



Agricultural Land Commission
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May 5, 2006

Reply to the attention of Simone Rivers

Douglas & Yvonne Preete
PO Box 84
Baldonnel, BC V0C 1C0

Dear Mr. and Mrs. Preete:

Re: **Application #W-36597-0**
Parcel A (81199M), South East ¼ of Section 27, Township 83, Range 17,
W6M, Peace River District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned property into three 2 ha lots. 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.

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.

Furthermore, the Commission believes there are sufficient lands designated for rural residential purposes in existing area planning documents (i.e. North Peace OCP, Fort St John Comprehensive Development Plan).

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

The decision noted above is recorded as Resolution #189/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District - 30/2006

SBR/lv/36597d1

THAT the staff report be received and the application to subdivide the 6 ha property described as Parcel A (81199M), South East ¼ of Section 27, Township 83, Range 17, West of the 6th Meridian, Peace River District into three 2 ha parcels be refused as requested on the grounds that the creation of more 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 – 36597-0
Applicant: Douglas & Yvonne Preete

DATE RECEIVED: April 7, 2006

DATE PREPARED: April 12, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 6 ha parcel into one 2 ha lot and one 4 ha lot.

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

BACKGROUND INFORMATION:

The applicants are making this proposal for subdivision because the existing house, in which they live, has problems with mold that is causing health problems. However, the applicants do not wish to demolish the existing house as they have invested money in it. Since they are only allowed one permanent dwelling per parcel within the ALR, they are applying for subdivision in order to build the new house. The applicants mention that they may wish to apply to further subdivision of the parcel in the future (dividing the 4 ha lot again into two 2 ha lots).

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 013-811-410
Parcel A (81199M), South East ¼ of Section 27, Township 83, Range 17, West of the 6th Meridian, Peace River District

Purchase Date:

2000

Location of Property:

Baldonnel Road 18 km east of Fort St. John.

Size of Property:

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

Present use of the Property:

Residential, one house with associated out buildings, one horse.

Surrounding Land Uses:

WEST: Grain field (ALR)
SOUTH: Pasture and residence (ALR)
EAST: Grain field (ALR)
NORTH: Grain field (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/2
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820 (1993) designates the parcel as "Rural Resource - Agricultural"

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343, (2001) designates the parcel 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 proposal for subdivision of the subject property into one 5 acre lot and one 10 acre lot to proceed... on the basis that there is similar development nearby and that the proposal meets the requirements under section 946 of the Local Government Act.*

STAFF COMMENTS:

Agricultural Capability:

The Property is rated 100% Class 3 C

Class 3 - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

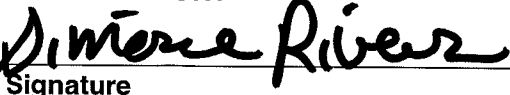
Subclass: C - Adverse Climate

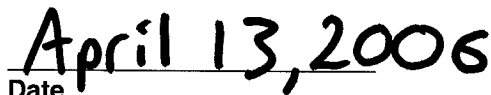
Impact on Agriculture: The property is a small lot in an area of predominantly large holdings.

Planning Considerations: This property is outside the area considered by the Fort St. John and Area Comprehensive Development Plan.

Staff recommend a site visit to discuss the application with the applicants and to evaluate the nature of surrounding agricultural operations.

END OF REPORT


Signature


Date