Agricultural Land Commission
Staff Report

DATE: February 15, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 51049
PROPOSAL: Non-Farm Use: To add a gasoline/diesel fuel pump to the existing business which pre-dates the ALR

PROPOSAL INFORMATION

Background: Nisa Bueckert is also an applicant.
Received Date: November 25, 2009
Applicant: Beverley Wieler
Agent: N/A
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 011-063-840
Legal Description: Lot 1 Section 4 Township 85 Range 14 West of the 6th Meridian Peace River District Plan 18443
Civic Address: Goodlow Store - Road 211 7 Cecil Lake Road 103
Area: 2 ha
ALR Area: 1.8 ha
Purchase Date: January 25, 2009
Owners: Beverley Wieler
Nisa Bueckert

Total Land Area: 2 ha
Total ALR Area: 1.8 ha
Current Land Use: Convenience store, Restaurant, Motel/Camp, Propane

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
1.8	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North	Vacant lot
East	Farm land
South	Residence
West	Vacant acreage

Official Community Plan

Bylaw Name: North Peace OCP Bylaw No. 820 (1993)
Designation: Rural Community
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: PRRD Zoning Bylaw No. 1000 (1996)
Zoning Designation: HC - Highway Commercial
Minimum Lot Size: 1.8 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that it conforms to the Official Community Plan and Zoning.

STAFF COMMENTS

The subject property is located near the Alberta border in the rural community of Goodlow, north of the Peace River on the Cecil Lake Road.

The store has been located on this site since before the ALR was created. The applicants are proposing to expand their business by the addition of a fuel pump on the 2 ha property.

ATTACHMENTS

51049 airphoto.pdf
51049 local government report.pdf
51049 proposal sketch.pdf
51049_ContextMap20k.pdf

END OF REPORT

Signature **Date**