



Agricultural Land Commission
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November 6, 2006

Reply to the attention of Simone Rivers
ALC File: #N - 36917

B.K. Woods and Water Supplies
598 - 4th Avenue
Prince George, BC V2L3G9

Dear Sir/Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 512/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Fraser-Fort George Regional District (#ALR 1567)

SBR/lv/Encl.: Minutes
36917d1



Staff Report
Application # N – 36917
Applicant: B.K. Woods and Water Supplies

DATE RECEIVED: August 31, 2006

DATE PREPARED: September 22, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Non-farm use to operate their business including pump sales, water purification and waste water systems on property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

PID: 013-100-611
Lot 11, District Lot 1567, Block 4, Cariboo District, Plan 941

Purchase Date:

February 2006

Location of Property:

East side of Cariboo Highway 97 South approximately .5km north of Holmes Road

Size of Properties:

8.0 ha (Both properties are entirely in the ALR).

Present use of the Property:

Undeveloped

Surrounding Land Uses:

WEST: Highway 97S
SOUTH: Industrial and Highway 97S
EAST: Residential
NORTH: Residential

Official Community Plan and Designation:

Tabor Lake - Stone Creek Official Community Plan Bylaw No. 844
Designation: Settlement Centre, Rural Residential with a Highway Commercial Conceptual

Zoning Bylaw and Designation:

Zoning: Bylaw No. 833
Designation: Rural Residential 1 (RR!)
Minimum Lot Size: 1.6 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District Board of Fraser-Fort George : The Regional Board forwarded the application with a recommendation of support

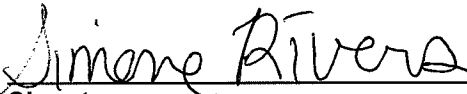
STAFF COMMENTS:

The property is located with the area of the Pineview Official Community Plan which the Commission recently endorsed. The proposed OCP designates the property as Rural Residential & Conceptual Highway Commercial. The application is consistent with this proposed designation in the new Official Community Plan.

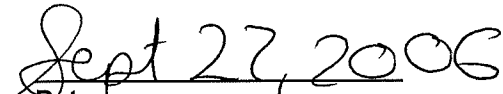
ATTACHMENTS:

- ALC Context Map - BCGS 93G.087 - 1:20,000 (Created by ALC Staff)
- Map - Current OCP and Proposed OCP designations (Submitted by Regional District of Fraser-Fort George Regional District)
- Map - Zoning and Proposal (Submitted by Regional District of Fraser-Fort George)
- Local Government Staff Report (Pages 2 and 3) (Submitted by Regional District of Fraser-Fort George)

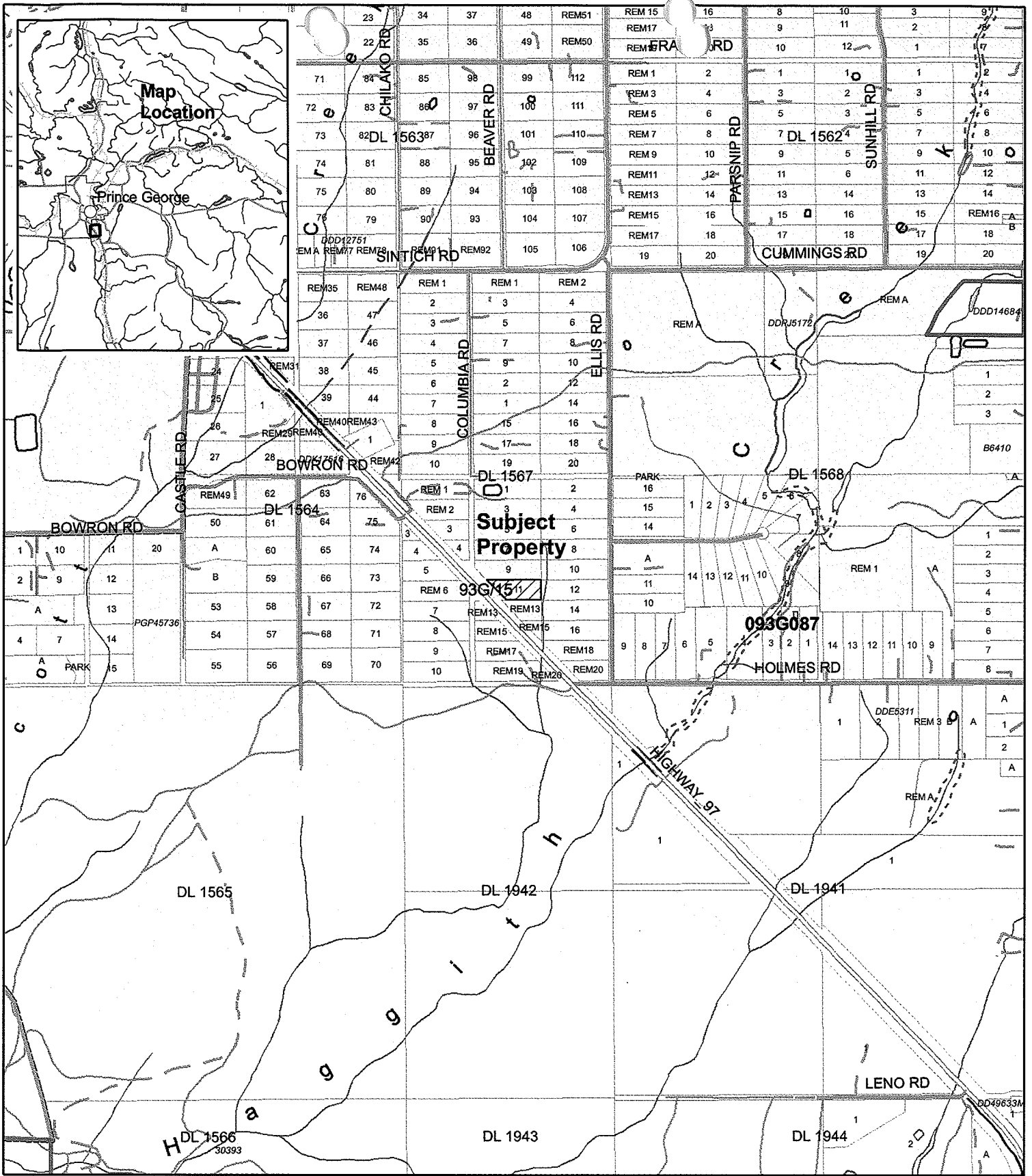
END OF REPORT



Signature



Date



ALC Context Map

Map Scale: 1:20,000



ALC File#: 21-06-36917
 Map Sheet #: 93G.087
 Regional District: Fraser Fort George