



PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES

ALL MEMBERS  
PARTICIPATE.

REPORT ON SUBDIVISION WITHIN THE  
AGRICULTURAL LAND RESERVE (ALR)

R-7

FILE NO. 178/2009

**OWNER:** Alain and Angela Bruneau  
**AREA:** Electoral Area B  
**LEGAL:** Section 27, Township 87, Range 19, W6M, PRD  
**LOT SIZE:** 257 ha (635 ac)  
**LOCATION:** Murdale Area (35 km north of Fort St. John)

**DATE:** Dec 9, 2009

**PROPOSAL**

To subdivide the subject property into one half-section and two quarter-sections.

**RECOMMENDATION: OPTION 1**

THAT the Regional Board support and authorize the application to proceed to the Agricultural Land Commission 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 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 Agricultural Land Commission as submitted.

**LAND USE POLICIES AND REGULATIONS**

**OFFICIAL COMMUNITY PLAN (OCP):** Rural Resource - Agricultural, Bylaw No. 820, 1993  
**ZONING:** A-2 (Large Agricultural Holdings Zone), Bylaw No. 1000, 1996  
**AGRICULTURAL LAND RESERVE (ALR):** Within  
**BUILDING INSPECTION AREA:** Outside  
**COMPREHENSIVE DEVELOPMENT PLAN:** Outside

**SITE CONTEXT**

The subject property is located 2 km east of Murdale Lake and Whispering Pine Lake along Prespatou Road and 264 Road, about 35 km north of the City of Fort St. John. The area is predominantly a farming area comprised of full-, half-, and quarter-sections. The subject property borders or faces agricultural land on all sides.

**SITE FEATURES**

**LAND:** Partially cleared and under cultivation.  
**STRUCTURES:** House, shop, corrals, and riding arena.  
**ACCESS:** From the paved and gravelled Prespatou Road and the gravelled 264 Road.  
**CLIPPING:** Most of the subject property is rated 60% Class 4X and 40% Class 5W. The remainder is Class O.  
**FIRE:** The subject property is not with a fire protection area.

Page 1 of 2

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Report prepared by: Timothy Donegan, Land Use Planner

Department Head

CAO

January 14, 2010

**PREVIOUS APPLICATIONS – SUBJECT PROPERTY**

None on file.

**PREVIOUS APPLICATIONS – PROPERTIES WITHIN 100 M**

None on file.

**COMMENTS AND OBSERVATIONS**

**APPLICANT:** The owners propose to subdivide the section into one half-section and two quarter-sections..

**ALR:** The subject property and proposed subdivision lie within the Agricultural Land Reserve. **Therefore, this proposal requires Agricultural Land Commission approval.**

Note: 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 as "Rural Resource - Agricultural" within the North Peace Official Community Plan By-law No. 820, 1993. The minimum parcel size is 63 hectares (155 acres). The proposed subdivision meets this minimum parcel size requirement. **Therefore, this proposal will NOT require an OCP amendment.**

**ZONING:** The subject property is currently designated as A-2 (Large Agricultural Holdings Zone) within Zoning By-law No. 1000, 1996. The minimum parcel size for this designation is 63 hectares (155 acres). The proposed subdivision meets this minimum parcel size requirement. **Therefore, this proposal will NOT require a zoning amendment.**

**IMPACT ANALYSIS**

**AGRICULTURE:** This proposal may negatively affect the agricultural potential of the subject property by reducing its size.

**CONTEXT:** The proposed lots would be consistent in size and use with neighbouring agricultural properties.

**POPULATION:** This proposal could increase the local population by 6 persons (BC Stats 2006).

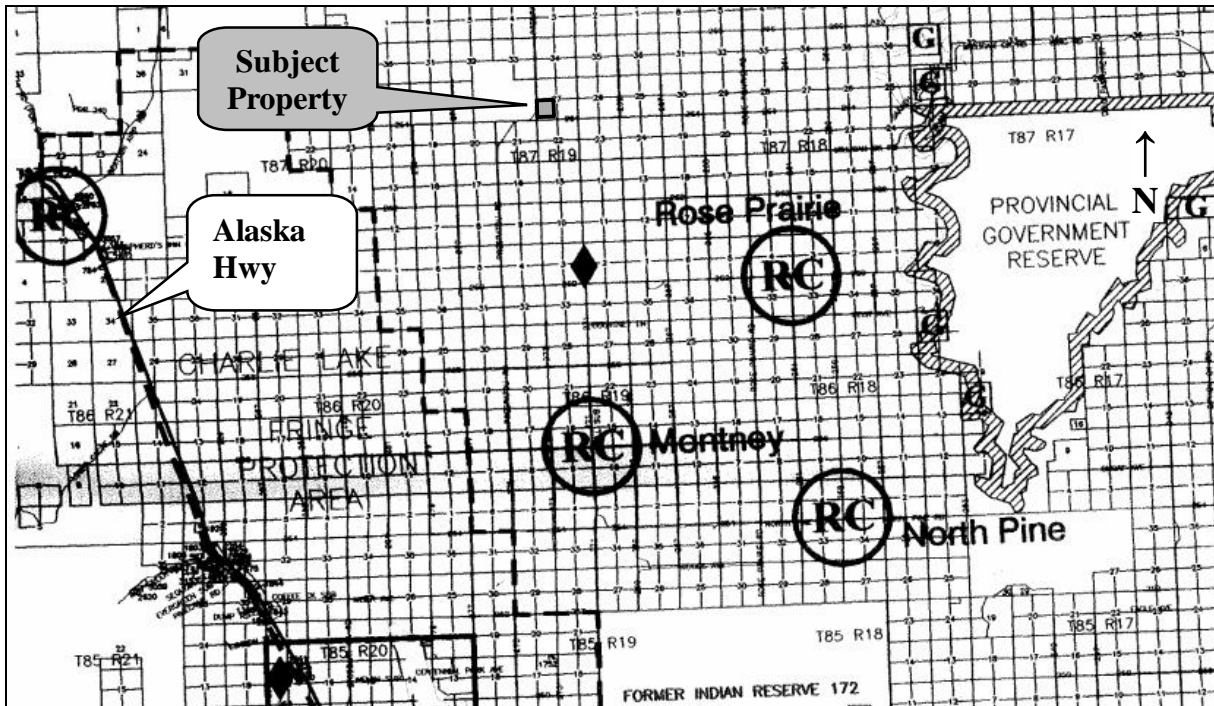
**TRAFFIC:** This proposal could increase the number of vehicles in the area by 4 (BC Stats 2006).



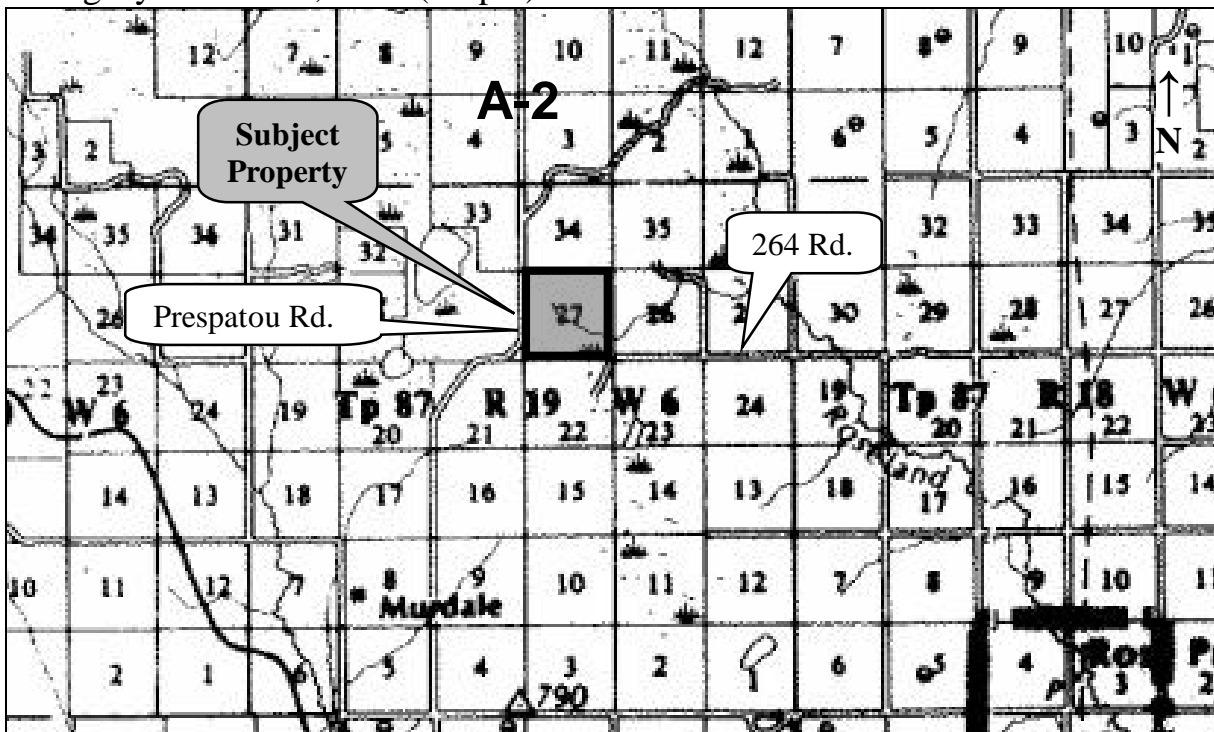
MAPS

FILE NO. 178/2009

North Peace Official Community Plan (Map 1)



Zoning By-Law 1000, 1996 (Map 1)



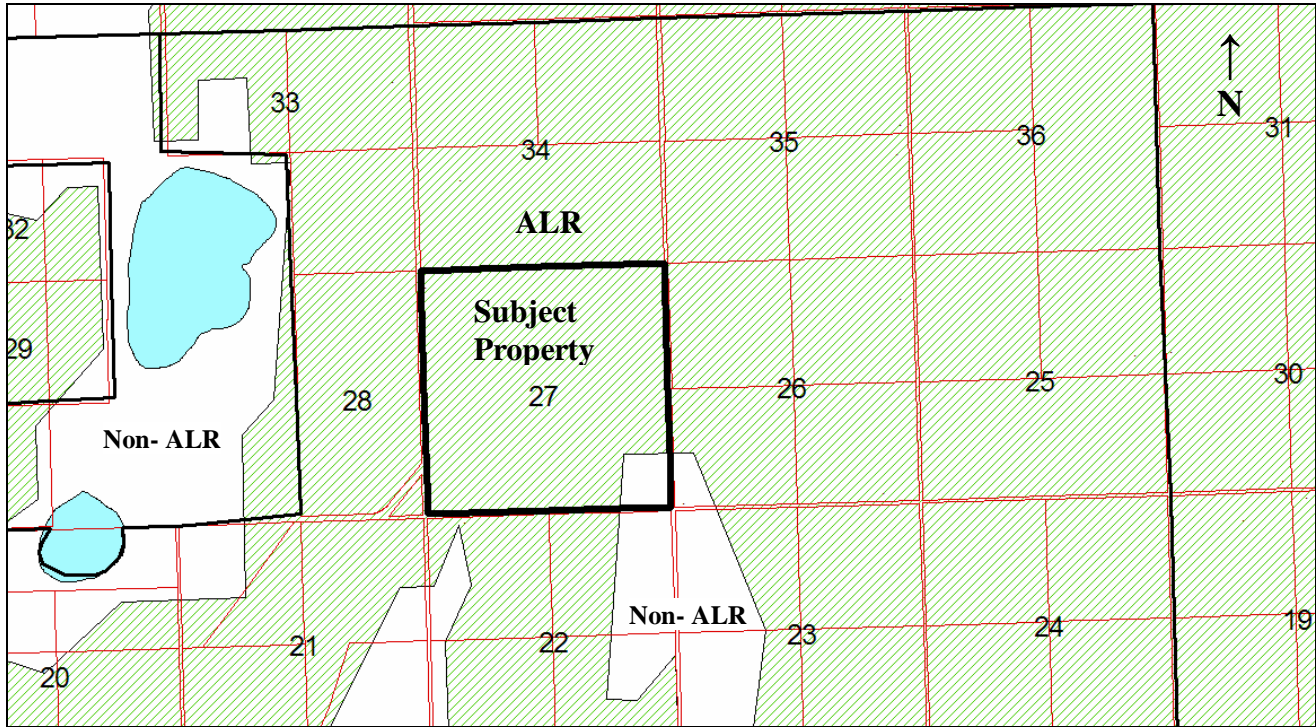
January 14, 2010



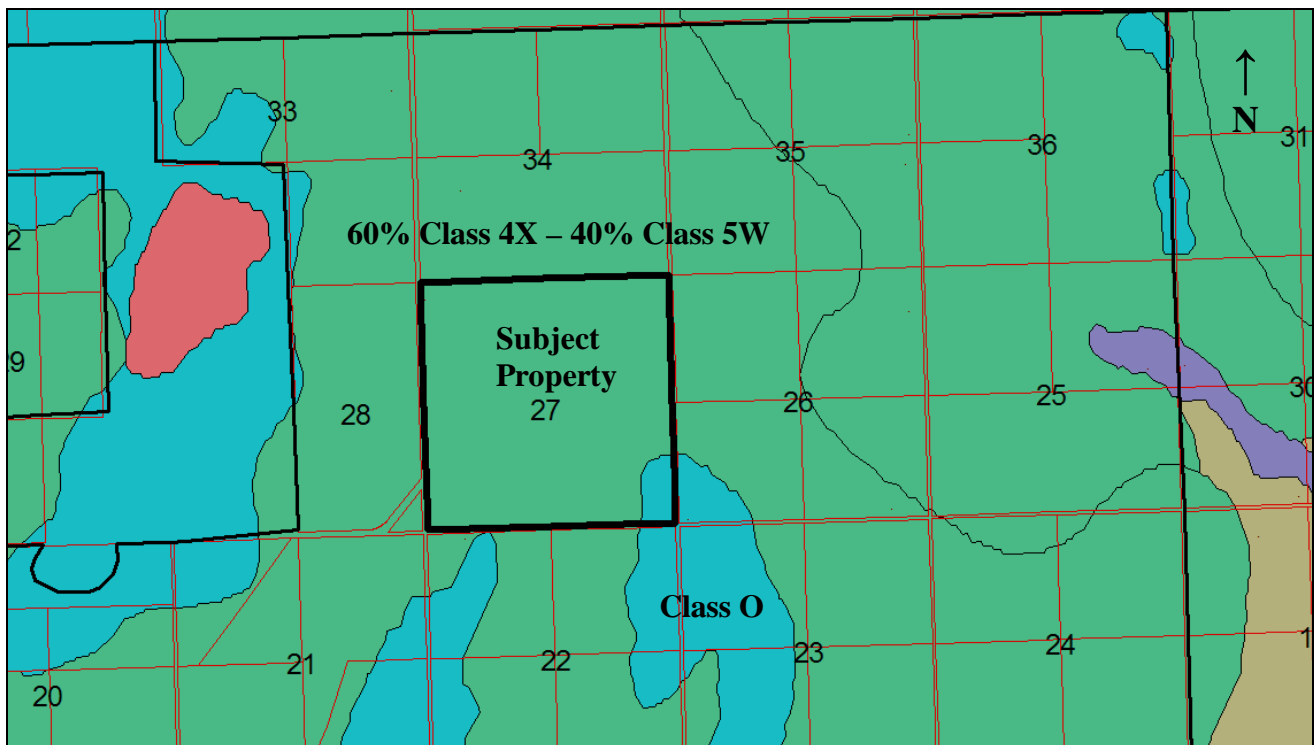
**MAPS**

FILE No. 178/2009

**Agricultural Land Reserve (Maps #94A.056)**



**CLI-Soil Classification (Maps #94-A-10)**





ALR SUBDIVISION REPORT—BRUNEAU  
**MAPS**  
FILE NO. 178/2009

Air Photos #94A.056



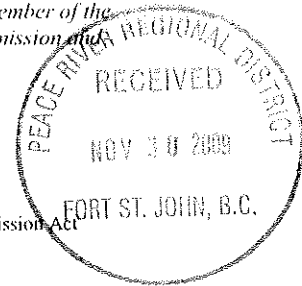


APPLICATION BY LAND OWNER

A 178/04

R-7

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

#25499

APPLICANT

Registered Owner: <i>Alain Brunneau / Angèle Brunneau</i>		Agent: <i>N/A</i>	
Address: <i>P.O. Box 5 Montney B.C.</i>		Address:	
Postal Code <i>VOC-1A0</i>		Postal Code	
Tel. (home) <i>(250) 827-3918</i>	work <i>(250) 993-5224</i>	Tel.	
Fax <i>SAME</i>		Fax	
E-mail		E-mail	

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

*Peace River Regional District*

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<i>BB128453</i>	<i>1-section</i>	<i>10</i>	<i>07</i>

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): *N/A*

PROPOSAL (Please describe and show on plan or sketch)

would like to divide section into 2 quarters and a half. (as per accompanying drawing).

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

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

cattle Ranch / Hay

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

North

Hay

East

Hay

South

Hay

West

Cattle / Hay

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.

Sept 17/09  
Date

Alain Brunneau  
Signature of Owner or Agent

Alain Brunneau  
Print Name

Sept 17/09  
Date

Angela Brunneau  
Signature of Owner or Agent

Angela Brunneau  
Print Name

Date

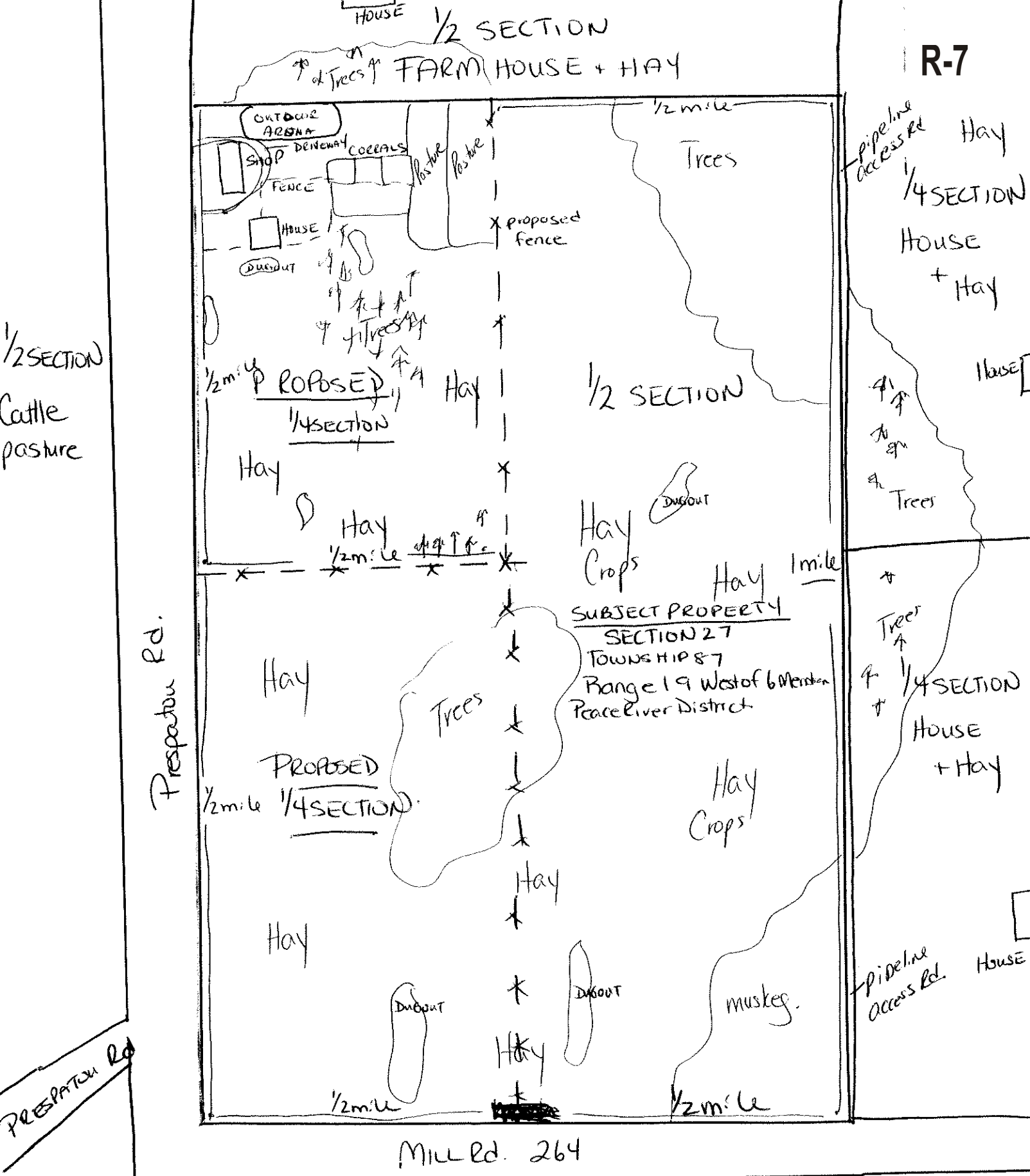
Signature of Owner or Agent

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)





1/4 SECTION  
HOUSE + HAY

Crown Land.

January 14, 2010