



Agricultural Land Commission
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November 19, 2008

Reply to the attention of Terra Kaethler
ALC File: B-38511

Norman & Rufina Wiebe
7326 Hwy 16 E, RR#1
Vanderhoof, BC V0J3A1

Dear Sir/Madam:

Re: Application to Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 713/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley-Nechako (1057)

TK /
i/38511.d1



A meeting was held by the Provincial Agricultural Land Commission on October 24, 2008 in Vanderhoof, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Terra Kaethler	Staff

For Consideration

Application:	# B- 38511
Applicant:	Norman & Rufina Wiebe
Proposal:	To subdivide the subject property as divided by Hwy 16 E, into 2 parcels of 7.0 ha and 5.5 ha.
Legal:	PID: 007-922-884 NW 1/4 of the SW 1/4, Section 23, Township 2, Range 4 Coast District, EXCEPT part road on Plan BCP35413
Location:	7326 Hwy 16 E, 8 km south of Vanderhoof

Site Inspection

A site inspection was conducted on October 24, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- John Kendrew Commissioner
- Terra Kaethler Staff
- Norman Wiebe Applicant

The Commission met with the applicant on the property. The Commission noted that the property was divided by Hwy 16 and that a new intersection had been constructed at the corner of the subject property.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The property was divided in half by Hwy 16. The Commission discussed that this factor alone did warrant subdivision of the property. However, the Commission believed that the location of a new intersection at the corner of the subject property would make access to either side of the property more difficult and did constitute a significant barrier to farming the property as a whole unit.

As such, the Commission was of the view that the agricultural suitability of the property was limited and that the proposal would not negatively impact existing or potential agricultural use of the subject property and surrounding lands.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Kendrew

THAT the application be approved;

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 713/2008

Provincial Agricultural Land Commission

Application # 38511

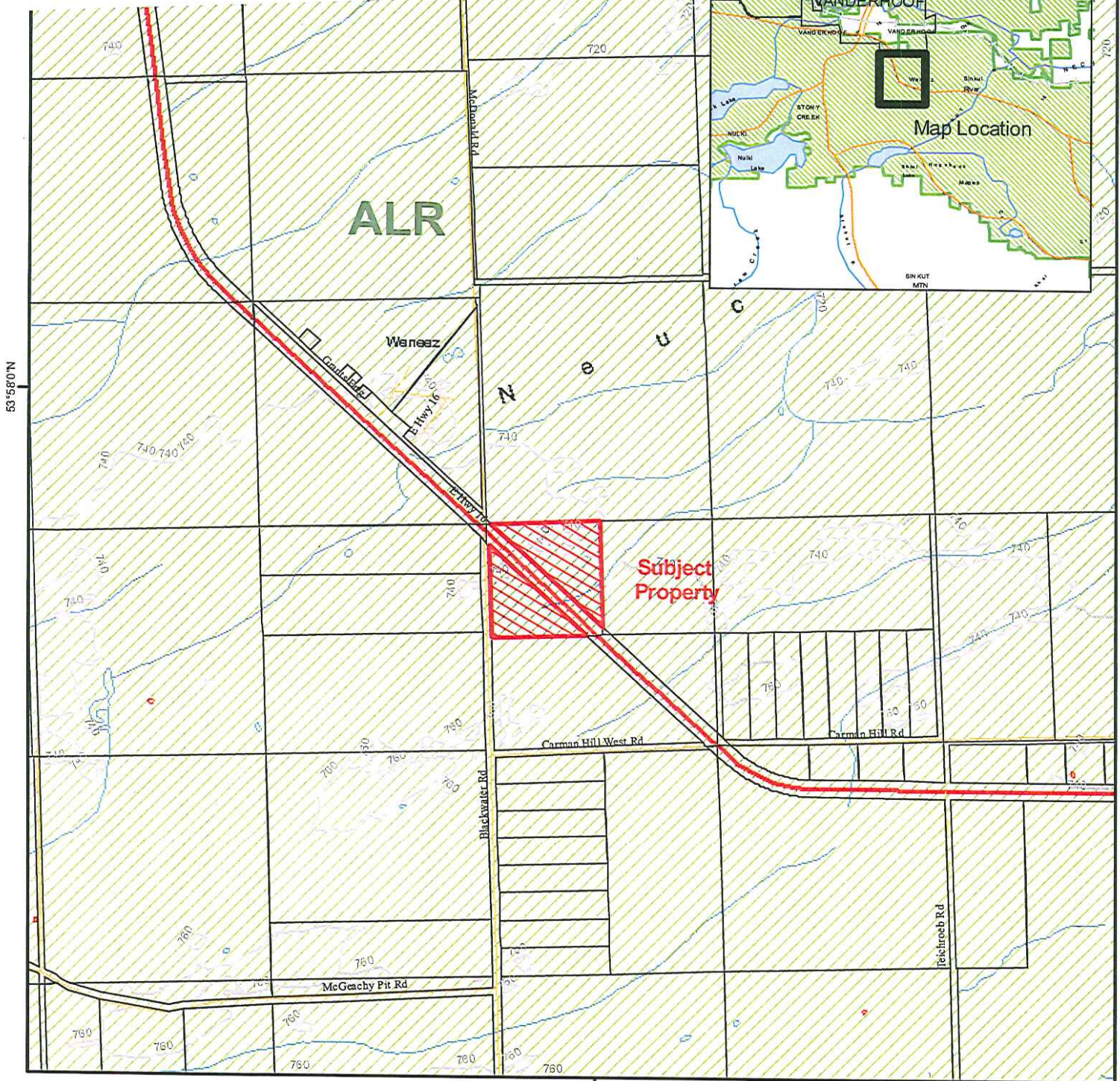
Resolution # 713/2008



Subject Property



Approved subdivision of 7.0 ha and 5.5 ha as divided by Hwy 16E



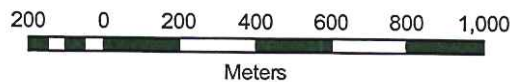
53°58'0"N

123°58'0"W



Context Map

Map Scale: 1:20,000



ALC File #: 21-2008-38511

Mapsheet #: 93G.093

Map Produced: Oct 3, 2008

Regional District: Bulkley-Nechako