



Agricultural Land Commission
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August 31, 2006

Reply to the attention of Simone Rivers
ALC File #W-36648

Bill and Suzanne Sutherland
PO Box 105
Farmington, B.C. V0C 1N0

Dear Sir/Madam:

Re: Application W-36648

Please find attached the Minutes of Resolution #428/2006 outlining the Agricultural Land Commission's decision as it relates to the above noted application

Please send two (2) paper prints of the final survey plans to this office. The Commission will then authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (File #47/2006)

MC/lv/Encl.: Minutes
Sketch Plan

36648d2

ROAD 275 SUTHERLAND ROAD

± 37 ha LOT

□ HOME

± 12 ha TO BE CONSOLIDATED
WITH 37 ha PROPERTY TO NORTH

APPROVED ± 12 ha LOT

ALASKA HIGHWAY



APPLICATION # W-36648
RESOLUTION # 428/2006

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on August 24th, 2006 in Pouce Coupe, B.C.

PRESENT: Frank Read Vice Chair
Grant Huffman Commissioner
John Kendrew Commissioner
Erik Karlsen Chair

STAFF: Martin Collins, Planner

For Consideration

Martin Collins presented the staff report dated August 8, 2006 regarding application #W-36648. The original application was for subdivision of the 24 ha property into seven lots (six of 2 - 2.5 ha and a 6 ha remainder). The Commission refused the application by Resolution # 326/2006.

The revised proposal is for the subdivision of 12 ha from the northerly half of the 24 ha property and its consolidation with the 37 ha adjoining property (also owned by the applicant). The resulting lots would be 49 ha, and 12 ha. The existing lots are 24 ha and 37 ha.

Site Inspection

No site inspection was undertaken for the revised proposal. However, Commissioners Kendrew and Reid recalled their June 29, 2006 site visit.

Commission Discussion

The Commission considered what persons were affected by the reconsideration.

The Commission had no objection to the proposed lot reconfiguration on the grounds the expanded northerly property would have improved agricultural utility.

IT WAS

MOVED BY: Commissioner John Kendrew

SECONDED BY: Commissioner Frank Reid

That there were no persons affected by the reconsideration, and;

THAT the staff report be received and the request to subdivide 12 ha from PID 014-577-909 and consolidate the 12 ha with the adjoining property to the north be allowed.

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

CARRIED

RESOLUTION: #428/2006



Staff Report
Reconsideration of Application # W – 36648
Applicant: William & Suzanne Sutherland

DATE RECEIVED: July 12, 2006

DATE PREPARED: August 8, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To adjust the boundary of the properties so that approximately 12 ha is added to his property and a new 12 ha property is created next to the Alaska Highway.

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

BACKGROUND INFORMATION:

Frank and John will recall meeting Mr. Sutherland in June, 2006. At the time, he was requesting that the 24 ha property be subdivided into seven lots (5 X 2.8 ha, 1 X 2 ha and 1 X 6.1 ha). The applicant owns two adjacent properties in the ALR. The Commission will recall that in his original application Mr. Sutherland had stated the following reasons for proposing this subdivision. *"We bought this property in December mainly to keep the 6 ha along our buildings. The remaining property is really of no value to us and is not farmable land on account of rocks and hills"*

Mr. Sutherland has now asked the Commission to consider allowing a boundary adjustment in which approximately 12 ha of the subject property is added to his current holdings to resolve the issue with the position of his house.

Staff recommends the Commission consider the following options.

1. To allow the boundary adjustment as proposed creating a new 50.8 ha property and a new 12 ha property.
2. To allow a boundary adjustment based on the applicants' original proposal of adding 6.1 ha to his existing holdings thereby creating a new 44.9 ha property and a 17.9 ha property
3. To allow a boundary adjustment to meet the applicants' needs based on a different size and shape configuration that would also satisfy the Commission's agricultural concerns.

The applicant's correspondence is attached for the Commission's information as well as a copy of the minutes from their previous decision.

END OF REPORT

Signature

Simone Rivers

Date

Aug 8, 2006