

Agricultural Land Commission

133-4940 Canada Way Burnaby, British Columbia V5G 4K6 Tel: 604 660-7000 Fax: 604 660-7033

www.alc.gov.bc.ca

December 15, 2009

Reply to the attention of Simone Rivers ALC File: 50506

Joseph & Mary Bell PO Box 4 Cecile Lake, BC, V0C 1G0

Dear Mr. and Mrs. Bell:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1676/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (112/2009)

SBR/ 50506d1 A meeting was held by the Provincial Agricultural Land Commission on November 18, 2009 at the offices of the Peace River Regional District in Fort St. John, B.C.

PRESENT: Willia

William Norton Denise Dowswell

Denise Dowswel
Erik Karlsen

Simone Rivers

Chair, North Panel

Commissioner Chair, ALC

Staff

For Consideration

Application:

50506

Applicant:

Joseph and Mary Bell

Proposal:

To subdivide the 128 ha property into two approximately 64 ha

parcels.

Legal:

PID: 012-165-794

The North ½ of Section 14, Township 84, Range 17, West of the 6th

Meridian, Peace River District.

Location:

Cecil Lake

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

In reviewing the application the Commission noted that the applicants had owned the property since November 1963. Therefore, they qualify for consideration under the Commission's *Homesite Severance Policy*. Although this application was not to divide the applicant's homesite from the property, the Commission took into account the length of time the applicants had owned the property when it reviewed the file. The Commission also believed that the sizes of the proposed lots are large enough that subdivision will not have a negative impact on their ability to be used for agricultural purposes in the future. The Commission therefore, had no objection to the subdivision as proposed.

IT WAS

MOVED BY: SECONDED BY: Commissioner Karlsen
Commissioner Dowswell

THAT the application be approved.

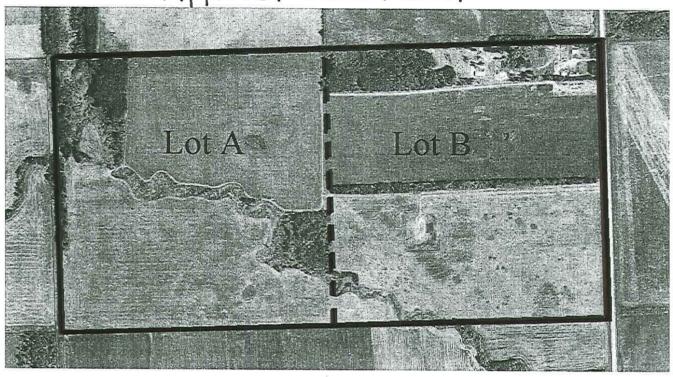
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AND THAT the approval is subject to the following conditions:

- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED Resolution # 1676/2009 Approved Subdivision



Provincial Agricultural Land Commission

Application # 50506 Resolution # 1676/2009

Approved subdivision

The North 1/2 of Section 14, Township 85, Range 17, WBM, Peace River District