



Agricultural Land Commission
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November 1, 2006

Reply to the attention of SIMONE RIVERS
ALC File: #W - 36901

William and Darlene Smith
P.O. Box 907
Dawson Creek, B.C. V1G 4H9

Dear Mr. and Mrs Smith:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #517/2006 outlining the 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. 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

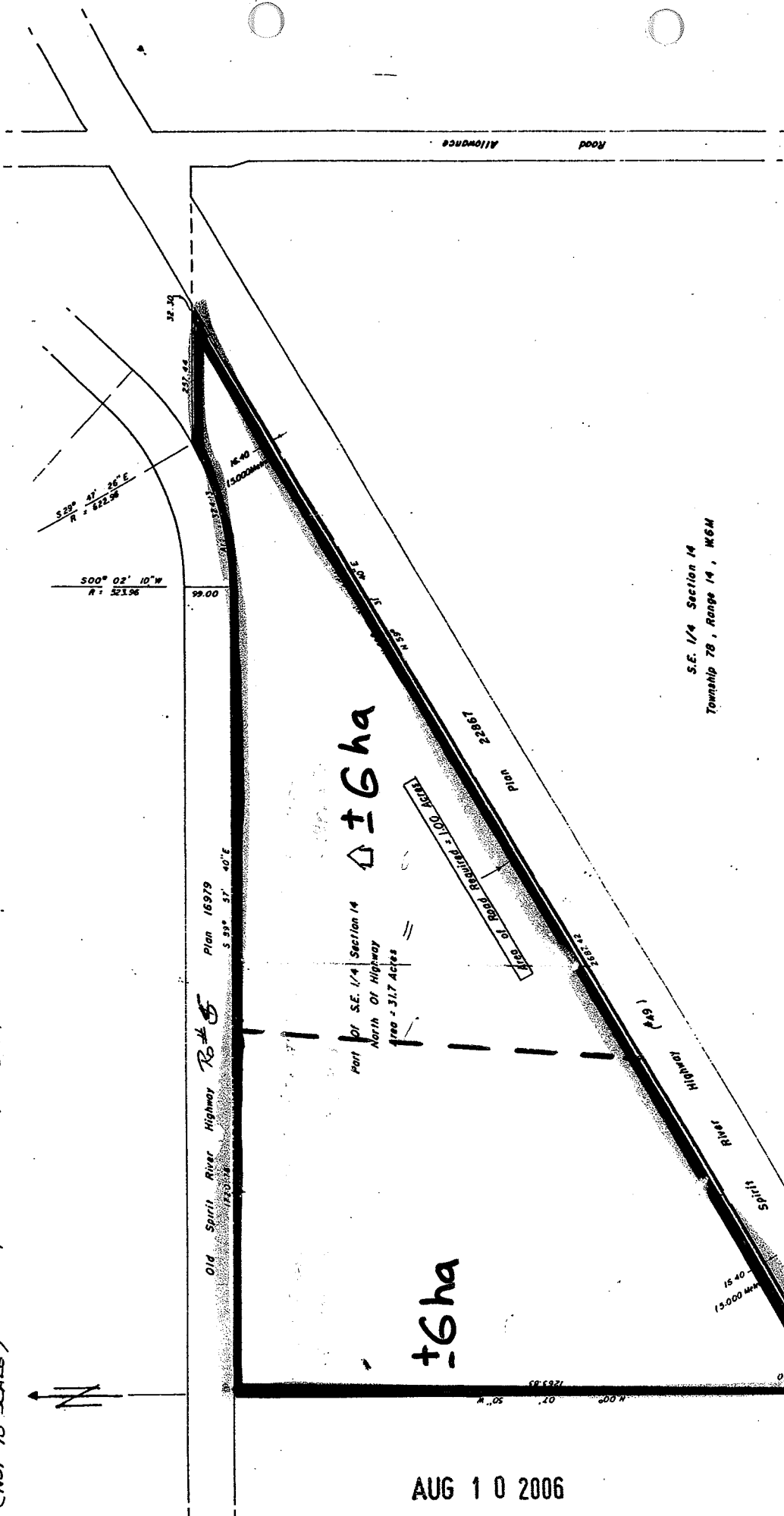
Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#150/2006)

SBR/lv/Encl.: Minutes/ Sketch Plan
36901d1

SKETCH PLAN: PROPOSED SUBDIVISION TRACEL A (NA1687)
 (NOT TO SCALE) SE 1/4 SECTION 14 - 78-14 W6M TR20



Provincial Agricultural Land Commission
 Application: W-36901
 Resolution # 517/2006

Subject property.

Two (2) ± 6 ha properties approved for
 subdivision within the ALR.

AUG 10 2006

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However, the Commission also noted that the property was located in a transition area between an area (outside the ALR) with significant rural residential development (to the south) and large quarter section sized properties (to the north). The Commission believes the proposal would impact existing agricultural use of surrounding lands and therefore will not allow subdivision into three (3) 4 ha lots. However, in consideration of the location and size of the subject property, the Commission would allow the property to be subdivided into two (2) lots of approximately 6 ha each.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kendrew

THAT the application be refused as proposed.

AND THAT the Commission would allow the subdivision of the property into two (2) 6 ha lots.

AND THAT the approval is subject to the subdivision being in substantial compliance with the plan submitted with the application

AND THAT the approval is granted to the applicant only and is valid for 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 # 517/2006



Staff Report
Application # W – 36901
Applicant: William and Darlene Smith

DATE RECEIVED: August 25, 2006

DATE PREPARED: September 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 12 ha parcel north of Highway 49 into three (3) 4 ha lots

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

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 015-972-615

Parcel A (N41687), of the South West $\frac{1}{4}$ of Section 14, Township 78, Range 14, West of the 6th Meridian, Peace River District

Location of Property:

Briar Ridge - North of Briar Ridge along Highway 49, about 8 km east of Dawson Creek and 3.5 km east of Pouce Coupe.

Size of Property:

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

Present use of the Property:

Residence, shed, treed

Surrounding Land Uses:

WEST: Homesite, treed area, agriculture

SOUTH: Highway 49, Homesites, treed area, agriculture

EAST: Highway 49, Briar Ridge Homesites

NORTH: Residence, agriculture

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/09
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:

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

PREVIOUS APPLICATIONS:

Application #14746-0

Applicant: Anderson, Richard
Decision Date: August 19, 1982
Proposal: To subdivide the property into three 2 ha lots, one 2.5 ha lot and one 4.5 ha lot
Decision: Refused on the grounds that the subject property has capability for agricultural use. There are sufficient non-ALR lands available in the Briar Ridge Area which can be developed for rural residential purposes without encroaching on the potential agricultural land base.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that similar subdivision has occurred nearby.

STAFF COMMENTS:

The Local Government Report states that this area is within the South Peace Comprehensive Development Plan study area, which is not yet complete. However, the subject property is not within an area proposed for a specific designation, therefore there should be no need to wait until the South Peace CDP is finalized before evaluating this application.

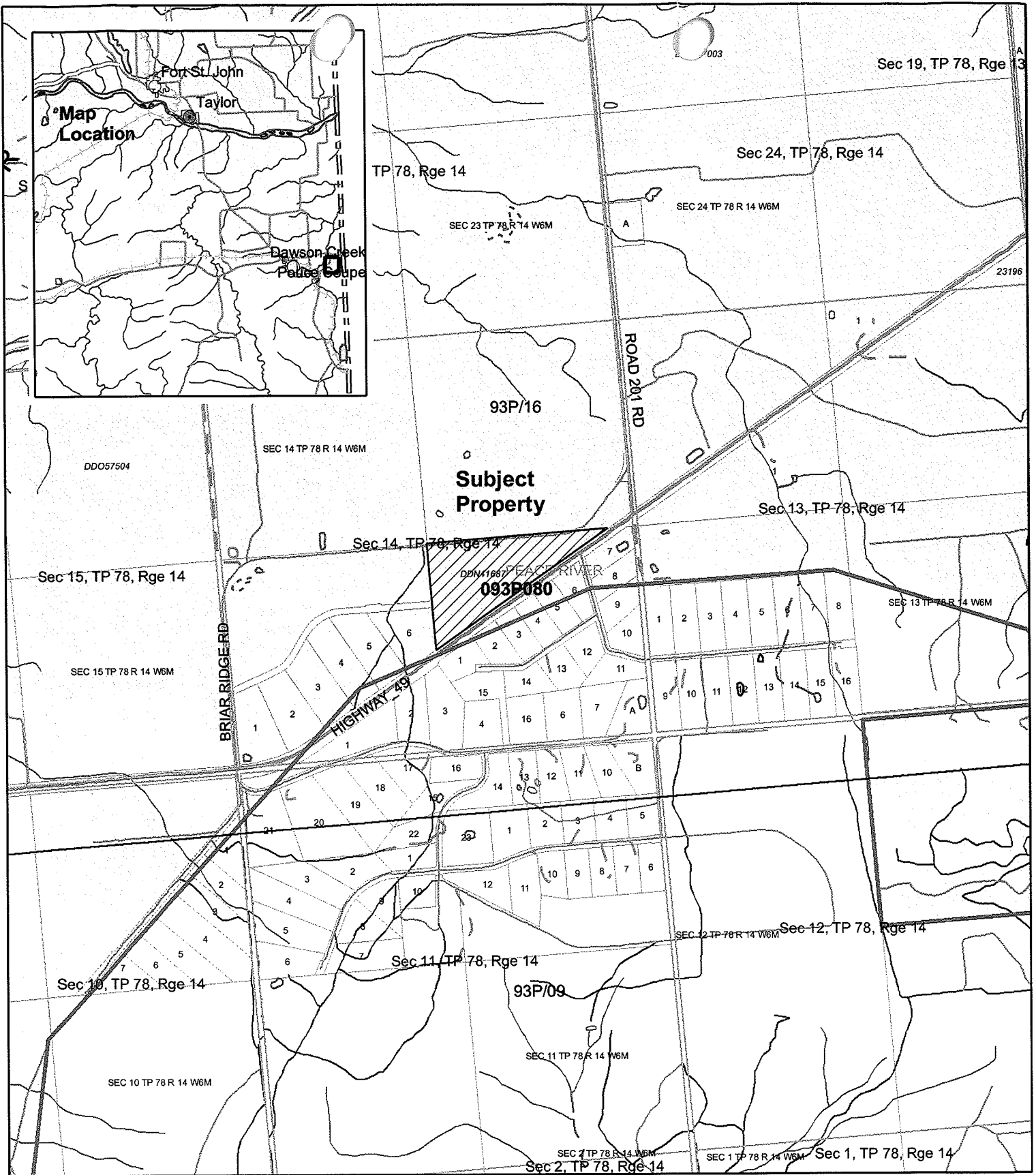
ATTACHMENTS:

- Sketch Plan of proposed subdivision (Submitted by the applicants)
- ALC Context Map - BCGS 93P.080 - 1:20,000 (Created by ALC Staff)
- Airphoto - BCGS 93P.080 - 1:20,000 (Created by ALC Staff)

END OF REPORT


Signature


Date



ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36901
Map Sheet #:	93P.080
Regional District:	Peace River



ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36901
Map Sheet #:	93P.080
Regional District:	Peace River