



Agricultural Land Commission
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September 26, 2005

Reply to the attention of Simone Magwood

Klaus and Linda Feldman
4087 Old Alaska Highway
P.O. Box 154
Farmington, BC – V0C 1N0

Dear Mr. Feldman:

Re: **Application # W-36148**
Lot 1, Section 33, Township 80, Range 17, Peace River District, Plan 29383

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide your 7.6 ha parcel into two 1.8 ha parcels and one 3.8 ha parcel. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on September 15, 2005.

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 #489/2005.

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,

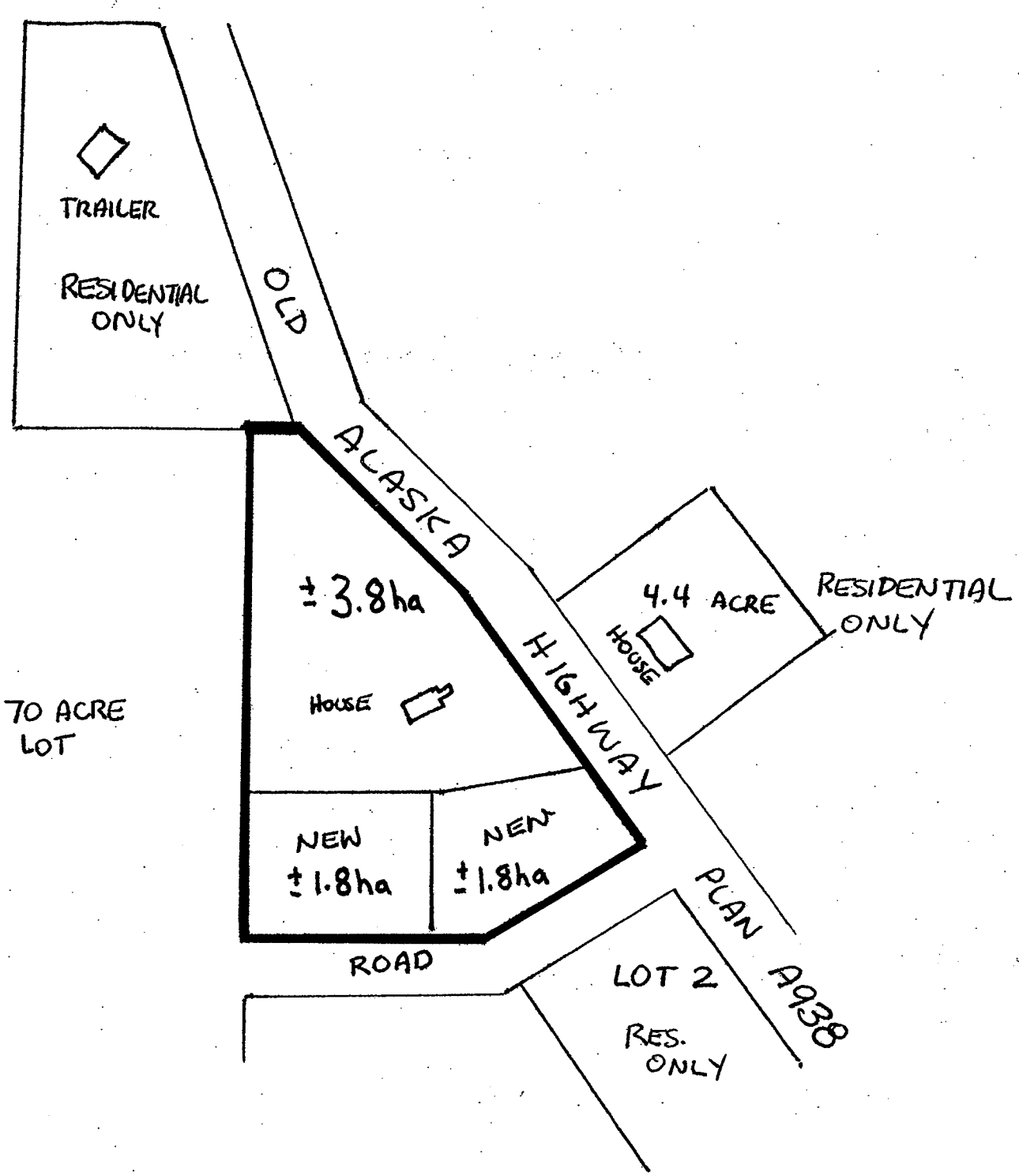
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#42/2005)

SM/lv/Encl.
36148d1



Provincial Agricultural Land Commission
Application: W-36148-0
Resolution # 489/2005

 Subject property.



Staff Report
Application # W – 36148 – 0
Applicant: Klaus & Linda Feldmann

DATE PREPARED: August 23, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To subdivide the 7.6 ha property into three properties, two of 1.8 ha and a remainder of 3.8 ha.

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

BACKGROUND INFORMATION:

There are a number of lots in this area ranging in size from 1.2 ha to 8 ha.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 005-658-489

Lot 1, Section 33, Township 80, Range 17, W6M, Peace River District, Plan 29383

Purchase Date:

June 2000

Location of Property:

4087 Old Alaska Highway, Farmington

Size of Property:

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

Present use of the Property:

Residence and outbuildings, the majority of the property is forested

Surrounding Land Uses:

WEST: Mobile home, horses (ALR)
SOUTH: Mobile home (ALR)
EAST: Residential (ALR)
NORTH: Residential, forested (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/15
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 the area as "Small Holdings"

Zoning Bylaw and Designation:

Zoning By-law No. 479, 1986 designates the parcel as RR-2 (Rural Residential 2 Zone).
Minimum Lot Size 4 ha.

PREVIOUS APPLICATIONS:

Application #13081-1

Applicant: Gibson, G&J
Decision Date: August 24, 1982
Proposal: To subdivide the 56.8 ha property into twelve rural residential parcels ranging in size from 3.6 Ha to 8.1 ha
Decision: Allowed on the grounds that the land had limited agricultural capability.

RELEVANT APPLICATIONS:

Application #12469-0

Applicant: Barringham, JS
Decision Date: July 30 1981
Proposal: To subdivide the 60 ha parcel into a 20 ha lot and one 40 ha lot as divided by the Old Alaska Highway.
Decision: Allowed

Application #13079-0

Applicant: Maddigan, JP
Proposal: To subdivide the property into three 2.3 ha lots which are isolated from the remaining 655.5 ha by a secondary road
Decision: Refused

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Regional Board authorized the application to proceed to the Commission considering there is minimal impact on agriculture and the subdivision is consistent with development that already exists nearby.

Staff note that a zoning amendment will be required if the subdivision is accepted but that the property is designated "Small Holdings" in the OCP which does not specify lot sizes and therefore an OCP amendment would not be necessary

STAFF COMMENTS:

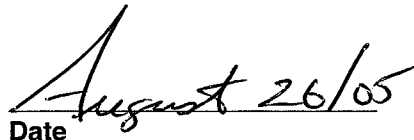
Staff recommend a site visit in order to determine the agricultural capability of the property and the character of the surrounding area.

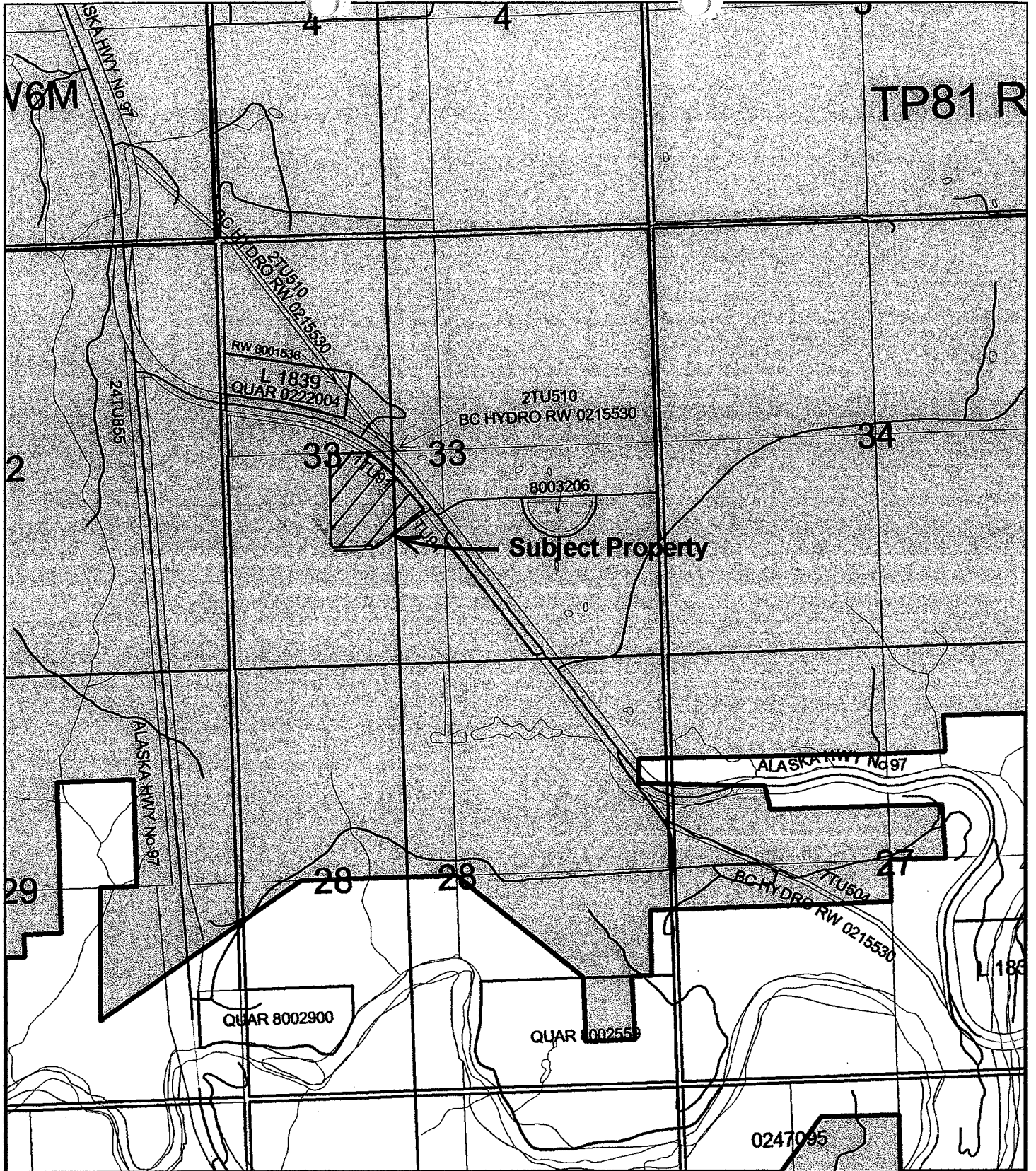
END OF REPORT

Signature

A large, stylized handwritten signature in black ink, appearing to be the number '3' with a loop at the top.

Date

A handwritten date in black ink, 'August 26/05', written in a cursive style.



ALC CONTEXT MAP
Application # 36148

Map Scale: 1: 20000

ALC File #: 21-05-36148

BCGS Map Sheet #: 93P.097

Regional District: Peace River