



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

February 21, 2014

ALC File: #53383

Dieter Oswald
PO Box 321, 13655 Hwy 2
Pouce Coupe, B.C. V0C 2C0

Dear Mr. Oswald:

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

Please find attached the Minutes of Resolution #35/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

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 purple ink, appearing to read 'Brian Underhill', is written over the 'Per:' label.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #35/2014
Sketch plan

cc: Peace River Regional District (File #44/2013)

53383d1

- (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 information supplied by the owner and the Regional District contained in the application, as well as information provided by Commission staff and Commissioners familiar with the area, the Commission concluded as follows:

The Commission did not consider that the proposed creation of a small (2.4 ha) lot on the southern boundary of the property for the applicant's son would have any significant negative effect on the use of the remainder of the property or surrounding lands for agriculture.

IT WAS

MOVED BY: Commissioner Bullock
SECONDED BY: Commissioner Thibeault

THAT the proposal to subdivide a 2.4 ha parcel from the 24.8 ha subject property be conditionally approved.

AND THAT the final approval is subject to:

1. The subdivision be contained within the treed area along the southern boundary of the subject lot;
2. A sketch of the proposed subdivision area be referred to the Commission for confirmation prior to final survey of the lot;
3. The subdivision plan must be registered within three (3) years from the date of 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 #35/2014



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53383.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Jennifer Carson	Land Use Planner
Eamonn Watson	Land Use Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
To subdivide a 2.4 ha parcel for the applicant's son from the 24.8 ha parcel. There are two residences on the property - occupied by the property owner and his son.

PROPERTY INFORMATION:

Owners: Deiter Oswald

Legal: PID:014-435-055
The Southwest $\frac{1}{4}$ of Section 21, Township 77, Range 14, West of the 6th Meridian, Peace River District, Except Plans H662, A754, B7670 and that Part Lying East of Plan H662

Location: 13655 Hwy 2, Pouce Coupe

Size: 24.8 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;