



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

October 28, 2010

Reply to the attention of Martin Collins
ALC File: 51830

Diedrich and Grace Loewen
PO Box 7
Altona, B.C.
V0C 2T0

Dear Sir:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2702/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

Prior to approaching the Registrar of Land Titles to register the subdivision, please submit the following to this office:

1. Two (2) paper prints of the final subdivision plans.
2. A recent State of Title Certificate.
3. "Transfer of an Estate in Fee Simple" document indicating the transfer of the remainder of the property from you to the purchaser.
4. Your signed commitment that the homesite lot will not be sold for five (5) years except in the case of estate settlements.

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 the Peace River Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Martin Collins', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan/Homesite Severance Policy

cc: Peace River Regional District File: 69/2010

MC/51830/d1



A meeting was held by the Provincial Agricultural Land Commission on October 18th, 2010 in Fort St John B.C.

PRESENT:	Richard Bullock	Chair,
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Lucille Dempsey	Commissioner
	Lindsay McCoubrey	Staff
	Martin Collins	Staff

For Consideration

Application: 51830
Applicant: Diedrich and Grace Loewen
Proposal: To subdivide a 2 ha lot from the 188 ha parcel as per Homesite Severance Policy. The applicants are proposing to subdivide a vacant lot in the southeast corner and construct a new dwelling.
Legal: PID 012-830-500 Lot 2, DL's 2387 and 2764, PRD, Plan 33494
Location: Altona

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

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is 4W:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The limiting subclass is excessive wetness. Most of the property is cultivated.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the subdivision of a 2 ha lot was in keeping with the spirit of Homesite Severance and other decisions in the Peace River Regional District. A watercourse provides a natural boundary for the Homesite lot.

Assessment of Other Factors

The Commission confirmed that the applicant provided evidence that he qualified for consideration under Homesite Severance having owned the property since before 1972.

Conclusions

1. That the land under application has agricultural capability, is appropriately designated as ALR and is suitable for agricultural use.
2. That the proposed 2 ha homesite lot is consistent with the Commission's Homesite Severance Policy.

IT WAS

MOVED BY: Commissioner D. Dowswell

SECONDED BY: Commissioner L. Dempsey

That the application to subdivide a 2 ha Homesite Severance lot from the 188 ha property be allowed subject to the following conditions;

- Compliance with the *Homesite Severance Policy*.
- Commission approval is obtained for an increase in the size of the homesite lot or a change in its location deemed necessary by other approval agencies.
- the subdivision must be completed within three (3) years from the date of this decision.

Approval for a homesite severance subdivision is granted for the sole benefit of the applicant and is non-transferable.

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 # 2702/2010

ALC APPLICATION # 51830 SKETCH PLAN
 RESOLUTION # 2702/2010

R-8

27-PL

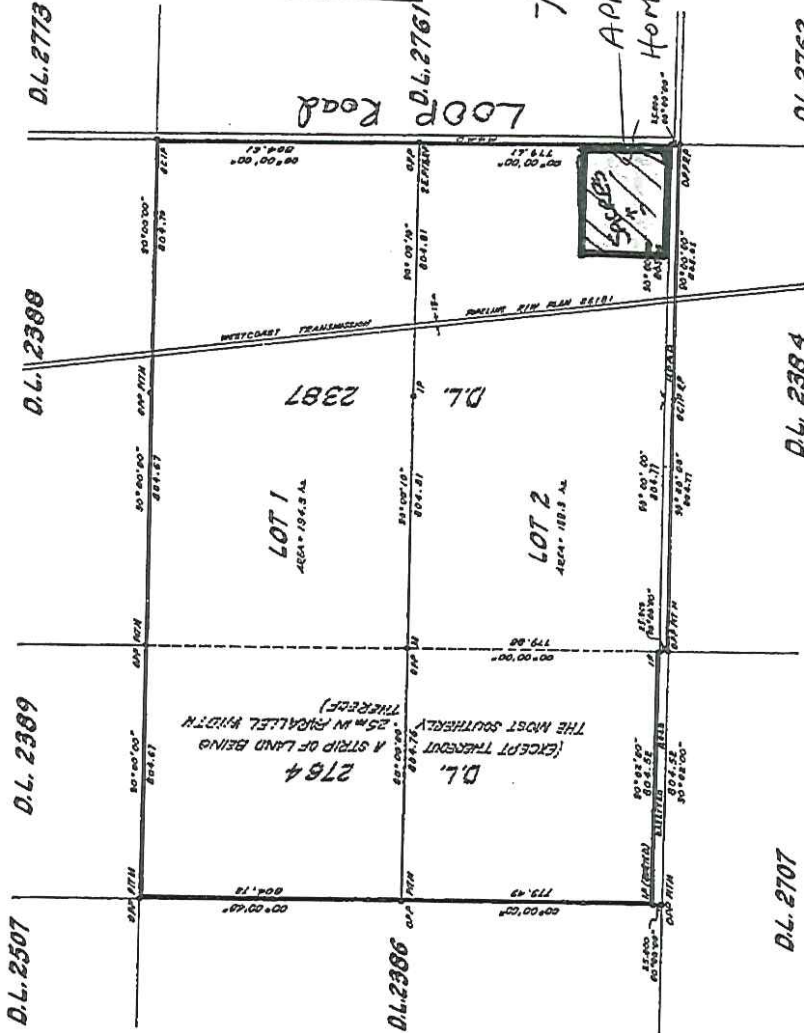
SUBDIVISION PLAN OF
 D.L. 2387 AND D.L. 2764 (EXCEPT THROUGHOUT A STRIP OF LAND BEING THE MOST SOUTHERLY 25m IN PARALLEL WIDTH THEREOF)
 PEACE RIVER DISTRICT
 Scale = 1" = 10000

PLAN 33494

DEPOSITED IN THE LAND TITLE OFFICE AT PEACE RIVER, B.C., THIS 11th day of Jan, 1989

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED. REVISIONS ARE AFTERWARDS. RECORDS FROM A.S.P. D.L. 2387 AND A.S.P. REFERRED TO IN THE MESSIAN THROUGH N. 501. A.L. 828.

W.C. Shepherd
 REGISTERED P.L.R.
 Re: clearance ALCA set PC 2705



LEGEND
 *** BPP BOUNDARY STRIPED FOR ALCY FOUND
 *** BPP ADJACENT CAPPING ROWS ARE NOT FOUND
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I, E.S. SHEPARD, A REGISTERED SURVEYOR IN THE CITY OF PEACE RIVER, PEACE RIVER DISTRICT, B.C., CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED PARCELS AND THAT THE SURVEY AND CALCULATIONS WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY AND CALCULATIONS WERE MADE ON THE 10th DAY OF NOVEMBER 1987.

F.S.L. Shepherd
 P.E.L. SHEPARD B.C.L.S.

APPROVED UNDER THE LAND TITLE ACT
 APPROVING OFFICE FOR THE MINISTRY OF TRANSPORTATION & HIGHWAYS
 THIS 11th day of January 1989.

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT.

APPROVED UNDER THE LAND TITLE ACT
 APPROVING OFFICE FOR THE MINISTRY OF TRANSPORTATION & HIGHWAYS
 THIS 11th day of January 1989.

WESTCOAST TRANSPORTATION COMPANY LIMITED
 AS TO ROAD DEDICATION ONLY
 MONTREAL TRUST COMPANY

AMANDA SHARIT
 AUTHORIZED SIGNATORY

MONTREAL TRUST COMPANY
 AUTHORIZED SIGNATORY

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