



**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 4, 2013

ALC File: #53084

Flora J. Kerr  
2245 - 1<sup>st</sup> Avenue  
Terrace, BC  
V8G 0G2

Asbjorn Sletten  
PO Box 233  
Terrace, BC  
V8G 4A6

Dear Sir/Madam:

**Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #218/2013 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) paper prints of the final survey plan for the subdivision/consolidation to this office prior to filing the land registry documents for registration. Once the Commission determines the plan is in substantial compliance with its approval, it will authorize the Registrar of Land Titles to accept registration of the plan.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #218/2013  
Sketch Plan

cc: Regional District of Kitimat-Stikine (File: 3370 20 #298)  
300 - 4545 Lazelle Avenue, Terrace, BC V8G 4E1  
Attention: Mr. Ted Pellegrino, Planner

Gary L.W. and Christine B. Swanson  
1713 Laurel Street, Terrace, BC V8G 4Y3

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 16, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53084.

### COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair (Meeting Chair)
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner
Lindsay McCoubrey	Land Use Planner

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**PROPOSAL** (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To subdivide the 64.0 ha property into two (2) approximately equal-sized lots and to then consolidate the proposed western lot with the adjacent property to the north-east.

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### PROPERTY INFORMATION (Subject Property):

**Owners:** Flora J. Kerr and Asbjorn Sletten (As Joint Tenants)

**Legal:** PID: 015-109-984  
District Lot 1910, Range 5, Coast District

**Location:** Terrace

**Size:** 64 ha

### PROPERTY INFORMATION (Adjacent Property Involved in Proposed Consolidation):

**Owners:** Gary L.W. and Christine B. Swanson (As Joint Tenants)

**Legal:** PID: 011-648-791  
Lot 5, District Lot 1909, Range 5, Coast District, Plan 4164

**Location:** Terrace

**Size:** 15.6 ha

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## LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
  - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) 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.
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## COMMISSION CONSIDERATION

After considering the application information the Commission concluded that the proposal will allow the Swanson's to expand their farm activity.

### IT WAS

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Dowswell

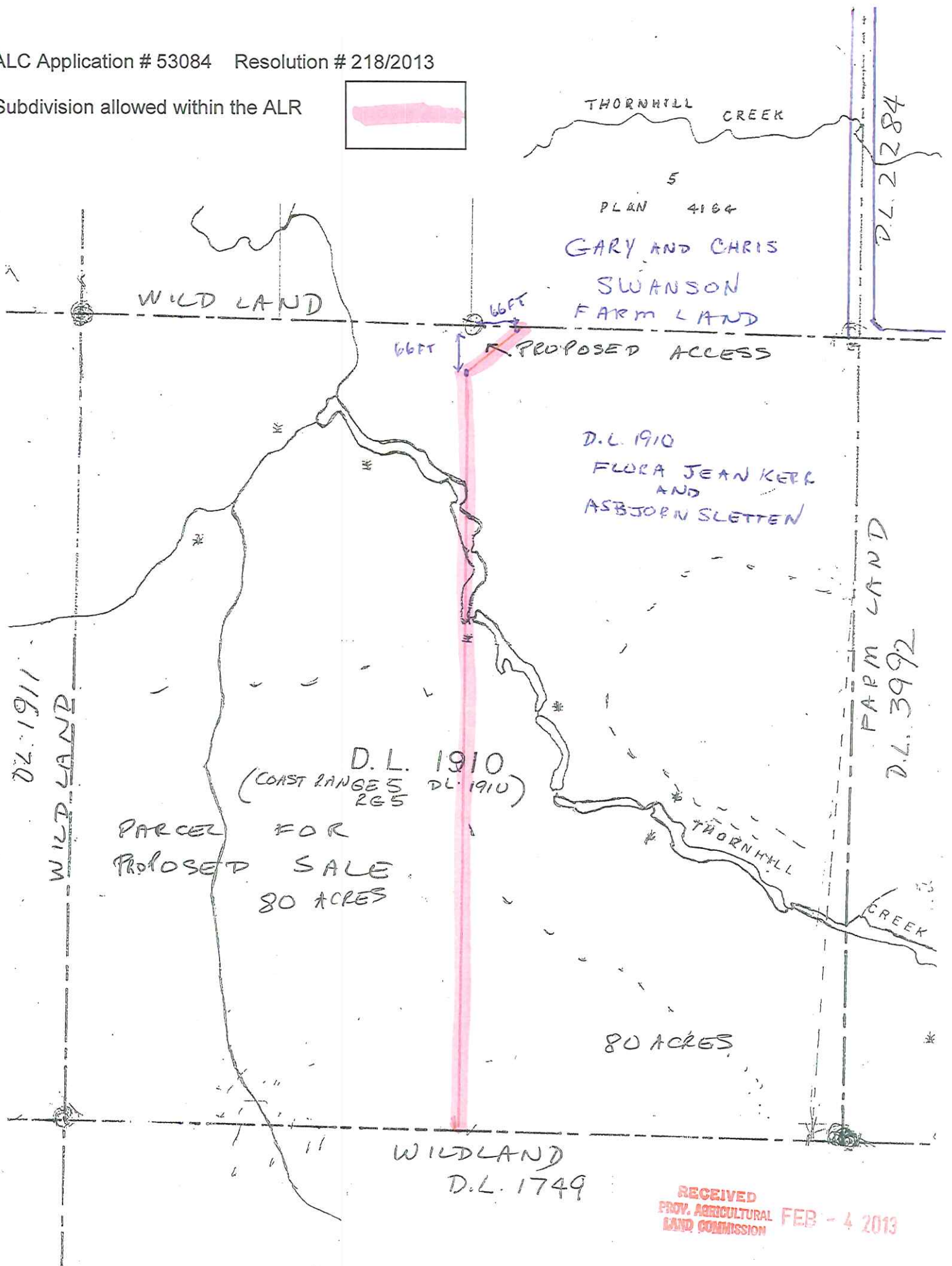
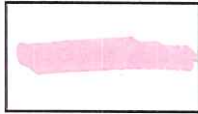
THAT the proposal to subdivide the 64.0 ha property into two (2) approximately equal-sized lots and to then consolidate the proposed western lot with the adjacent property to the north east be approved subject to:

1. The subdivision/consolidation plan being completed within three (3) years from the date of the Commission's letter communicating this decision.

AND FINALLY THAT 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 #218/2013**

Subdivision allowed within the ALR



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LAND COMMISSION  
FEB - 4 2013