



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

May 9, 2006

Reply to the attention of Simone Rivers

Richard Neufeld
PO Box 6699
Fort St. John, BC V1J 4J2

Dear Mr. Neufeld:

Re: **Application # W-36604-0**
Lot 4, Section 36, Township 84, Range 20, W6M, Peace River District, Plan 19798

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 2 ha property into a 0.4 ha lot and a 1.6 ha lot. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Mrs. Neufeld for taking the time to meet with its representatives on May 2, 2005. The Commission appreciated the chance to view the property and the area of the proposed subdivision.

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 #215/2006.

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:

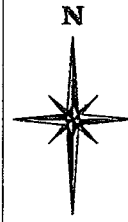
Erik Karlsen, Chair

cc: Peace River Regional District - 32/2006

SBR/lv/Encl./36604

NE 1/4
SECTION 36, TOWNSHIP 84, RANGE 20, W.6 M.

CHARLIE
LAKE



Lot 3

LOT 1
PLAN 15555

DEERFIELD ROAD

Lot 4

FRAC. N 1/2
SEC. 31
TP.84, R.19

66.96m

81.878m

A
0.405 ha

16.937m

22.496m

19798

8.0m

63.427m

PLAN

Lot 5

1m Sewer Line Right of Way

GOLF COURSE RD

SKETCH PLAN
SCALE 1:1000

McELHANNEY GEOMATICS
PROFESSIONAL LAND SURVEYING LTD.



8808-72ND STREET
FORT ST. JOHN, B.C. V1J 6M2
PHONE (250) 787-0356
FAX (250) 787-0310

McElhanney

Drawn: CTM
Date: Nov. 24, 2005. File: onetimers/obrian/lot4-Plan19798.dgn

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Provincial Agricultural Land Commission
Application: W- 36604-0
Resolution # 215/2006



Subject property.



±0.4 ha area approved for exclusion from the ALR.

THAT the staff report be received and the application to subdivide the 2 ha property described as Lot 4, Section 36, Township 84, Range 20, W6M, Peace River District, Plan 19798 into a 0.4 ha lot and a 1.6 ha lot be allowed on the grounds that the property was located in an area designated for rural residential development under an existing Community plan previously endorsed by the Commission.

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

CARRIED



Staff Report
Application # W – 36604-0
Applicant: Richard Neufeld

DATE RECEIVED: April 10, 2006

DATE PREPARED: April 13, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 0.4 ha from the 2 ha parcel.

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

BACKGROUND INFORMATION:

According to the airphotos, the subject property is mostly covered with trees. An area in the northwest corner is cleared for a yard and house. The area is generally dominated by quarter section parcels with smaller 0.4 ha to 2 ha subdivisions closer to the lake.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 010-358-412
Lot 4, Section 36, Township 84, Range 20, W6M, Peace River District, Plan 19798

Purchase Date:

1996

Location of Property:

West side of Charlie Lake at the intersection of Golf Course Road and Deerfield Road, just west of the golf course.

Size of Property:

2.0 ha (The entire property is in the ALR).

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Residential (ALR)
SOUTH: Residential (ALR)
EAST: Residential (Golf Course) (ALR)
NORTH: Residential (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:

Charlie Lake Official Community Plan Bylaw No. 907(1994) designates the parcel as "Residential"

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (201) designates the parcel as R-2 (Residential 2).
Minimum parcel size 0.4 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: *That the Regional Board support and authorize the application as submitted to proceed... on the basis that it is consistent with the Official Community Plan policies and zoning regulations.*

Peace River Regional District Planning Staff: Planning staff note the following:

- There is no agricultural activity adjacent to the subject property, thus it is not likely to impact agricultural operations.
- This subdivision may increase expectations of further subdivisions in the area.
- There are similar 0.4 ha lots along the lake edge.
- The proposed lot will be connected to the Charlie Lake sewer system, therefore the proposal is consistent with the zoning regulations.

STAFF COMMENTS:

Agricultural Capability:

The property is rated 60% Class 5T -40% Class 4X

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

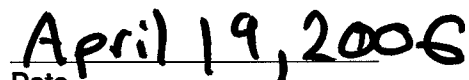
Subclasses:

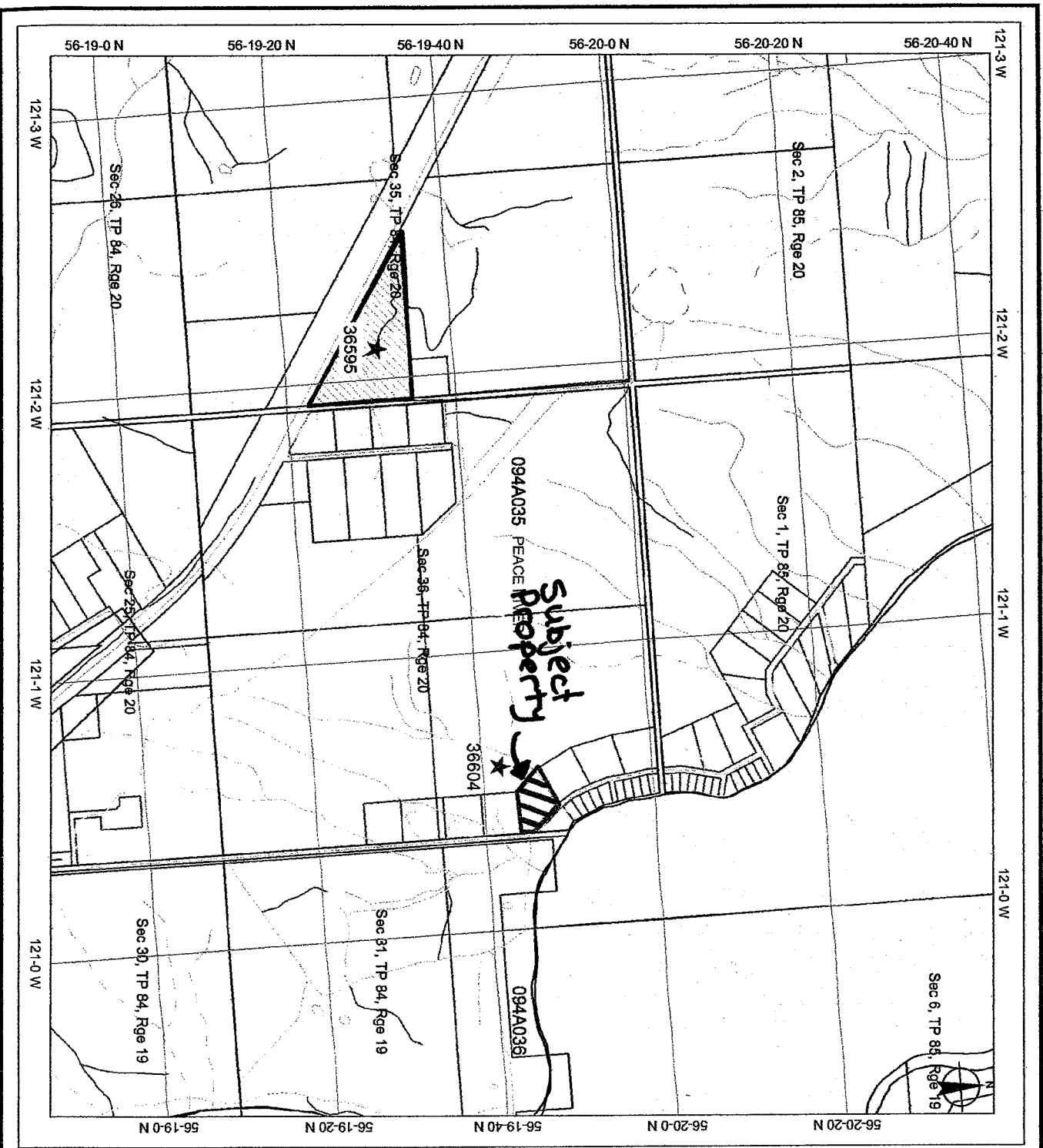
C- Adverse climate

X - Cumulative and minor adverse characteristics.

END OF REPORT


Signature


Date



BRITISH COLUMBIA

W-36604-0

Legend

- (20k) Transportation - Lines
- Road (gravel/undivided) - Not Eminent - 2 Lanes Each Way
- Road (gravel/undivided) - U.C. - Not Eminent - 2 Lanes Each Way
- Road (gravel/undivided) Not Eminent - 3 Lanes
- Road (gravel/undivided) Not Eminent - More Than 4 Lanes
- Road (gravel/undivided) - U.C. - Not Eminent - 4 Lanes
- Road
- Armed
- Arrest
- Arctic
- Arrest Abandoned
- Ferry Route
- Road
- Road (gravel/undivided) - 1 Lane
- Road (gravel/undivided) - 2 Lanes
- Road (gravel/undivided) - U.C. - 1 Lane
- Road (gravel/undivided) - U.C. - 2 Lanes
- Road (gravel/undivided) - Not Eminent - 1 Lane Each Way
- Road (gravel/undivided) - U.C. - Not Eminent - 1 Lane Each Way

0 275 550 m
Scale: 1:20,000
Road (gravel/undivided) - Not Eminent - 2 Lanes

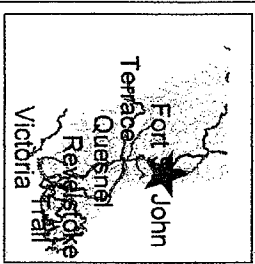
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Key Map of British Columbia



94A.035