



Agricultural Land Commission
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May 5, 2006

Reply to the attention of Simone Rivers

Donald Frattura
RR1 - Site 15, Comp 75
Fort St John, BC V1J 4M6

Dear Mr. Frattura:

Re: **Application #W- 36434-0**
Parcel A (F8005), Section 12, Township 78, Range 18, West of the 6th
Meridian, Peace River District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 7.0 ha lot into two 2.1 ha lots and one 2.8 ha lot. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on May 1, 2006. The Commission found the meeting and site visit informative. While the Commission appreciates that your property is smaller in size than surrounding properties; the Commission is not supportive of subdivision in this area as it is the Commission's experience that small lot subdivision fosters conflict with adjoining farm parcels (and can limit agricultural development) through trespass and complaints about typical farm noise and smells.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution #203/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'per:' label.

Erik Karlsen, Chair.

cc: Regional District of Peace River - 16/2006
James Fenton, SS2 - Site 15, Comp 32, Fort St John, BC V1J 4M7

SBR/lv
36534d1

THAT the staff report be received and the application to subdivide the 7.0 ha property described as Parcel A (F8005), Section 12, Township 78, Range 18, West of the 6th Meridian, Peace River District into two 2.1 ha lots and one 2.8 ha lot be refused as requested on the grounds that the creation of rural residential lots in an area of predominantly large holdings will have a negative impact on surrounding agricultural operations.

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

CARRIED



Staff Report
Application # W – 36534-0
Applicant: Donald Frattura
Agent: James Fenton

DATE RECEIVED: March 9, 2006

DATE PREPARED: April 10, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 7.0 ha property into two 2.1 ha lots and one 2.8 ha lot

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

BACKGROUND INFORMATION:

The subject property is about 2.5 km south of Highway 97S and several miles southeast of Progress and west of Arras. The general area is dominated by quarter section parcels, most of which are only partly cleared. The proposed lots can be accessed from 251 Road, which connects to Highway 97S.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-517-680

Parcel A (F8005), Section 12, Township 78, Range 18, West of the 6th Meridian, Peace River District

Purchase Date:

2000

Location of Property:

Progress

Size of Property:

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

Present use of the Property:

Residential, shop. Approximately 2 ha is cleared at the north end of the property.

Surrounding Land Uses:

WEST: Pasture (ALR)
SOUTH: Pasture and residential (ALR)
EAST: Pasture and residential (ALR)
NORTH: Pasture and residential (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 Official Community Plan Bylaw No. 477, 1986 designates the property as "Agricultural - Rural Resource"

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw No. 479, (1986) designates the property as A-2 (Large Agricultural Holdings Zone).
Minimum parcel size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: That the Regional Board support and authorize the application... to proceed to the Commission.

Peace River Regional District Planning Staff: Planning staff recommended the application be refused by the Regional Board on the basis that the proposal is not consistent with Official Community Plan policies and zoning regulations. It is non-conforming in terms of minimum parcel size with respect to the applicable Official Community Plan designation and Zoning regulation. Further subdivision would require OCP amendment and rezoning.

STAFF COMMENTS:

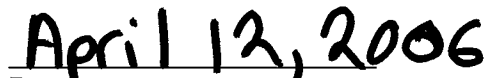
Agricultural Capability:

The property is rated as 100% Class 4X.
Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
Subclass: X - cumulative and minor adverse characteristics

Impact on Agriculture: The local government report states that *"the only similar development between the subject property and Progress and Arras are two 2 ha parcels midway between the subject property and Progress. The agent stated that the proposed subdivision is intended for re-sale to meet a demand for small acreages outside Dawson Creek."*

END OF REPORT


Signature


Date