



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
REPORT ON NON-FARM USE WITHIN THE
AGRICULTURAL LAND RESERVE (ALR)
FILE No. 162/2009

ALL MEMBERS
PARTICIPATE.

R-17

OWNER: Beverly Wieler and Nisa Bueckert
AREA: Electoral Area B
LEGAL: Lot 1, Plan 18443, Section 4, Township 85, Range 14, W6M, PRD
LOT SIZE: 2 ha (5 ac)
LOCATION: Goodlow

DATE: November 3, 2009

PROPOSAL

To allow gasoline and diesel fuel sales at the existing Goodlow Store.

RECOMMENDATION: OPTION 1

THAT the Regional Board **support** and **authorize** the application to proceed to the Agricultural Land Commission (ALC) on the basis that it conforms to the Official Community Plan and Zoning.

OPTIONS

OPTION 1: THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission (ALC) on the basis that it conforms to the Official Community Plan and Zoning.

OPTION 2: THAT the Regional Board refuse authorization for the application to proceed to the ALC as submitted.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Rural Community, Bylaw No. 820, 1993
ZONING: HC (Highway Commercial Zone), Bylaw No. 1000, 1996
AGRICULTURAL LAND RESERVE (ALR): Partially Within
BUILDING INSPECTION AREA: Outside
COMPREHENSIVE DEVELOPMENT PLAN: Outside

SITE CONTEXT

The subject property is located in the rural community of Goodlow, along the paved Cecil Lake Road and the gravelled 211 Road. The area is predominantly agricultural and properties in this area tend to be ¼ sections and ½ sections, except for the centre of Goodlow, where some residential and commercial lots are located. The subject property borders agricultural land on its west and north side, and faces agricultural land across 211 Road and across Cecil Lake Road. The subject property also faces a heavy truck bay rental business across Cecil Lake Road. A small residential subdivision and neighbourhood commercial use lie to the southeast.

SITE FEATURES

LAND: The subject property is mostly cleared for commercial use.
STRUCTURES: The commercial site is made up of a convenience store (Goodlow Store), a post office, a restaurant, a work camp (motel), and a bath and laundry building. There is also a propane pump for fuelling motor vehicles.
ACCESS: Access is from the paved Cecil Lake Road and the gravelled 211 Road.

Bruce Simard

Department Head

Fred Boulton

CAO

SOIL: Most of the subject property and all of the area of proposal has a CLI soil rating of Class 3X.

FIRE: The subject property does not lie within a fire protection area.

R-17

PREVIOUS APPLICATIONS – SUBJECT PROPERTY

None of file.

PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M

APPLICANT: Albert Yake, PRRD File #213/2007 (ALC File #W-37836)

LEGAL: NE ¼ of Sec. 33, Twp. 84, Rge. 14, W6M,

PROPOSAL: To **subdivide** ~2 ha (~5 ac) for a **non-farm use** for a heavy truck bay rental business.

DECISION: PRRD **supported** the proposed subdivision and non-farm use, November 2007.

ALC **approved** subdivision and non-farm use by resolution #172/2008, April 2008.

APPLICANT: Edward and Neda Forrester, PRRD File #74/2000 (ALC File #W-33439)

LEGAL: SE ¼ of Sec. 34, Twp. 84, Rge. 14, W6M; and NE ¼ of Sec. 34, Twp. 84, Rge. 14, W6M

PROPOSAL: To **subdivide** ~2 ha (~5 ac) for a community cemetery.

DECISION: PRRD **supported** the proposed subdivision, July 2000.

ALC **approved** subdivision by resolution #535/2000, November 2000.

COMMENTS AND OBSERVATIONS

APPLICANT: The applicants are seeking a non-farm use to allow additional fuel sales at the existing Goodlow Store. The applicants have stated they wish to install one gasoline/diesel fuel pump.

ALR: Most of the subject property and all of the proposed non-farm use lie within the Agricultural Land Reserve. **Therefore, this proposal requires approval from the Agricultural Land Commission (ALC).**

Note 1: The ALC has deemed this non-farm use application necessary as the ALC has no record of the existing commercial use.

Note 2: Pursuant to the *Agricultural Land Commission Act*, an application may not be considered by the ALC unless the Regional Board authorizes the proposal to proceed to the ALC. This is intended to provide local governments with latitude to consider and weigh the local community interests of each application, in addition to its zoning and official community plan. Should the Regional District forward the application to the ALC, the information and recommendation offered by the Regional District is taken into consideration by the Commission but should not be construed as being binding on the Commission's opinions or decisions.

OCP: The subject property is currently designated "Rural Community" within the Official Community Plan By-law No. 820, 1993, wherein "vehicle service stations" are permitted. **Therefore, this proposal will NOT require an OCP amendment.**

ZONING: The subject property is currently designated as HC (Highway Commercial Zone) within Zoning By-law No. 1000, 1996, wherein a "convenience store including gas bar" is permitted. Therefore, **this proposal will NOT require a zoning amendment.**

IMPACT ANALYSIS

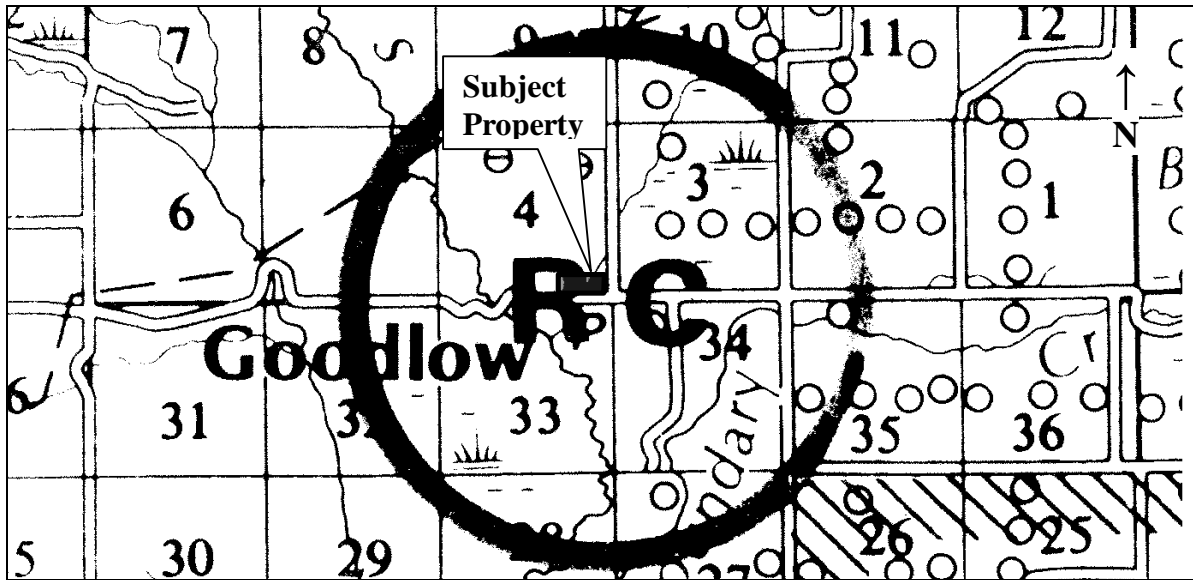
AGRICULTURE: This proposal will not affect the agricultural potential of the subject property as the proposed fuel sales will occur as part of the existing commercial use.

CONTEXT: The proposal is consistent with the existing commercial use, which includes propane sales.

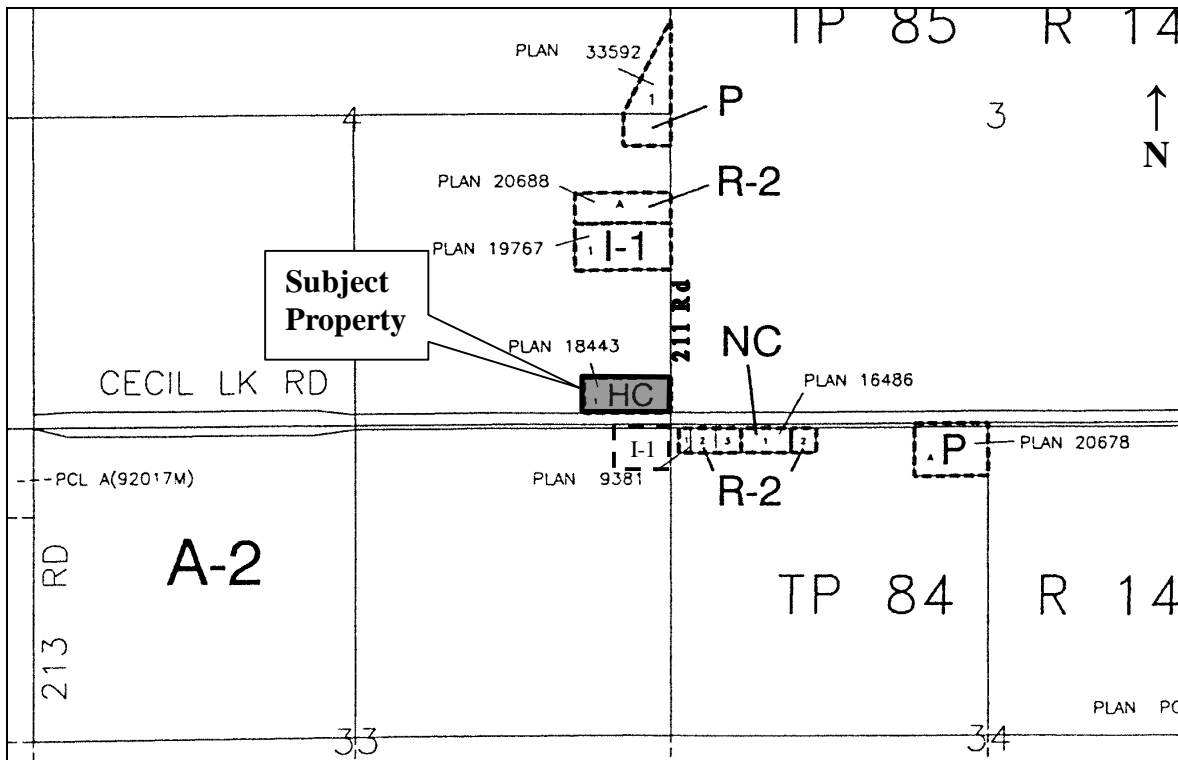
TRAFFIC: The proposed fuel sales will likely increase traffic entering and exiting the subject property.



North Peace Official Community Plan (Map 1)



Zoning By-Law 1000, 1996 (Map 12 - detail)

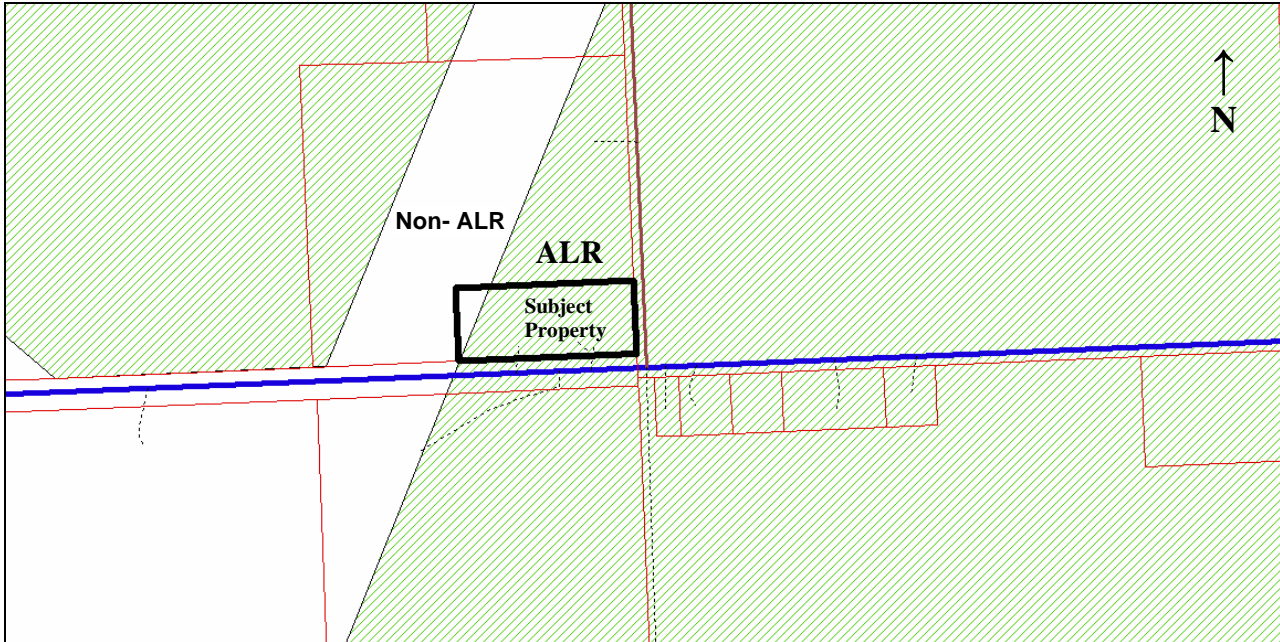




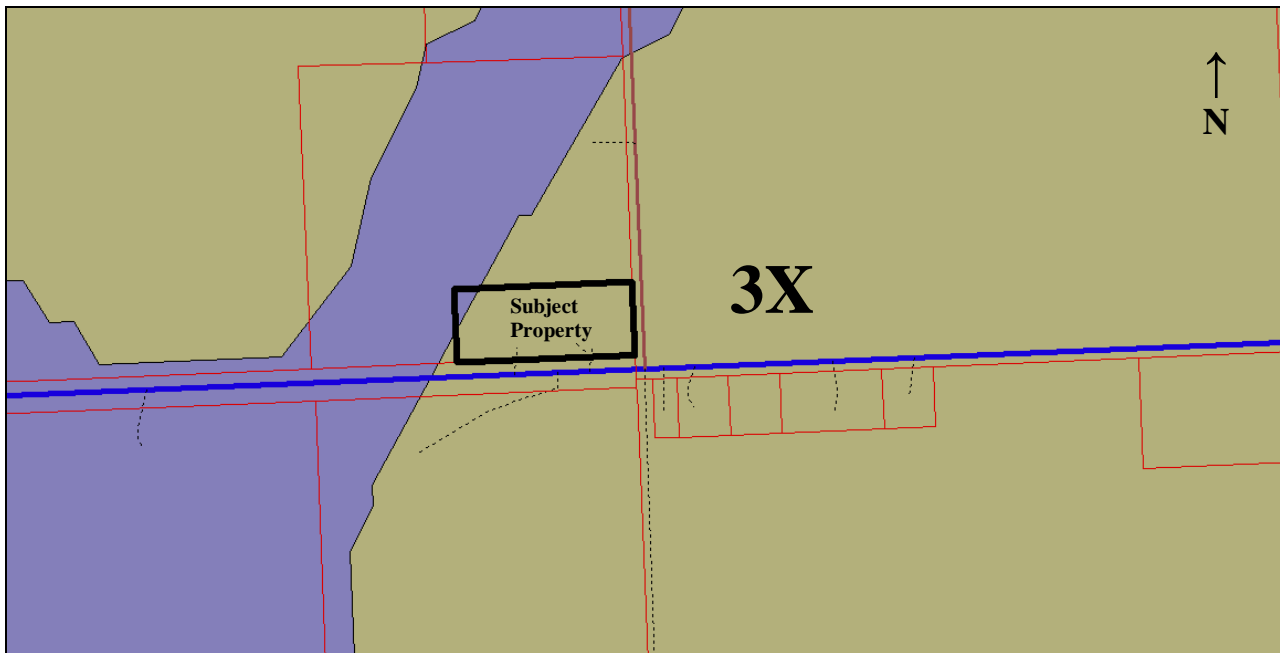
MAPS

FILE No. 162/2009

Agricultural Land Reserve (Map #94A.040)



CLI-Soil Classification (Map #94-A-8)





MAPS

FILE No. 162/2009

Air Photo #94A.040

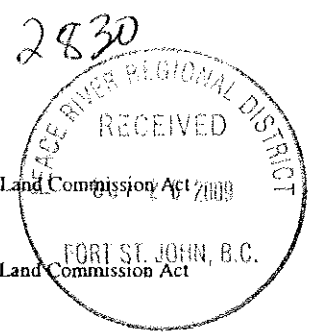


APPLICATION BY LAND OWNER

4/162/09

R-17

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.



TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act
- SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
- INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act
- Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Registered owner

Registered Owner: <u>Beverley Wiefer</u>		Agent: <u>Nisa Bueckert</u>	
Address: <u>Box 134</u>		Address: <u>Box 38</u>	
<u>10567 Goleta Ck Rd</u>		<u>1606 Cecil Lake Rd</u>	
<u>Cecil Lake, BC</u>	Postal Code <u>V0C 1G0</u>	<u>Goodlow, BC</u>	Postal Code <u>V0C 1S0</u>
Tel. (home) <u>250 781-3435</u> (work) <u>250 781-3457</u>		Tel. <u>250 781-3339</u> <u>250 781-3457</u>	
Fax <u>250 781-3435</u>		Fax <u>250 781-3132</u>	
E-mail <u>bev@magnumrentals.ca</u>		E-mail	

Lorna (cell) 781-1401

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

PEACE RIVER REGIONAL DISTRICT (760- F.S.J. Rural)

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<u>LOT 1 PLAN 18443 Sec 4 TWP 85 Rg 14 wbm</u>	<u>5 Acres</u>	<u>Jan</u>	<u>2009</u>

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): SE 1/4 Sec 27 TWP 83 R 15 W6M

PROPOSAL (Please describe and show on plan or sketch)

R-17

W 1/2 sec 21 TWP 83 R15 W6M	<u>Proposal</u> To add a gasoline/diesel fuel pump to the existing business.
NE 1/4 sec 21 TWP 83 R15 W6M	
SW 1/4 sec 26 TWP 83 R15 W6M	
NE 1/4 sec 4 TWP 84 R15 W6M	
SE 1/4 sec 4 TWP 84 R15 W6M	
SE 1/4 sec 33 TWP 84 R15 W6M	
W 1/2 sec 33 TWP 83 R15 W6M	
NE 1/4 sec 33 TWP 83 R15 W6M	
SW 1/4 sec 21 TWP 83 R15 W6M	

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

restaurant, camp (motel), + propane (car & truck) ^{modern convenience store,}

USES ON ADJACENT LOTS (Show information on plan or sketch)

North vacant lot

East Farm land

South residence

West Vacant ~~store~~ garage

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the Agricultural Land Commission Act and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

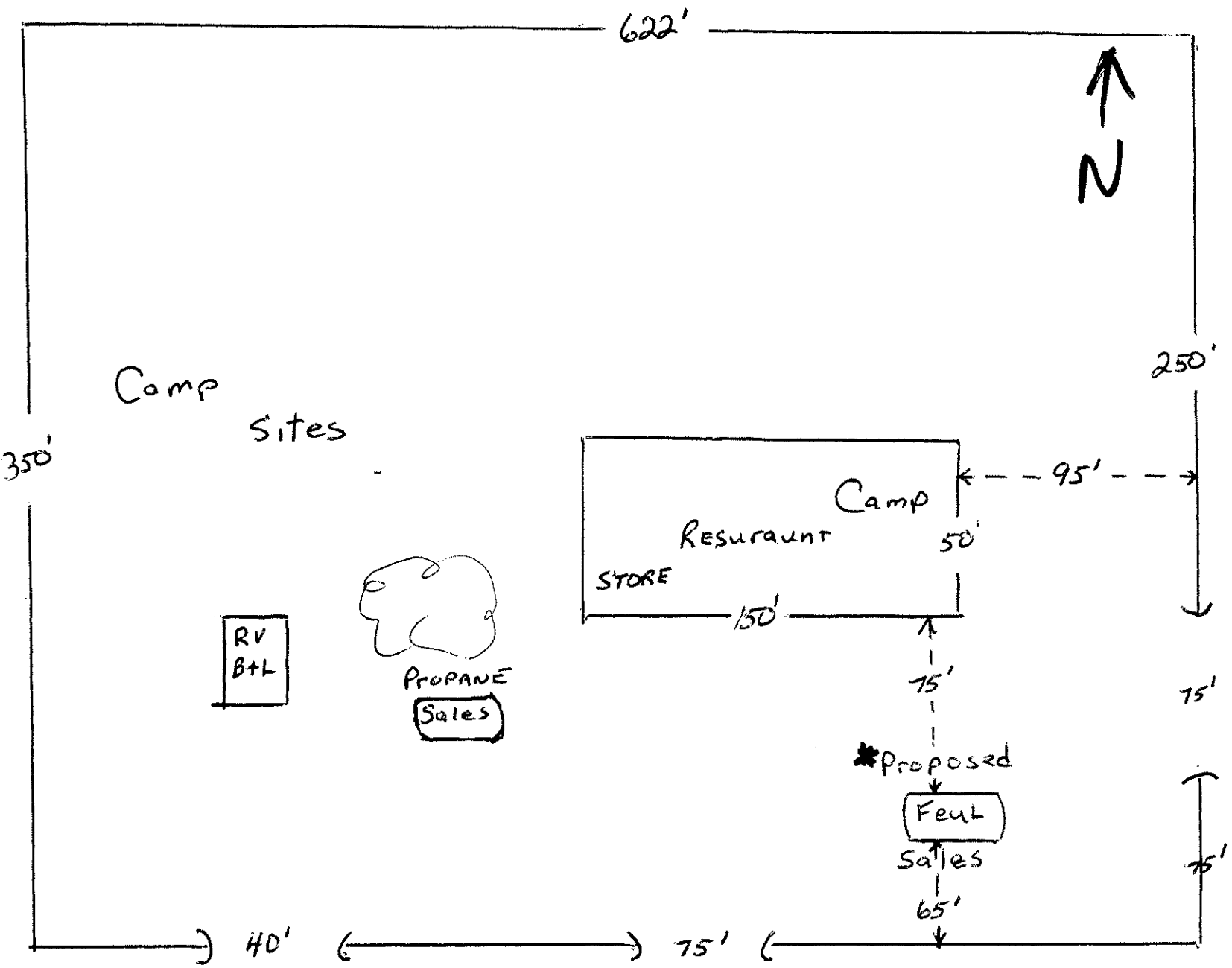
<u>OCT 23/09</u>	<u>Bev WIELER</u>	<u>BEV WIELER</u>
Date	Signature of Owner or Agent	Print Name
<u>OCT 23/09</u>	<u>NISA BUECKERT</u>	<u>NISA BUECKERT</u>
Date	Signature of Owner or Agent	Print Name
_____	_____	_____
Date	Signature of Owner or Agent	Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application *(See instructions)
- Photographs (optional)

RV B+L (Bath + Laundry)

R-17



Road 211

CECIL LAKE ROAD 103 Nov 12 2009