



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

March 7, 2007

Reply to the attention of Simone Rivers  
ALC File: #W - 36996

Wesley and Kimberly Schartner  
PO Box 669  
Taylor, BC V0C 2K0

Dear Mr. and Mrs. Schartner:

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

Please find attached the Minutes of Resolution # 48/2007 outlining the Commission's decision as it relates to the above noted application.

A sketch is included to further explain the Commission's decision.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

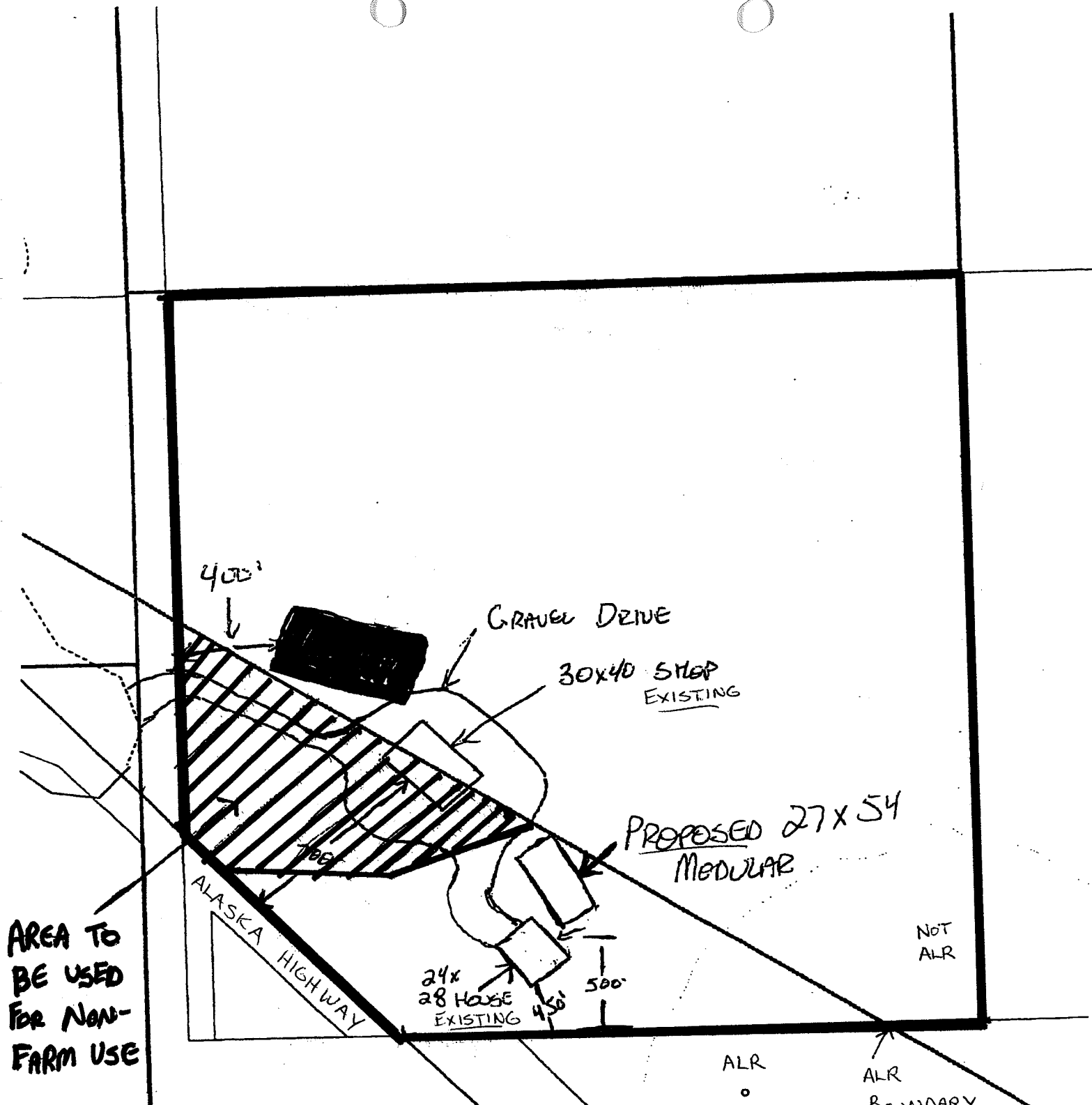
Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#168/2006)


Enclosure: Minutes/Sketch Plan


SBR/iv  
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**Provincial Agricultural Land Commission**

Application W-36996  
 Resolution # 48/2007

 Subject Property

 Area approved for light-industrial zoning.



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 22, 2007 at Fort St. John, B.C.

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Martin Collins	Staff
	Brian Underhill	Staff

### For Consideration

Application: # W - 36996  
 Applicant: Wesley and Kimberly Schartner  
 Proposal: To use an existing 111.48 m<sup>2</sup> (1200 sf) shop and a proposed new 557 m<sup>2</sup> (6000 sf) shop for a metal fabricating business. The property would be rezoned to light industrial if approved for a non-farm use. Lot size is 14.9 ha  
 Legal: PID: 014-542-285  
 L.S. 9, Section 24, Township 82, Range 18, W6M, Peace River District, Except Plans 28252 and A938  
 Location: West of the Alaska Highway, on the South Taylor Hill

### Site Inspection

A site inspection was conducted on February 22, 2007. Those in attendance were:

- Frank Read                      Chair, North Panel
- John Kendrew                  Commissioner
- William Norton                Commissioner
- Martin Collins                 Staff
- Brian Underhill                Staff
- Wesley Schartner              Applicant

Mr. Schartner confirmed that the staff report dated December 7, 2006 was received and no errors were identified.

The Commission viewed the subject property and the large shop where the applicant is operating his tank fabricating business. The Commission noted that the majority of the property was outside the ALR, including the large shop. However, the yard area (proposed for truck parking and access), the office and a proposed second dwelling lay within the ALR.

### Discussion

The Commission did not believe that the proposal would affect agriculture because the majority of the subject property was not in the ALR, and had little agricultural potential due to topographic limitations. The property was not adjacent to a significant agricultural area and non-farm uses were already occurring on the non-ALR portion of the property.

**Conclusions**

1. That the land under application is not suitable for agricultural use.
2. That the proposal will not impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Read  
**SECONDED BY:** Commissioner Kendrew

THAT the application be allowed.

AND THAT the approval is subject to:

- the non-farm use being restricted to the portion of the property delineated on the attached plan
- rezoning of the specified portion of the property to a light-industrial zone.

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 # 48/2007**



**Staff Report**  
**Application # W – 36996**  
**Applicant: Wesley and Kimberly Schartner**

**DATE RECEIVED:** October 11, 2006

**DATE PREPARED:** December 7, 2006

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To use an existing 111.48 m<sup>2</sup> (1200 sf) shop and a proposed new 557 m<sup>2</sup> (6000 sf) shop for a metal fabricating business. The property would be rezoned to light industrial if approved for a non-farm use. Lot size is 14.9 ha

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

**BACKGROUND INFORMATION:**

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 014-542-285

Legal Subdivision 9, Section 24, Township 82, Range 18, W6M, Peace River District, EXCEPT Plans 28252 and A938

**Purchase Date:**

July 2005

**Location of Property:**

West of the Alaska Highway, on the South Taylor Hill,

**Size of Property:**

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

**Present use of the Property:**

Metal fabrication shop and Residence

**Surrounding Land Uses:**

**WEST:** Bush  
**SOUTH:** BC Hydro, Vacant/Bush  
**EAST:** Highway, Gravel Pit  
**NORTH:** Crown Land - Bush

**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 (201) designates the property as A-2 (Large Agricultural Holding Zone)  
Minimum Lot Size: 63 ha

**PREVIOUS APPLICATIONS:**

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**Application #07431-0**

**Applicant:** Bowe, Arthur.T  
**Decision Date:** December 7, 1978  
**Proposal:** To subdivide a 0.4 ha parcel from the north-east corner of the property for use as a gravel pit  
**Decision:** Allowed

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**Application #08897-0**

**Applicant:** Bowe, Arthur.T  
**Decision Date:** August 2, 1979  
**Proposal:** To subdivide a 4.1 ha parcel from the property.  
**Decision:** Allowed as the proposed parcel was outside of the ALR.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional Board forwarded the application with a recommendation of support on the basis of poor agricultural potential due to topographical constraints.

**Planning Staff Recommendation:** That the Regional Board refuse support for the proposed ALR non-farm use for a metal fabricating business on the basis that the proposal does not conform to the North Peace Official Community Plan or the Zoning bylaws. Refusal is recommended due to specific concerns related to possible geophysical hazards.

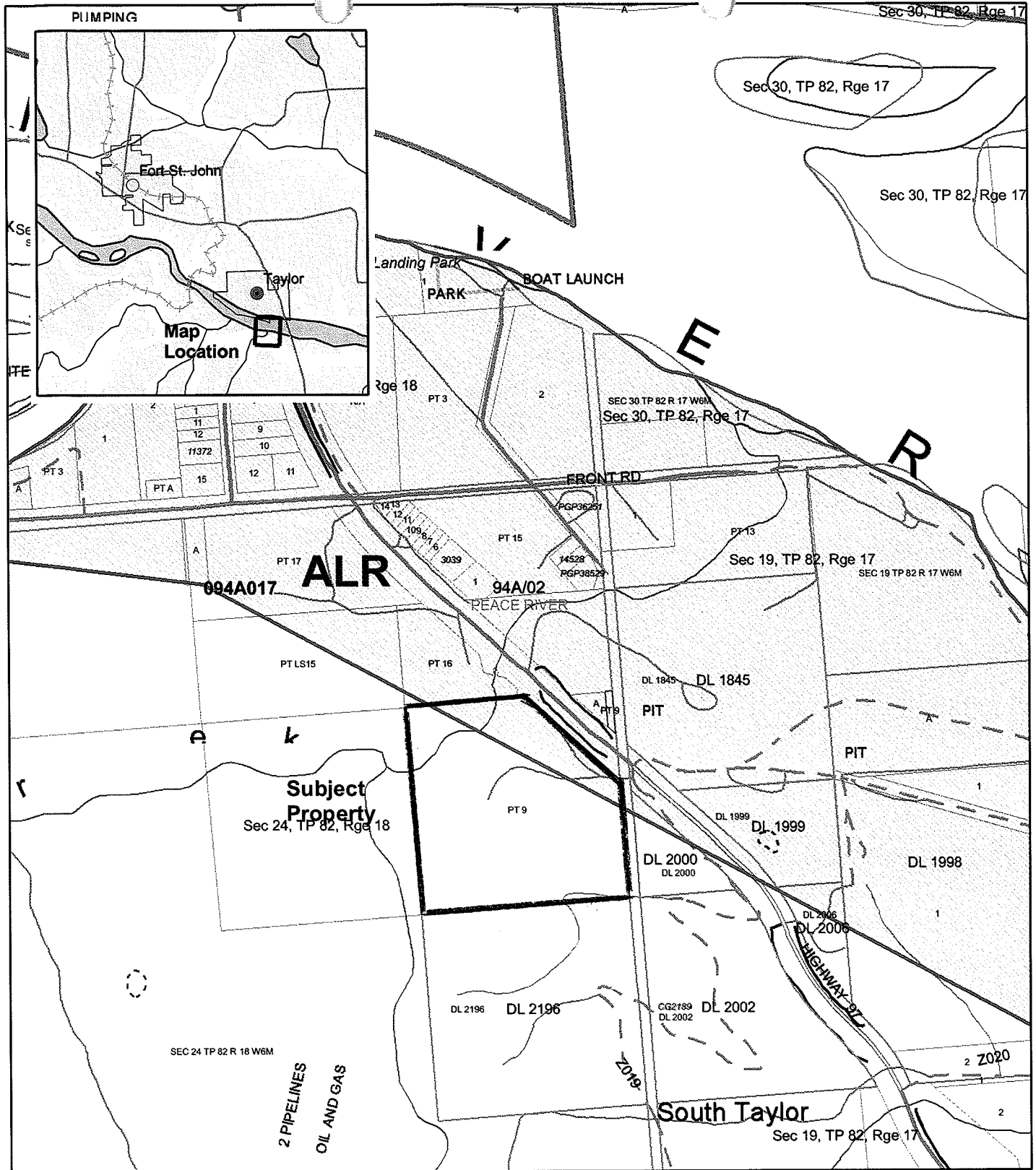
**ATTACHMENTS:**

- Observations and Comments - Page 4 and 5 of the Local Government Staff Report (submitted by the Peace River Regional District)
- Sketch showing the location of the proposed new shop and existing shop. (submitted by the applicant)
- ALC Context Map 94A.017 - 1:10,000 (created by ALC Staff)
- Airphoto - 1:10,000 (created by ALC Staff)

END OF REPORT

Simone Rivers  
Signature

Dec 7, 2006  
Date



# ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36996
Map Sheet #:	94A.017
Regional District:	Peace River