID: 010-150-293

Lot 3, Section 27, Township 84, Range 20, W6M, Peace River District, Plan 24879

Purchase Dates:

Lot 2: December, 2004.

Lot 3: October, 2004.

Location of Properties:

Two miles west of Charlie Lake along Highway 29.

Size of Properties:

Lot 2: 4.9 ha (The entire property is in the ALR).

Lot 3: 3.0 ha (The entire property is in the ALR).

Present use of the Properties:

There is a residence, a garage, two small sheds and a structure over the well on Lot 2. Lot 3 is an empty field.

Surrounding Land Uses:

- WEST:** Residences, mix of forested and cleared 2.6 ha lots (ALR)
- SOUTH:** 34 ha parcel that is half forested and half cleared (island of forest in middle) (ALR)
- EAST:** Residences, mainly forested - 1.9 ha and 3.7 ha lots (ALR)
- NORTH:** Residences, mainly forested - 1.9 ha and 3.7 ha lots (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/6
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

North Peace OCP bylaw No. 820, 1993 designates the property as Rural Residential

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343, 2001 designates the area as R-2 (Residential 3 Zone).
Minimum Parcel Size 1.8 ha.

PREVIOUS APPLICATIONS:

Application #06515-0

- Applicant:** Van Skiver, R.
- Decision Date:** July 6, 1978
- Proposal:** To subdivide the 22.5 ha property into 7 lots of 2.4 ha to 6 ha in size
- Decision:** Allowed on the grounds that the proposal was consistent with application # 05905 when Commission allowed a 20 lot subdivision to the north.

RELEVANT APPLICATIONS:

Application #36137-0

- Applicant:** Ramsay, Lance
- Decision Date:** *Pending*
- Proposal:** To subdivide the 5.7 ha property into three parcels, one of 2.1 ha and two of 1.8 ha.

Application #29940-0

- Applicant:** Luciw, William & Clara
- Decision Date:** October 23, 1995
- Proposal:** To subdivide a 4.2 ha parcel into two lots of 2.1 ha each
- Decision:** The Commission agreed to rural residential designation in this already parcelized area.

Application #03692-0

Applicant: Myllymaki, J

Decision Date: April 13, 1977

Proposal: To subdivide subject parcel (4 ha) into 2 lots (2 ha each).

Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Government Staff provided the following comments:

- Creation of these new parcels is consistent with subdivision that already exists in the area.
- Impact on existing agricultural activities would be minimal.

Regional Board: the Regional Board forwarded the application to the Commission on the basis that the proposal is consistent with both the OCP and zoning regulations.

STAFF COMMENTS

The proposed subdivision is consistent with the Rural Residential designation given to this area in the Fort St. John and Area Comprehensive Development Plan.

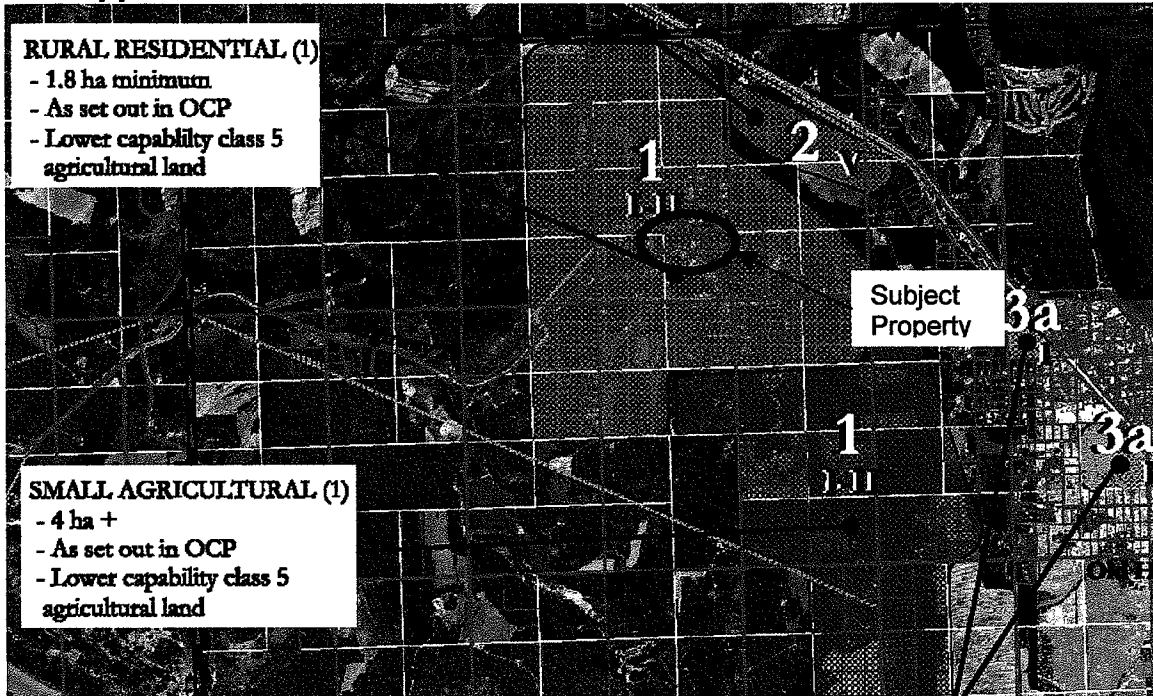
END OF REPORT

Signature

Date

August 24/05

Re: Application #W – 36199-0



Source: Fort St. John and Area Comprehensive Development Plan Map, Final CDP Map with phasing – January 2005