



**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 2, 2013

ALC File: #53189

Thomas Brand  
5268 Old Remo Road  
Terrace, BC  
V8G 0E3

Dear Sir:

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

Please find attached the Minutes of Resolution #233/2013 and a sketch plan 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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #233/2013

cc: Regional District of Kitimat Stikine file: 3370 20 #300

53189 d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53189.

### COMMISSION MEMBERS PRESENT:

Gordon Gillette	Acting Chair
Jerry Thibeault	Commissioner
Denise Dowswell	Commissioner
Lucille Dempsey	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Lindsay McCoubrey	Land Use Planner

---

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

To subdivide a 16 ha lot from the 50 ha property as divided by a deep ravine.

---

### PROPERTY INFORMATION:

**Owner:** Thomas Brand

**Legal:** PID: 015-110-354 DL 1917, Range 5, Coast District, Except Plans 6223 and 6465

**Location:** Terrace

**Size:** 50 ha

---

### 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.
-

## COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The Commission considered the agricultural capability of the 50 ha property.

**Conclusion:**

The Canada Land Inventory Rating for the 50 ha property is 5DM (4MD), indicating that the land has capability for soil based agriculture, but with challenges of unfavourable soil structure and seasonal moisture deficits. Airphotos indicate that the property is forested, but is bisected by a deep ravine. In addition the application states that Birch Syrup harvesting occurs on the property.

2. The Commission considered the agricultural impacts of subdividing a 16 ha lot from the 50 ha property as divided by a deep ravine.

**Conclusion:**

Generally the Commission takes the view that smaller agricultural parcels are less likely to be used for agriculture. However, this area (south of Terrace) shows very little agricultural development on either small or large parcels. The Commission believed that there would be no significant loss of agricultural potential if the property were subdivided as requested.

The Commission also believed that the ravine constituted a significant impediment to operating the property as a single farm unit.

## IT WAS

**MOVED BY:** Commissioner Collins  
**SECONDED BY:** Commissioner Dowswell

THAT the proposal to subdivide a 16 ha lot from the 50 ha property be allowed;

AND THAT the final approval is subject to:

1. The applicant submitting the following documentation for Commission review and approval prior to final approval:
  - a. The Preliminary Layout Approval (PLA) specifying the requirements for subdivision identified by the Approving Officer from the Ministry of Transportation and Infrastructure
  - b. The requirements for subdivision specified by the local government that are not identified in the PLA; and
  - c. The requirements for subdivision specified by any other person or body having jurisdiction over the land under an enactment.

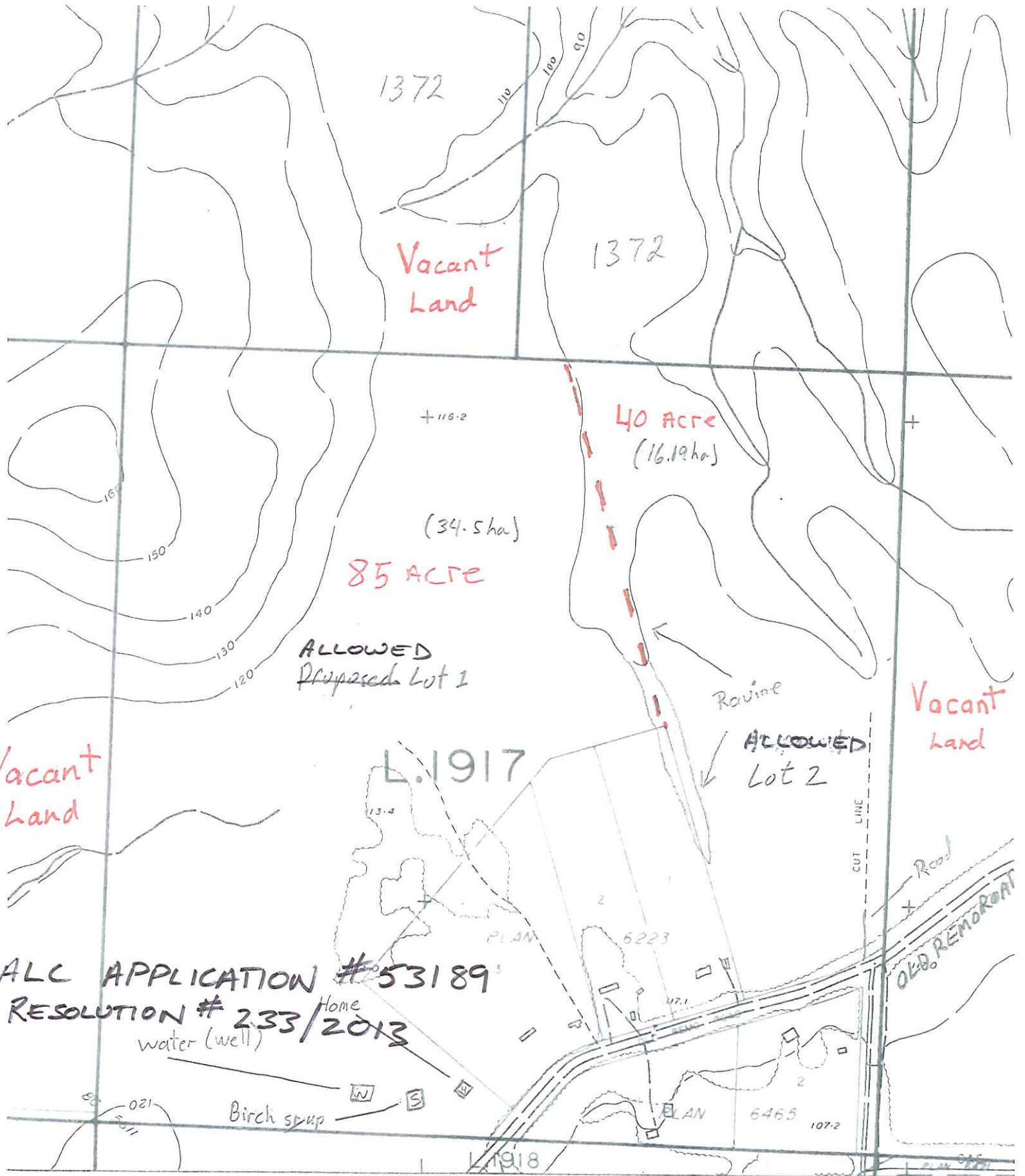
The Commission will be primarily concerned with any conditions of approval it believes will result in either a substantial deviation from the plan submitted with the application and to which

this preliminary approval is granted or conditions it believes are inconsistent with the purposes of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

Final approval is contingent on the Commission's acceptance of the conditions of approval. The final survey plan should not be prepared in advance of receiving the Commission's written acceptance of the conditions of approval.

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 #233/2013**



ALL APPLICATION # 53189  
 RESOLUTION # 233/2013

<ul style="list-style-type: none"> <li>— HORIZONTAL CONTROL POINT - MARKED</li> <li>— HORIZONTAL CONTROL POINT - UNMARKED</li> <li>○ VERTICAL CONTROL POINT</li> <li>○ AIR PHOTO CENTRE</li> <li>○ SURVEYED CADASTRAL TIE</li> </ul>	<ul style="list-style-type: none"> <li>△</li> <li>□</li> <li>○</li> <li>○</li> <li>◇</li> </ul>	<ul style="list-style-type: none"> <li>BUILDING</li> <li>CONTOURS AND ELEVATION = 500 =</li> <li>APPROX. CONTOUR</li> <li>WOODED AREA</li> <li>SWAMP</li> </ul>	<ul style="list-style-type: none"> <li>DEPRESSION</li> <li>SCRUB</li> <li>ORCHARD</li> </ul>	<ul style="list-style-type: none"> <li>ROAD:</li> <li>RAIL</li> <li>POWER</li> <li>FENCE</li> </ul>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------