



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 108143
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: DUNLEVY HOLDINGS LTD.
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 5 EXCEPT PART IN PLAN BCP25030 DISTRICT LOT 3181 PEACE RIVER DISTRICT
PLAN PGP47911
Approx. Map Area 64.37 ha
PID 025-397-150
Purchase Date Apr 23, 2002
Farm Classification No
Civic Address ASPEN RIDGE DR WILLISTON LAKE
Certificate Of Title TITLE-CA5812112-PID-025-397-150.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Dennis Mack	DUNLEVY HOLDINGS LTD.			Dunlevy-Holdings-Ltd-Corporate-Summary.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

No

3. Primary Contact

Type	Third-Party Agent
First Name	Graham
Last Name	Spitzer
Organization (If Applicable)	GeoVerra Inc.
Phone	
Email	

4. Government

Local or First Nation Government: Peace River Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	Currently no agriculture taking place on the property.
Describe all agricultural improvements made to the parcel(s).	Structures exist on the property. Clearing and minor drainage improvements have been made. There are no specific agricultural improvements.
Describe all other uses that currently take place on the parcel(s).	Recreation and residential. An lodge building exists on the property that was built in 2001.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Recreational	Residential / recreational subdivided lots exist to the North.
East	Recreational	Residential / recreational subdivided lots exist to the East.
South	Other	Williston Lake is South of the property.
West	Recreational	Unsurveyed Crown Land exists the the West.

6. Proposal

How many hectares are proposed for non-farm use?	63 ha
What is the purpose of the proposal?	NFU PROPOSAL: The purpose of this proposal is to designate the land previously endorsed by the ALC as non-farm use for future development, and to complete additional subdivisions. The land is designated as comprehensive development in the PRRD Regional Bylaw, and several subdivision applications have been approved by the ALC in the past. This is for all of LOT 5 EXCEPT PART IN PLAN BCP25030 DISTRICT LOT 3181 PEACE RIVER DISTRICT PLAN PGP47911(PID: 025-397-150), which is +/- 63 Hectares.
	SUBDIVISION PROPOSAL: Proposed Lot Areas Lot 1: 4.28 Ha Road Dedication: 1.42 Ha Lot 2 (REM.): 58.67 Ha What is the purpose of the proposal?

To finalize a subdivision that was initiated in approximately 2003. See provided ALC correspondence confirming that the application cost of \$1500 covers both the non-farm use application, and this subdivision application. The subdivision was previously approved by the ALC, MoTT, and PRRD, but the final legal subdivision survey plan was never registered at the LTO. The owner would now like to finish the subdivision.

Why do you believe this parcel is suitable for subdivision?

Given the past approvals from the ALC and other governing bodies, the land is suitable for subdivision. Comprehensive development has been endorsed by the PRRD, ALC, and MoTT in the past.

Does the proposal support agriculture in the short or long term? Please explain.

Small scale agriculture could be supported. Large scale agriculture is not feasible.

Proposal Map / Site Plan: 25-03403-002-PSUB01-R0.pdf

Could this proposal be accommodated on lands outside of the ALR?	No. This land has already been partially developed as per past ALC resolutions and subdivisions. Development has been endorsed by the PRRD, ALC, and MoTT in the past.
Does the proposal support agriculture in the short or long term?	Small scale agriculture could be supported. Large scale agriculture is not feasible.
Proposal Map / Site Plan	25-03403-002-PSUB01-R0.pdf
Do you need to import any fill to construct or conduct the proposed Non-farm use?	No

7. Optional Documents

Type	Description	File Name
Other files that are related	Past ALC Documents	2008 10 8 ALC Letter.pdf
Other files that are related	Latest Subdivison Plan Registered at	BCP25030.pdf

LTO

Other files that are related	Proposed Sketch for Additional Subdivision (BCMoT eDAS File: 26-00727)	25-03403-001-PSUB01-R0.pdf
Other files that are related	Active ALC Resolution on Subject Parcel	2003-08-07_34861-LTO_ALC-Resolution-299-2003.pdf
Other files that are related	Unregistered Subdivision Plan from Past Approvals (Never Registered)	090056LE02R0.pdf
Other files that are related	Proposed Subdivision Sketch (See Subdivision Portion of Proposal)	25-03403-002-PSUB01-R0.pdf
Other files that are related	ALC Correspondence Including Prelim Review Details for Subdivision Inquiry	2026-04-29 1206 RE Torwood Lodge, Williston Lake Subdivision- ALC Inquiry - GeoVerra File [25-03403].eml
Other files that are related	Past ALC Extension	2014 12 16 ALC Extension Approval.pdf
Other files that are related	Past ALC Documents	2010 ALC Documents_Lodge Lot A.pdf
Other files that are related	Past ALC Approval	2003 6 26 ALC Approval App #34861-0.pdf

