



Agricultural Land Commission
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March 1, 2007

Reply to the attention of Simone Rivers
ALC File: #W - 36979

Chad Bordeleau
10756 - 100 Street
Fort St. John, BC V1J 3Z6

Dear Mr. Bordeleau:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 47/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) 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.

A map is attached to further depict the Commission's decision.

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 (#187/2006)



Enclosure: Minutes/Sketch Plan








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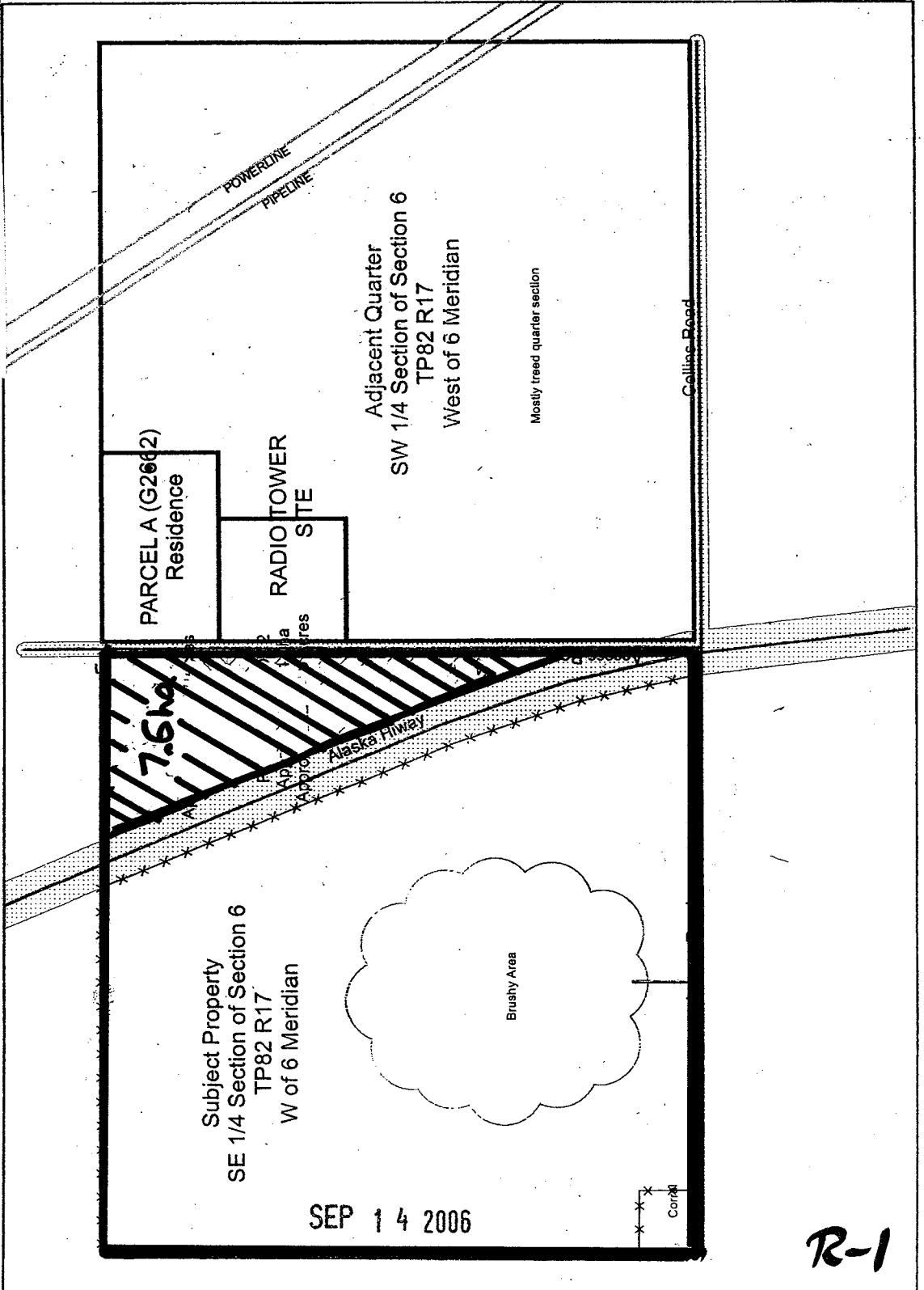
Provincial Agricultural Land Commission

Application # W-36979
 Resolution # 47/2007

-  Subject Property
-  Approved subdivision into one 7.6 ha lot

<p>Sketch of Proposed Subdivision of Approx. 19 acres from SE 1/4 Section of Section 6 TP82 R17 West of 6th Meridian</p>	<p>Legend</p> <p>Roads</p> <p> PROPOSED LOT 1</p> <p> PROPOSED LOT 2</p> <p> Road ROW</p> <p> Quarter Section Boundaries</p> <p> Pipeline and Powerline</p> <p> Fence Line</p>	<p>Notes</p> <p>Both proposed lots are currently treed with aspen</p> <p>There are currently no buildings or physical features on either of the proposed lots.</p> <p>Access to the proposed lots will be along the existing access road.</p> <p>Not a Legal Survey</p>	<p>Not to Scale</p> 
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Projection: Transverse Mercator
 Datum: UTM Zone 10N - NAD 83
 Date: August 2, 2006
 Map Produced by: Boreal Enterprises



SEP 14 2006

R-1

Assessment of Impact on Agriculture

The applicant had originally asked for the land on the east side of the highway to be divided into two small lots. The Regional District had recommended that only one lot be allowed. The Commission concurred with the Regional District and although it believed that the highway was an impediment to the use of the property as a single unit, it also believed that the creation of two lots west of the highway would create an unnecessary rural residential intrusion into the area.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Norton

THAT the application be refused as proposed.

AND THAT the Commission would allow the subdivision of the property into two lots as divided by the Alaska Highway.

AND THAT the approval is subject to the following conditions:

- the subdivision must be completed within 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 # 47/2007



Staff Report
Application # W – 36979
Applicant: Kerry and Kerri Mann
Agent: Chad Bordeleau

DATE RECEIVED: September 28, 2006

DATE PREPARED: December 7, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the quarter into three (3) parcels, creating two (2) lots east of Alaska Highway, one (1) 3.6 ha and one (1) 4.0 ha, leaving a 52 ha remainder on the west side of the highway.

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: 016-318-196

The South East ¼ of Section 6, Township 82, Range 17, West of the 6th Meridian, Peace River District, Except Plan A938

Purchase Date:

May 2006

Location of Property:

Located along Highway 97N, about 8km south of the Peace River and the District of Taylor. (top of south Taylor Hill)

Size of Property:

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

Present use of the Property:

Treed, bare land, radio tower and small acreages

Surrounding Land Uses:

WEST: Highway runs through property
SOUTH: Treed
EAST: Radio tower and residence
NORTH: Treed

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/2
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 Resource - Agricultural

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

RELEVANT APPLICATIONS:

Application #32960-0

Applicant: Turner, Gordon
Decision Date: October 20, 1999
Proposal: To subdivide the property into eight residential lots ranging in size from approximately 5 hectares to 2.4 hectares (or larger parcels in lieu of this proposal).
Decision: Refused as proposed. However, the Commission approved the request to place and additional double wide mobile home on the property on a temporary foundation.

Application #11236-0

Applicant: Danahy, Evelyn
Decision Date: December 2, 1980
Proposal: To subdivide the 30.3 hectare parcel into three lots of 1.86 ha., three lots of 2.27 ha. and one lot of 16.49 ha.
Decision: Refused the application on the grounds that the property had the capability for agricultural development as indicated by the pasture property to the south.

Application #33139-0

Applicant: McLennan, James
Decision Date: February 22, 2000
Proposal: To subdivide an approximately 2 to 3 hectare homesite from the approximately 64 hectare parcel.
Decision: Approved the proposal in place of any further consideration under the homesite severance policy.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

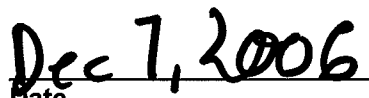
Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support of an alternative subdivision plan of one new lot lying east of the highway on the grounds that this is consistent with the Official Community Plan policies and zoning regulations.

ATTACHMENTS:

- Sketch plan of proposed subdivision (submitted by the applicant)
- ALC Context Map - 94A.007 - 1:20,000 (Created by ALC Staff)
- Air Photo - 1:20,000 (Created by ALC Staff)

END OF REPORT


Signature


Date