



Agricultural Land Commission
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August 31, 2006

Reply to the attention of Simone Rivers
ALC File #W-36811

Danny Bonisteel
SS #2, Site 12, comp 125
Fort St John, B.C. V1J 4M7

Dear Sir:

Re: Application W-36811

Please find attached the Minutes of Resolution #429/2006 outlining the Agricultural Land 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. The Commission will then authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

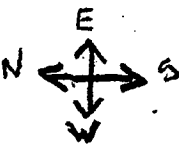
Erik Karlsen, Chair

cc: Peace River Regional District (File 105/2006)

MC/lv/Encl.: Minutes
Sketch Plan

36811d1

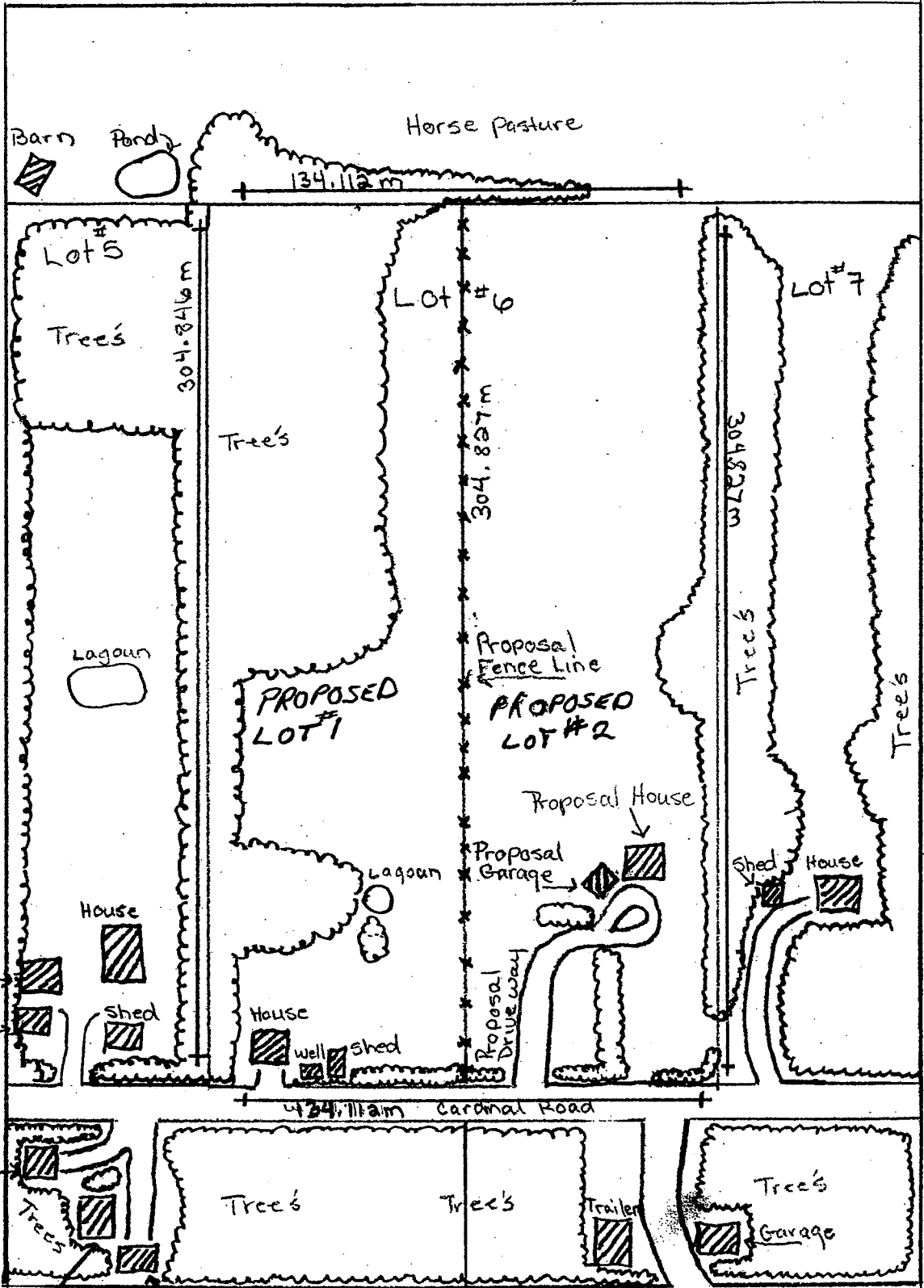
Farm Land



R-1

Lot #6 Proposal 10.10 Acres spit straight down the middle

Farm land



Residential

Proposal House 27x66 Ft
 Proposal Garage 24x24 Ft
 Danny Bonisteel

JUN 22 2006

APPLICATION
N-36811
RES #429/2006

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on August 24th, 2006 in Pouce Coupe, B.C.

PRESENT: Frank Read Vice Chair
Grant Huffman Commissioner
John Kendrew Commissioner
Erik Karlsen Chair

STAFF: Martin Collins, Planner

For Consideration

Martin Collins presented the staff report dated August 3, 2006 regarding application #W- 36811.

Site Inspection

No site inspection was undertaken.

Commission Discussion

The Commission had no objection to the proposed subdivision on the grounds the property had very limited capability for agricultural use due to its small size. The Commission also noted that the parcel was located in a rural subdivision in which parcel sizes ranged from 2 ha to 4 ha. The Commission did not believe that the increased densification of this rural subdivision to have any substantive negative effects (i.e. rural – residential conflicts) on adjoining agricultural operations.

IT WAS

MOVED BY: Commissioner John Kendrew
SECONDED BY: Commissioner Frank Reid

THAT the staff report be received and the request to subdivide the 4 ha lot into two 2 ha lots be allowed.

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

CARRIED

RESOLUTION: #429/2006



Staff Report
Application # W – 36811
Applicant: Danny Bonisteel

DATE RECEIVED: July 21, 2006

DATE PREPARED: August 3, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 4 ha parcel into two 2 ha parcels in order to build a new home.

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

BACKGROUND INFORMATION:

The owner intends to subdivide in order to build a new house on the new parcel and sell the existing home on its own lot.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 010-356-703

Lot 6, Section 36, Township 84, Range 20, W6M, Peace River District, Plan 19774;

Purchase Date:

September 1997

Location of Property:

Charlie Lake (near Mile 56 of the Alaska Highway)

Size of Property:

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

Present use of the Property:

House, water house, tool shed and bush

Surrounding Land Uses:

WEST: Residential (ALR)
SOUTH: Residential (ALR)
EAST: Farmland (ALR)
NORTH: Residential (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/6
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 Residential

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343, (2001) designates the property as R-3 (Residential 3)
Minimum parcel size: 1.8ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the proposal is consistent with the Official Community Plan policies and zoning regulations.

ATTACHMENTS:

- Map – sketch of proposed subdivision (Submitted by the applicant)
- Map – Official Community Plan and Zoning Bylaw (Submitted by the PRRD)
- Map – ALR Context Map (Created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

Aug 8, 2006
Date