



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

September 26, 2012

Reply to the attention of Gordon Bednard
ALC File: 52790

Harald & Janice Hansen
PO Box 2010
Dawson Creek, BC
V1G 4K8

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **54/2012** 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

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District Attention: Jodi Mclean file # 79/2012

GB/
52790d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Gordon Gillette	Vice-Chair
Jim Johnson	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Colin Fry	Executive Director

APPLICATION: # 52790

PROPOSAL:

The applicants would like to subdivide a 5 ha lot from the southwest corner of the property for their daughter and grand-daughter. The area is mostly peat bog except for a "finger" of dry land which would be the building site. Access would be from Road 206 which runs along the southern boundary of the subject (and the proposed) lot.

SITE INSPECTION MEETING:

A site inspection meeting was conducted on Wednesday August 8, 2012. The meeting was attended by the applicants, Commissioner Jim Collins and staff Gordon Bednard. The applicants showed the site of the proposed subdivision and discussed the difficulty in farming this thin, hummocky piece of land between the areas of swamp.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before the vote. Commissioner Collins provided a report on the site inspection at the Commission meeting and provided ground-based photos of the site for the information of the Commissioners.

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

After review of all file information presented, and discussion of the onsite information provided by Commissioner Collins, the Commission has concluded as follows:

1. The proposal will not adversely impact existing or potential agricultural use of surrounding lands because the proposed lot consists mainly of swampy area unsuitable for farming as well as a small area which would be difficult to farm due to its size, shape and undulating terrain.
2. The proposed subdivided parcel does not have good agricultural capability as observed during the onsite inspection.
3. The proposal will not remove land currently utilized for agricultural production.

IT WAS

MOVED BY: Commissioner Jerry Thibeault

SECONDED BY: Commissioner Jim Collins

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
- the subdivision must be completed within three (3) years from the date of this decision.
- Approval for 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 54/2012

SUBJECT PROPERTY

5 Ha SUBDIVISION

