



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

November 3, 2006

Reply to the attention of Simone Rivers
ALC File: # W - 36961

Ernie Kotak
PO Box 2040
Dawson Creek, BC V1G 4K8

Dear Mr. Kotak:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #505/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the other land owner accordingly.

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 (#172/2006)

SBR/lv/Encl: Minutes
Sketch Plan

36962d1.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application # W- 36961
Applicant: Brenda Pandachuck
Agent: Ernie Kotak

Proposal: To subdivide 0.4 ha south of the creek from the 51.2 ha property and to consolidate it with Parcel A (0.4 ha) increasing the size of Parcel A to 0.8 ha.

Legal: 1. PID: 004-549-791
 The South West ¼ of Section 28, Township 78, Range 15, West of the 6th Meridian, Peace River District, EXCEPT Parcel A (78826M) and Plans A1774, 7680, 9915, 14988 and 18881
 2. PID: 014-329-891
 Parcel A (42050M), Part South West ¼ of Section 28, Township 78, Range 15, West of the 6th Meridian, Peace River District

Location: North of Dawson Creek - along 210 Road

Site Inspection

A site inspection was not conducted.

Discussion

The Commission had no objection to the boundary adjustment as proposed on the basis that no new titles would be created and that the 0.4 ha is separated from the subject property by a ravine.

IT WAS

MOVED BY: Commissioner Kendrew
SECONDED BY: Commissioner Read

THAT the application be allowed as proposed.

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 # 505/2006

R-6

N

PANDACHUCK
FARMING

003851000

SWEDEN'S TOWNING
Commercial
Vehicle Storage

Subject
±0.4 ha area
to be consolidated
with parcel A

003849000

BRADY CREEK
Vacant

Vacant

003852000

Improved
Residential

003850000

Parcel A
±0.4 ha

KORBELLE

RAVINE

Vacant

Some
100/1000

Roadbook Rd

Rd 210

Not to Scale

21st St

04316100

Provincial Agricultural Land Commission

Application: W-36961

Resolution # 505/2006



0.4 ha area approved for subdivision within the ALR.



Area to be consolidated.

R-6



Staff Report
Application # W – 36961
Applicant: Brenda Pandachuck
Agent: Ernie Kotak

DATE RECEIVED: September 15, 2006

DATE PREPARED: October 4, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide 0.4 ha south of a creek from the 52 ha remainder of the quarter and to consolidate it with Parcel A (0.4 ha) increasing the size of Parcel A to 0.8 ha.

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

BACKGROUND INFORMATION:

The application states that the area proposed for consolidation is not useable by the current property owners because it is cut off from the rest of the subject property by a creek.

Local Government:

Peace River Regional District

Legal Description of Property:

1. PID: 004-549-791
The South West ¼ of Section 28, Township 78, Range 15, W6M, Peace River District, Except Parcel A (78826M) and Plans A1774, 7680, 9915, 14988 and 18881
2. PID: 014-329-891
Parcel A (42050M) of the South West 1/4, Section 28, Township 78, Range 15, W6M, Peace River District

Purchase Date (m/d/y):

1. November 1994
2. July 1983

Location of Property:

North of Dawson Creek - along 210 Road

Size of Properties

1. 51.2 ha
2. 0.4 ha

Present use of the Properties:

Residence, shop and miscellaneous outbuildings, trees, landscaped, seeded to hay

Surrounding Land Uses:

WEST: Ravine with seasonal creek
SOUTH: 210 Road
EAST: Vacant/Storage
NORTH: Ravine with seasonal creek

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Primary ratings.

Official Community Plan and Designation:

Dawson Creek Rural 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

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support.

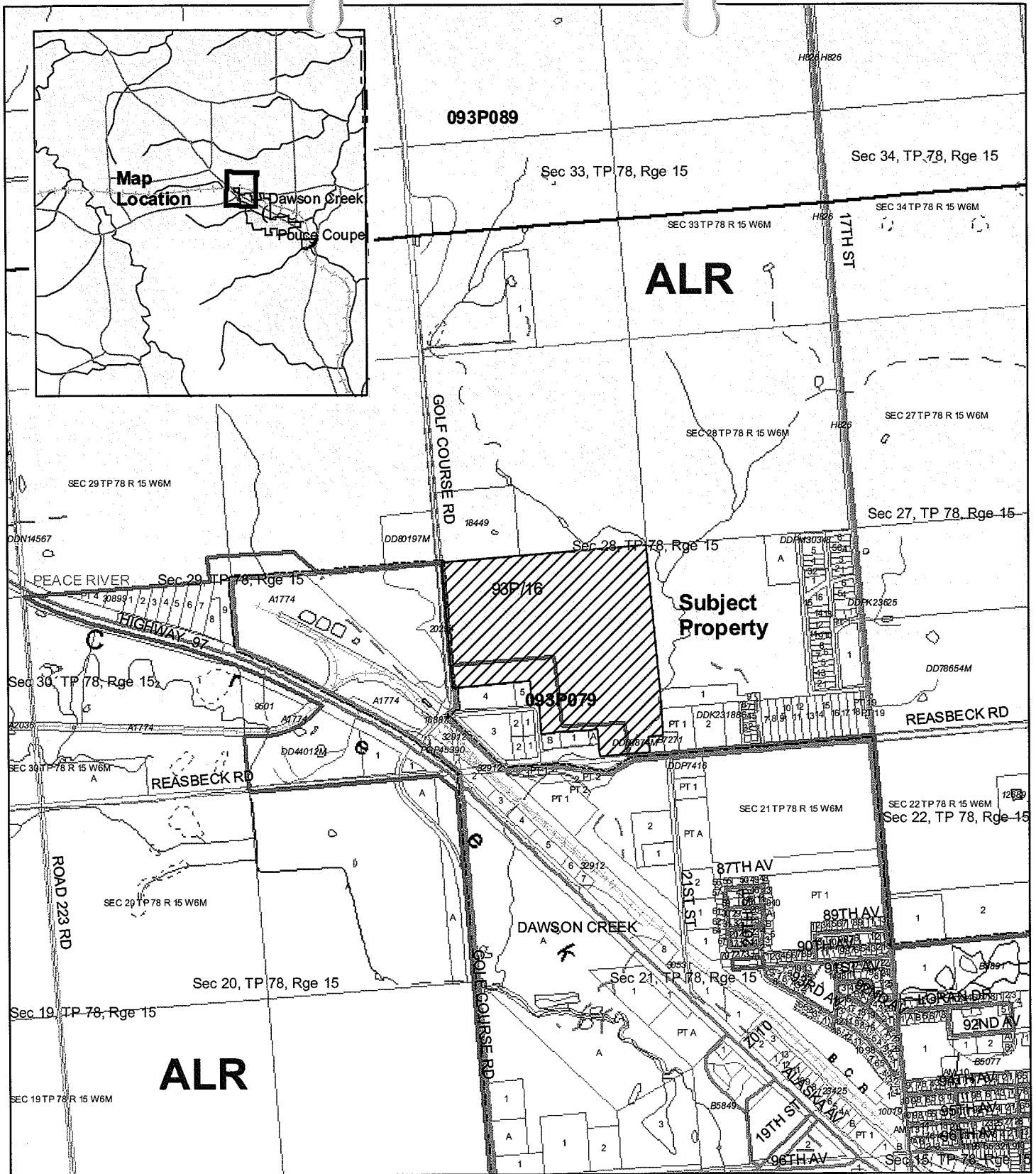
ATTACHMENTS:

- Sketch showing proposed subdivision and consolidation (Submitted by the applicants)
- ALC Context Map - BCGS 93P.079 & 93P.089 - 1:20,000 (Created by ALC Staff)
- Airphoto - BCGS 93P.079 & 93P.089 - 1:10,000 (Created by ALC Staff)

END OF REPORT

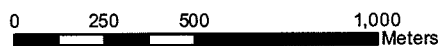

Signature


Date



ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36961
Map Sheet #:	93P.079 & 93P.089
Regional District:	Peace River