



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

March 6, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37023

Wayne and Kathleen Middleton
PO Box 81
Dawson Creek, BC V1G 4E9

Dear Sir/Madam:

Re: **Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 50/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your the land owners accordingly.

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 Karlsen, Chair

cc: Peace River Regional District (197/2006)

Enclosure: Minutes/Sketch Plan

R-2

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
OCT 23 2006

R-2

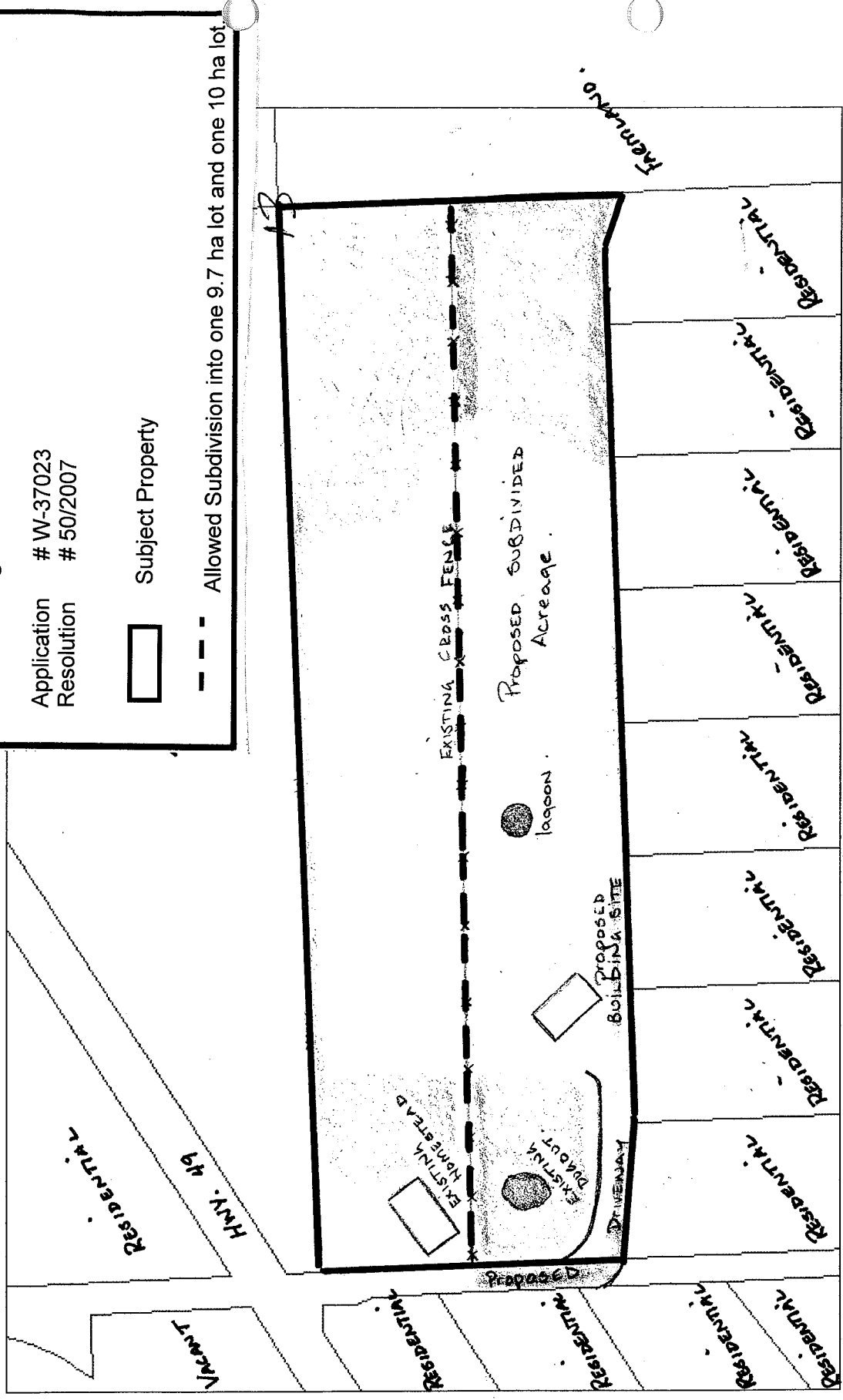
Southwest 1/4 13 Twp 78 R16 114
Except Parcel A (Plan 25387)

Provincial Agricultural Land Commission

Application # W-37023
Resolution # 50/2007

 Subject Property

--- Allowed Subdivision into one 9.7 ha lot and one 10 ha lot



OCT 12 2006



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 22, 2007 at Fort St. John, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Martin Collins	Staff
	Brian Underhill	Staff

For Consideration

Application: # W- 37023
 Applicant: Wayne and Kathleen Middleton
 Agent: Robin Middleton
 Proposal: To subdivide 19.7 ha property into a 9.7 ha lot and a 10 ha lot to provide a residence for the applicants' son.
 Legal: PID: 014-206-731
 The South West ¼ of Section 13, Township 78, Range 14, West of the 6th Meridian, Peace River District, Except Parcel A (Plan 25387)
 Location: Briar Ridge area, just south of Highway 49.

Site Inspection

A site inspection was conducted on Thursday, February 22, 2007. Those in attendance were:

- | | |
|--------------------------------|--|
| • Frank Read | Chair, North Panel |
| • John Kendrew | Commissioner |
| • William Norton | Commissioner |
| • Martin Collins | Staff |
| • Brian Underhill | Staff |
| • Wayne and Kathleen Middleton | Applicant |
| • Troy and Robin Middleton | Son and Daughter in law of the Applicant |

The Middletons confirmed that the staff report dated December 7, 2007 was received and no errors were identified.

The Commission noted that the property was located in an area with extensive rural residential development.

Discussion

The Commission noted that the proposed subdivision was located in the Briar Ridge area adjacent to an area that is outside the ALR with extensive rural residential subdivision. The subject property is not suitable for agricultural development due to its small size and steep topography. The Commission had no objection to the proposed subdivision because it would not affect agriculture.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Read

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the attached plan
- the subdivision must be completed within 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 # 50/2007



Staff Report
Application # W – 37023
Applicant: Wayne and Kathleen Middleton
Agent: Robin Middleton

DATE RECEIVED: October 23, 2006

DATE PREPARED: December 7, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide 19.7 ha property into a 9.7 ha lot and a 10 ha lot to provide a residence for the applicants' son.

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

BACKGROUND INFORMATION:

The local government report notes that this proposal will create a new parcel line through a cultivated field.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-206-731
The South West ¼ of Section 13, Township 78, Range 14, W6M, Peace River District,
EXCEPT Parcel A (Plan 25387)

Purchase Date:

1974

Location of Property:

Briar Ridge area, just south of Highway 49

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Farmland
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP Bylaw No. 477 (1986)
Designation: Agricultural - Rural Resource

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001)
Designation: Zoned A-2 (Large Agricultural Holdings Zone)
Minimum Lot Size: 63 ha

RELEVANT APPLICATIONS:

Application #36901-0

Applicant: Smith, William and Darlene
Decision Date: October 20, 2006
Proposal: To subdivide the 12 ha parcel north of Highway 49 into three (3) 4 ha lots
Decision: Refused as proposed, however the Commission would allow the subdivision of the property into two lots of roughly 6 ha each.

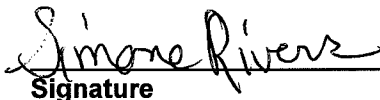
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the condition that the proposal qualifies as a subdivision for a relative pursuant to section 946 of the Local Government Act.

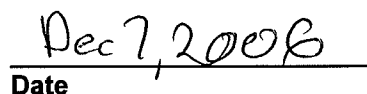
ATTACHMENTS:

- Sketch plan showing property context (Submitted by PRRD)
- Sketch plan showing proposed subdivision (Submitted by the applicants)
- ALC Context Map - 93P.080 - 1:15,000 (Created by ALC Staff)
- Air Photo - 1:10,000 (Created by ALC Staff)

END OF REPORT



Signature



Date