



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

November 6, 2006

Reply to the attention of Simone Rivers  
ALC File: #W - 36897

Arthur and Kathryn Vipond  
P.O. Box 997, 3547 Tucker Road  
Dawson Creek, B.C. V1G 4H9

Dear Mr. and Mrs. Vipond:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #529/2006 outlining the 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. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

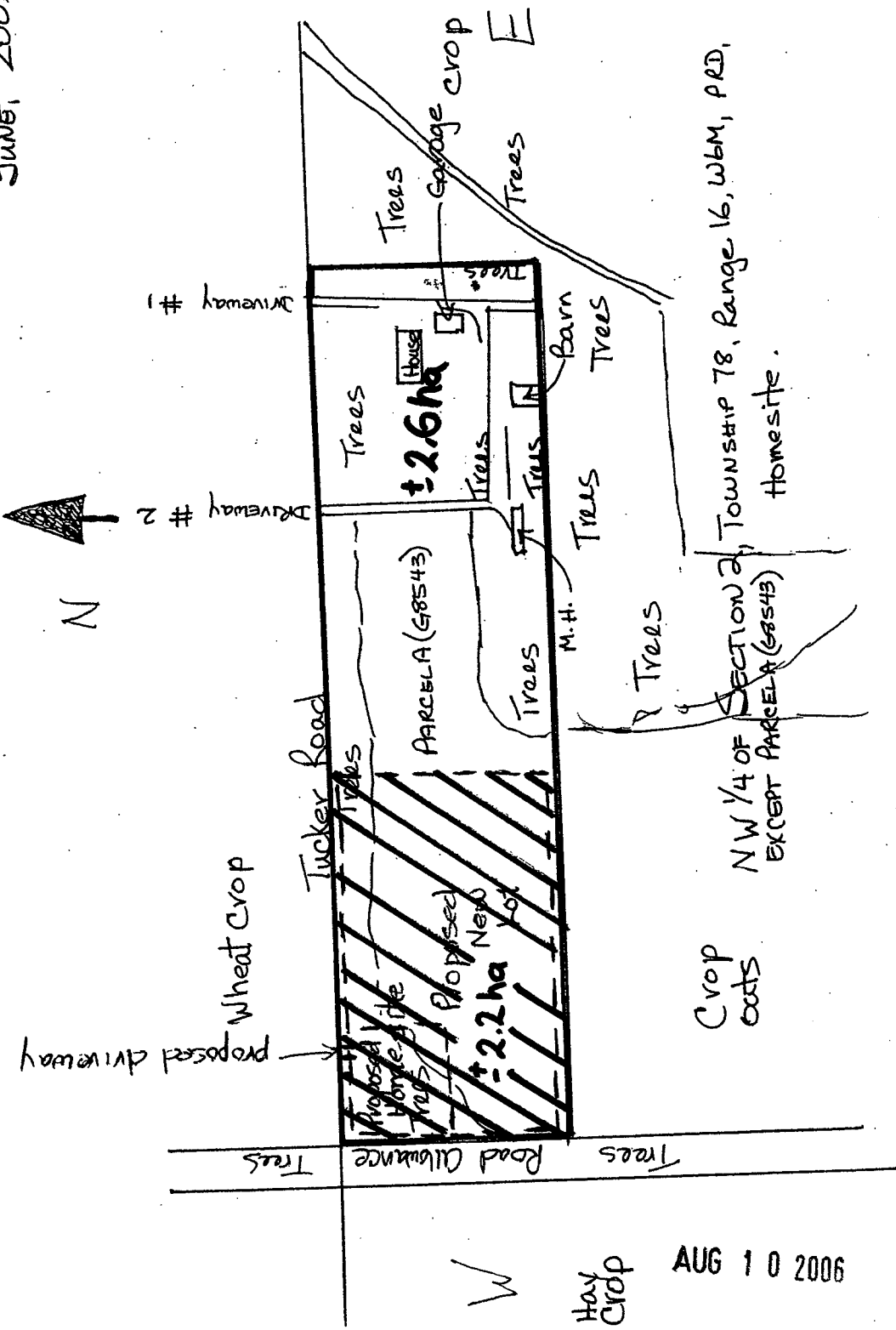
Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#141/2006)

SBR/lv/Encl.: Minutes/ Sketch Plan  
36897d1

JUNE 5, 2006



Provincial Agricultural Land Commission

Application W-36897  
Resolution #529/2006



R.3

R.3



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

**For Consideration**

Application: # W - 36897  
 Applicant: Arthur & Kathryn Vipond  
 Proposal: To subdivide the 4.8 ha property into a 2.2 ha lot and a 2.6 ha lot for a new home for applicants daughter.  
 Legal: PID: 014-330-164  
 Parcel A (G8543) of the North West ¼ of Section 2, Township 78, Range 16, West of the 6<sup>th</sup> Meridian, Peace River District  
 Location: South Dawson - 3547 Tucker Road

**Site Inspection**

A site inspection was conducted on October 19, 2006. Those in attendance were:

- Frank Read Chair, North Panel
- John Kendrew Commissioner
- David Craven Commissioner
- Simone Rivers Staff
- Kathryn Vipond Applicant

The Commission met with the applicant on site. She explained that she wished to subdivide the property in order to create a homesite for her daughter. The applicant had lived on the subject property since 1968 and had purchased it from her parents in 1972.

Mrs. Vipond confirmed that she received the staff report dated September 20, 2006 and did not identify any errors.

**Discussion**

The Commission noted that the applicant qualified for consideration under the Commission's *Homesite Severance Policy* and discussed the requirements of this policy with the applicant at the site visit. She agreed that subdivision under this policy would meet their needs as she was not planning on moving but was planning on selling the remainder to her daughter.

**IT WAS**

**MOVED BY:** Commissioner Kendrew

**SECONDED BY:** Commissioner Read

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- That this approval is granted on the basis the applicants quality for consideration under the Homesite Severance Policy and that no further consideration will be given pursuant to the policy.

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision. Subdivision must be completed within this time frame.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 529/2006**



**Staff Report**  
**Application # W – 36897**  
**Applicant: Arthur & Kathryn Vipond**

**DATE RECEIVED:** August 25, 2006

**DATE PREPARED:** September 20, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide the 4.8 ha property into a 2.2 ha lot and a 2.6 ha lot for a new home for applicants daughter.

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

**BACKGROUND INFORMATION:**

The applicants wish to subdivide in order to create a homesite for their daughter. They state that the property was created in 1972 and that they have lived on the property since 1968

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 014-330-164

Parcel A (G8543), North West 1/4 of Section 2, Township 78, Range 16, W6M, Peace River District

**Purchase Date:**

June 1972

**Location of Property:**

South Dawson - 3547 Tucker Road

**Size of Property:**

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

**Present use of the Property:**

Residence, garden, treed areas, field, storage sheds

**Surrounding Land Uses:**

**WEST:** Treed road allowance, hay field  
**SOUTH:** Trees, homesite, oat crop to the south  
**EAST:** Trees, road, oat crop to the east  
**NORTH:** Tucker Road, cultivated field (wheat)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/09  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

Dawson Creek Rural Area Official Community Plan Bylaw No. 477 (1986) designates the property as Agricultural - Rural Resources

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the property as R-4 (Residential 4 Zone).  
Minimum Lot Size: 1.8 ha.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional Board forwarded the application with a recommendation of support on the basis that the proposal is consistent with the zoning regulations and qualifies as a subdivision for a relative in section 946 of the Local Government Act.

**STAFF COMMENTS:**

Staff note that the applicants have owned and lived on the property since before December 21, 1972. Therefore the Commission may wish to consider this application based on the provisions of the Commission's *Homesite Severance Policy*

**ATTACHMENTS:**

- Sketch of proposed subdivision (Submitted by the applicants)
- ALC Context Map BCGS 93P.079 1:20,000 (Created by ALC Staff)
- Airphoto: BCGS 93P.079 1:20,000 (Created by ALC Staff)

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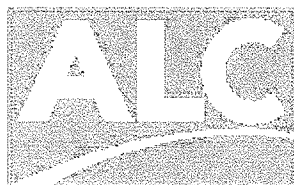
**END OF REPORT**



Signature

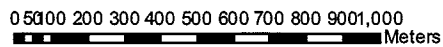


Date



# ALC Context Map

Map Scale: 1:20,000



3

ALC File#:	21-06-36897
Map Sheet #:	93P.079
Regional District:	Peace River