



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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October 31, 2006

Reply to the attention of Simone Rivers
ALC File: # W - 36899

John and Martha Wall
P.O. Box 270
Prespatou, B.C. V0C 2S0

Dear Mr. and Mrs. Wall:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #515/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

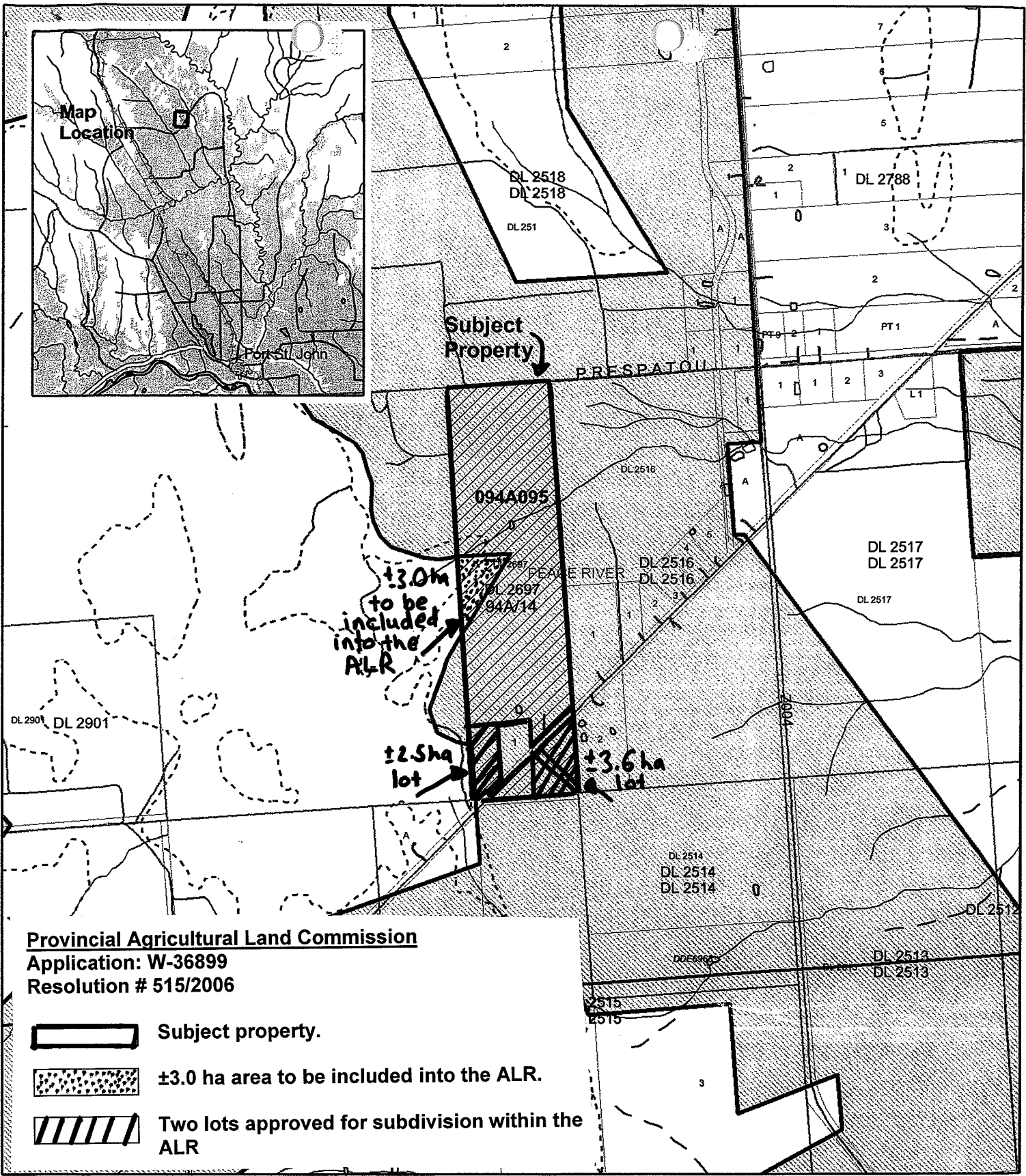
Per:

Erik Karsen, Chair




cc: Peace River Regional District(148/2006)

SBR/lv/Encl.: Minutes
Sketch Plan / Inclusion Application

36899d1

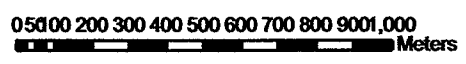


Provincial Agricultural Land Commission
 Application: W-36899
 Resolution # 515/2006

-  Subject property.
-  ±3.0 ha area to be included into the ALR.
-  Two lots approved for subdivision within the ALR

ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36899
Map Sheet #:	94A.095
Regional District:	Peace River



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application # W- 36899
 Applicant: John and Martha Wall
 Proposal: To subdivide a 2.5 ha lot on the west side of the subject property north of Triad Road, and a 3.6 ha lot south of Triad Road on the east side of the subject property.
 Legal: PID: 014-763-125
 District Lot 2697, Peace River District, Except Plan 34041
 Location: Prespatou - Triad Road, southwest of the Prespatou community and west of Prespatou Road.

Site Inspection

A site inspection was conducted on Wednesday, October 18, 2006. Those in attendance were:

- | | |
|-----------------|--------------------|
| • Frank Read | Chair, North Panel |
| • John Kendrew | Commissioner |
| • David Craven | Commissioner |
| • Simone Rivers | Staff |
| • John Wall | Applicant |

The Commission met with Mr. Wall on the subject property. It viewed the areas proposed for subdivision, which both had mobile homes on them. It also noted that there were several small lots along Triad Road between Prespatou Road and the subject property.

Mr. Wall confirmed that he received the staff report dated September 21, 2006 and did not identify any errors.

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission was concerned about the impact of creating new properties in this agricultural area but noted that dwellings already existed on the portions of land proposed for subdivision. The applicant noted that the existing dwellings were located along Triad road where services are available. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands and would allow the subdivision of the property into three lots as proposed. However, the Commission also noted that a small portion of the subject property (±3 ha) is not in the ALR and requires that this area be included into the ALR as condition of approval.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Read

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the submission of an inclusion application for the triangle of land (approximately 3 ha) that is currently outside of the ALR.

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

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.

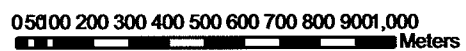
CARRIED

Resolution # 515/2006



ALC Context Map

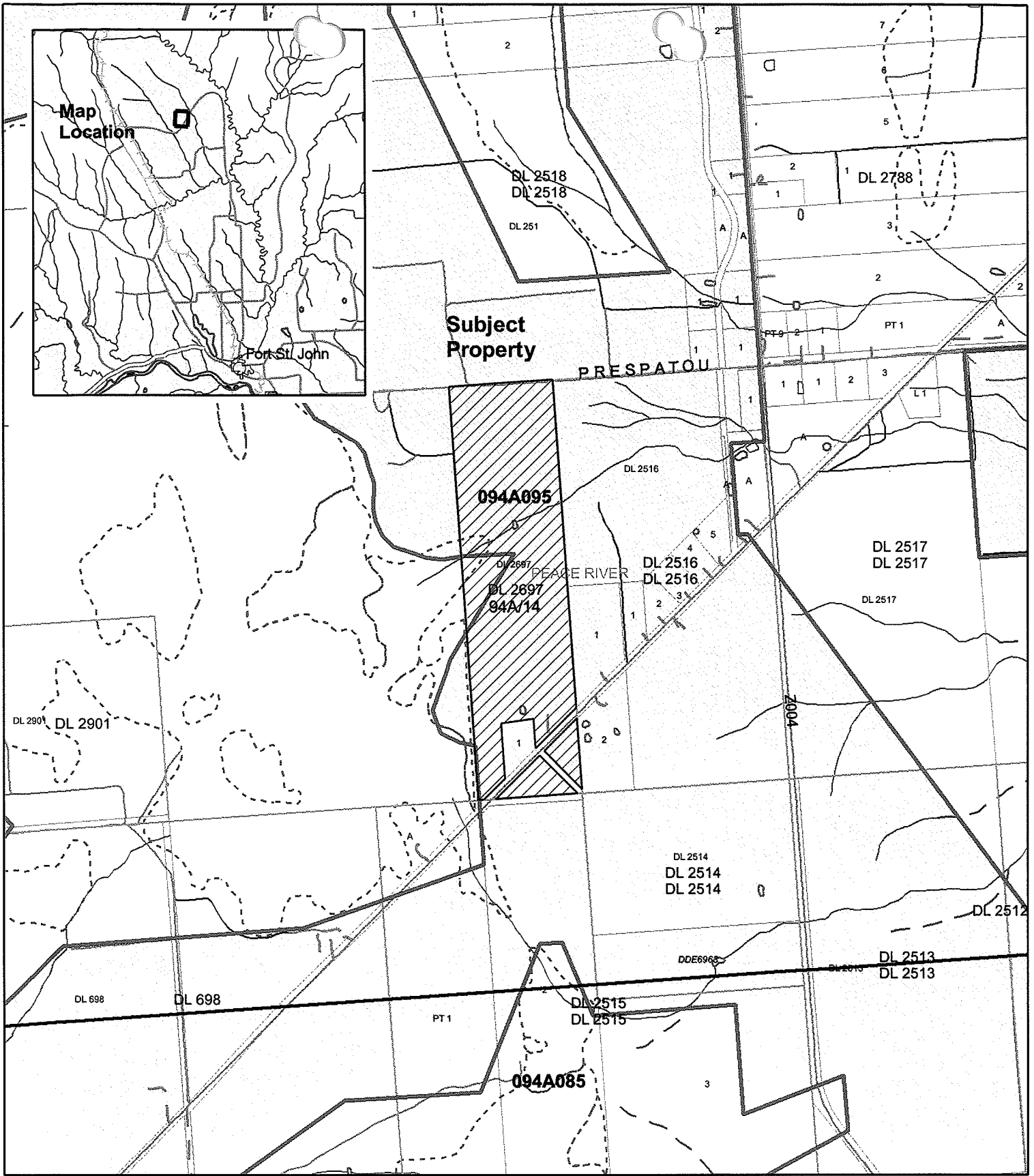
Map Scale: 1:20,000



ALC File#: 21-06-36899

Map Sheet #: 94A.095

Regional District: Peace River



ALC Context Map

Map Scale: 1:20,000

0 50 100 200 300 400 500 600 700 800 900 1,000
Meters



ALC File#: 21-06-36899
Map Sheet #: 94A.095
Regional District: Peace River



Staff Report
Application # W – 36899
Applicant: John and Martha Wall

DATE RECEIVED: August 28, 2006

DATE PREPARED: September 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide a 2.5 ha lot on the west side of the subject property north of Triad Road, and a 3.6 ha lot south of Triad Road on the east side of the subject property.

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

BACKGROUND INFORMATION:

It is the intent of the applicant to sell the western lot north of Triad Road to a couple who are currently living there, and to sell the southeastern lot with a currently vacant house.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-763-125
District Lot 2697, Peace River District, Except Plan 34041

Purchase Date:

June 1995

Location of Property:

Prespatou - Triad Road, southwest of the Prespatou community and west of Prespatou Road.

Size of Property:

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

Present use of the Property:

Residence, shop, barn, shed

Surrounding Land Uses:

WEST: Crown Land, muskeg
SOUTH: Homesites, treed area
EAST: Pasture
NORTH: Pasture

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/14
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1993) designates the property as Rural Community

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1000 (1996) designates the property as A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 1.8 ha

PREVIOUS APPLICATIONS:

Application #20973-0

Applicant: Reimer, Jake
Decision Date: August 25, 1987
Proposal: To subdivide the 62 ha property into five lots: two of 1.8 ha, two of 2.5 ha and a remnant.
Decision: Refused as proposed, but would allow the subdivision of two 1.8 ha lots encompassing the existing homes. The Commission would also allow subdivision of the south portion of the property as divided by Road # 169, provided this area is consolidated with the adjoining property to the south.
Note: One lot of \pm 2 ha was subdivided from the subject property as a result of this application.

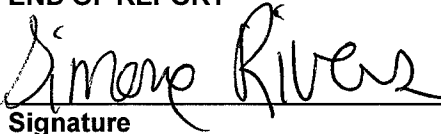
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

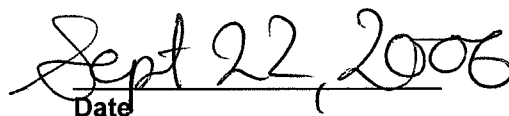
Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that it is consistent with the North Peace Official Community Plan Bylaw No. 820 (1993), and similar subdivision has occurred in the area.

ATTACHMENTS:

- Description of proposal from page 2 of the application form (Submitted by the applicant)
- Sketch of proposed subdivision (Submitted by the applicant)
- ALC Context Map - BCGS 94A.095 1:20,000 (Created by ALC Staff)
- Airphoto - BCGS 94A.095 1:20,000 (Created by ALC Staff)

END OF REPORT


Signature


Date