



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

November 17, 2005

Reply to the attention of Simone Rivers

Kenneth and Valerie Bassett  
P.O. Box 2293  
Dawson Creek, BC – V1G 4L1

Dear Mr. and Mrs. Bassett:

**Re: Application # W- 36231-0  
The South East ¼ of Section 18, Township 78, Range 16, W6M, Peace River  
District, Except Plan H572**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned property into two equal sized lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on November 3, 2005. The Commission noted that the property had agricultural capability and had only been partially cleared.

In the Commission's view the parcel has more agricultural potential as a single unit than as two separate parcels. This is due to the fact that, in general, reduction of parcel size reduces the available options for commercial agricultural use. The Commission believed that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution #604/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'per:' label.

Erik Karlsen, Chair

cc: Peace River Regional District: File # 103-2005

SM/eg/i/36231d1



THAT the staff report be received and the application to divide the 63.5 ha property described as the South East ¼ of Section 18, Township 78, Range 16, W6M, Peace River District, except Plan H572, into two equal sized lots be refused as proposed on the basis that the property has good agricultural capability and subdivision will reduce the agricultural options for the parcel.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # W – 36231 – 0**  
**Applicant: Kenneth and Valerie Bassett**

**DATE RECEIVED:** August 22, 2005

**DATE PREPARED:** October 7, 2005

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

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide the 63.5 ha property into two equal sized lots.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants wish to subdivide their property in order to sell half to their son. They also own three quarter sections near Tomslake.

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 014-330-954

The South East 1/4 of Section 18, Township 78, Range 16, W6M, Peace River District, Except Plan H572

**Purchase Date:**

April 1997

**Location of Property:**

Arras, west of Dawson Creek

**Size of Property:**

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

**Present use of the Property:**

Approximately 4 ha in hay production, two residences and associated outbuildings.

**Surrounding Land Uses:**

**WEST:** Pasture (ALR)  
**SOUTH:** Park, Arras firehall and field (ALR)  
**EAST:** City water ponds, residential and field (ALR)  
**NORTH:** Newly logged (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/16  
The majority of the property is identified as having secondary ratings.

**Official Community Plan and Designation:**

Dawson Creek Rural Area OCP Bylaw No. 477, 1986 designates this parcel as "Agriculture-Potential Small Holdings".  
Minimum parcel size 8 ha.

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343, 2001 designates this parcel as A-2 (Large Agricultural Holding Zone)  
Minimum parcel size 63 ha.

**RELEVANT APPLICATIONS:**

**Application #08959-0**

**Applicant:** F&V Fordyce  
**Decision Date:** August 3, 1979  
**Proposal:** To subdivide a 4 ha parcel from the 16 ha property.  
**Decision:** Refused on the grounds that the property has capability for agricultural use and further parcelization would have reduced future agricultural options.

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**Application #35215-0**

**Applicant:** McKinley, Stewart, Randy, Laurie and Perry Mathias  
**Decision Date:** April 22, 2004  
**Proposal:** To subdivide the 56.2 ha parcel into four approximately equal-sized lots (14 ha) with access to Old Hart Highway to allow each landowner to gain title to an agricultural-small holding lot.  
**Decision:** Allowed on the grounds that the property had limited agricultural capability.

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**Application #15091-0**

**Applicant:** G. Robinson  
**Decision Date:** October 6, 1982  
**Proposal:** To subdivide 10 ha from the subject property as severed by the highway.  
**Decision:** Refused as proposed but would allow subdivision subject to consolidation of the 10 ha with an adjacent parcel.

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**Application #20605-0**

**Applicant:** Fred Pipe  
**Decision Date:** April 24, 1987  
**Proposal:** To subdivide the 10 ha property into two 2.8 ha lots and one 4.1 ha lot.  
**Decision:** Allowed.

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**Application #20432-0**

**Applicant:** Karl Wolf

**Decision Date:** January 13, 1987

**Proposal:** To subdivide the 62.5 ha property into six parcels of 8.1 ha and one parcel of 14.1 ha.

**Decision:** Allowed as the soils on the property were thinner and drier than surrounding lower lying lands and the property was surrounded by a road, a subdivision and the BC Railway right-of-way.

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**Application #35757-0**

**Applicant:** Lindballe, Harold & Theresa

**Decision Date:** March 16, 2005

**Proposal:** To subdivide a 6 ha lot from the 24 ha property for a retirement homesite. The remainder would be sold to the applicant's son.

**Decision:** Refused as submitted. Allowed a 2-3 ha subdivision around the existing house.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Government Staff:**

The proposed two-lot subdivision would be characteristic of surrounding residential, park, institutional and other small holding lots within the rural community of Arras.

**Peace River Regional District Regional Board:** The Regional Board supports the application on the basis that the proposal is supported by the local area Official Community Plan.

**STAFF COMMENTS:**

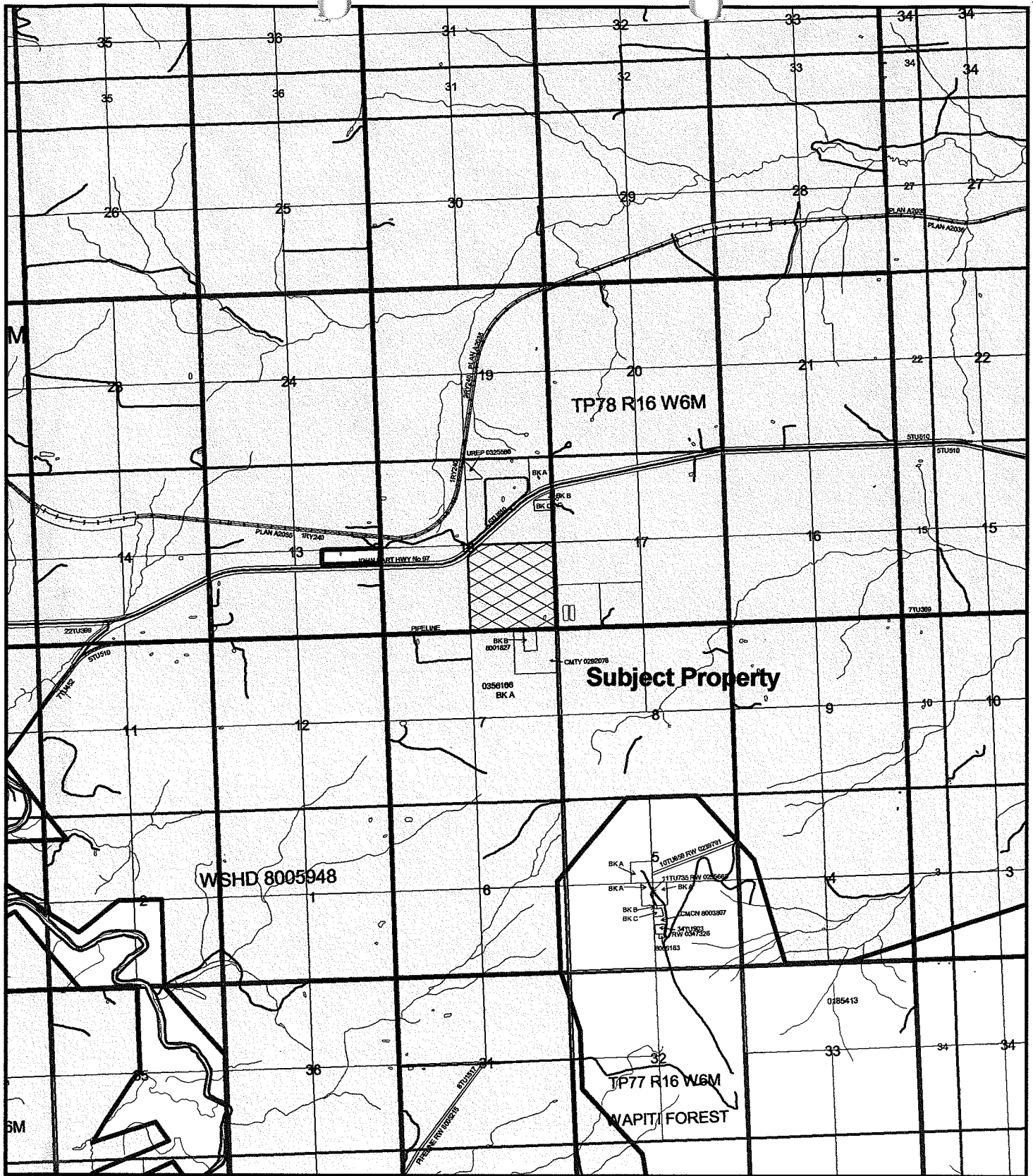
Staff recommend a site visit in order to determine the character of the agricultural operations in the surrounding area as well as the agricultural capability of the parcel.

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END OF REPORT

*Simone Rivers*  
Signature

*Oct 13, 2005*  
Date



**ALC CONTEXT MAP**  
**Application # 36231**

**Map Scale: 1: 50000**

**ALC File #: 21-05-36231**  
**NTS Map Sheet #: 93P/16**  
**Regional District: Peace River**