



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

April 7, 2014

ALC File: #53407

Miranda Gibb
Site 29, Comp. 9, S. 22
Fort St. John, B.C. V1J 4M7

Dear Ms. Gibb:

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

Please find attached the Minutes of Resolution #110/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) copies of the final survey plan 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 black ink, appearing to read 'Colin Fry', written over a white background.

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #110/2014
Sketch plan

cc: Peace River Regional District (File #105/2013)

53407d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 26, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53407.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

Gordon Bednard	Planner
Lindsay McCoubrey	Planner
Colin Fry	Chief Tribunal Officer

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

To subdivide the ~120 ha subject property into two (2) parcels of approximately 20 ha and 100 ha as divided by the Alaska Highway.

PROPERTY INFORMATION:

Owner: Miranda Gibb

Legal: PID: 014-647-893
The West ½ of Section 9, Township 85, Range 20, West of the 6th Meridian, Peace River District, Except Plans A1027 and 18934

Location: North of Charlie Lake

Size: 119.5 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.
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COMMISSION CONSIDERATION

The Commission reviewed two previous applications involving the subject property:

Application # 15645 (Louis, 1980) Proposal: to subdivide the 119 hectare parcel into two lots as divided by the Alaska Highway.

Decision: Refused as proposed. Resolution #1447/80.

Application # 15506 (Mackenzie, 2000) Proposal: To subdivide the approximately 119 hectare property into one lot of 19 hectares as severed by the Alaska Highway leaving a remnant of approximately 100 hectares. The applicant proposed additional options involving the further subdivision of the 19 ha.

Decision: Refused on the grounds that the proposal would facilitate an intrusion into this area of larger holdings. Resolution #218/2000.

After considering the information the Commission concluded as follows:

1. The Commission considered the agricultural capability and suitability of the subject property

Conclusion: The Commission noted that the Canada Land Inventory (CLI) soil capability ratings for the subject property are 5C. The limiting subclass is severe climate. The CLI ratings indicate that the land has potential for agricultural development.

However, the Commission also noted that the severance of the property by the Alaska Highway represented a significant impediment to using the property as a single farm unit. The Alaska Highway is very busy and difficult to cross.

2. The Commission considered the agricultural impacts of the proposed subdivision.

Conclusion: The Commission recalled that it had refused two previous applications for subdivision of this property on the grounds that the subdivision of smaller lots represented a non-agricultural intrusion into this large lot agricultural area. However, in the current review it was also noted that adjoining lots to the east and south of the proposed 20 ha lot were similar sized or smaller, indicating that another 20 ha lot would not be a significant intrusion.

IT WAS

MOVED BY: Commissioner Johnson
SECONDED BY: Commissioner Thibeault

THAT the proposal to subdivide the subject property into two lots (20 ha and 100 ha) as divided by the Alaska Highway be allowed.

AND THAT the final approval is subject to:

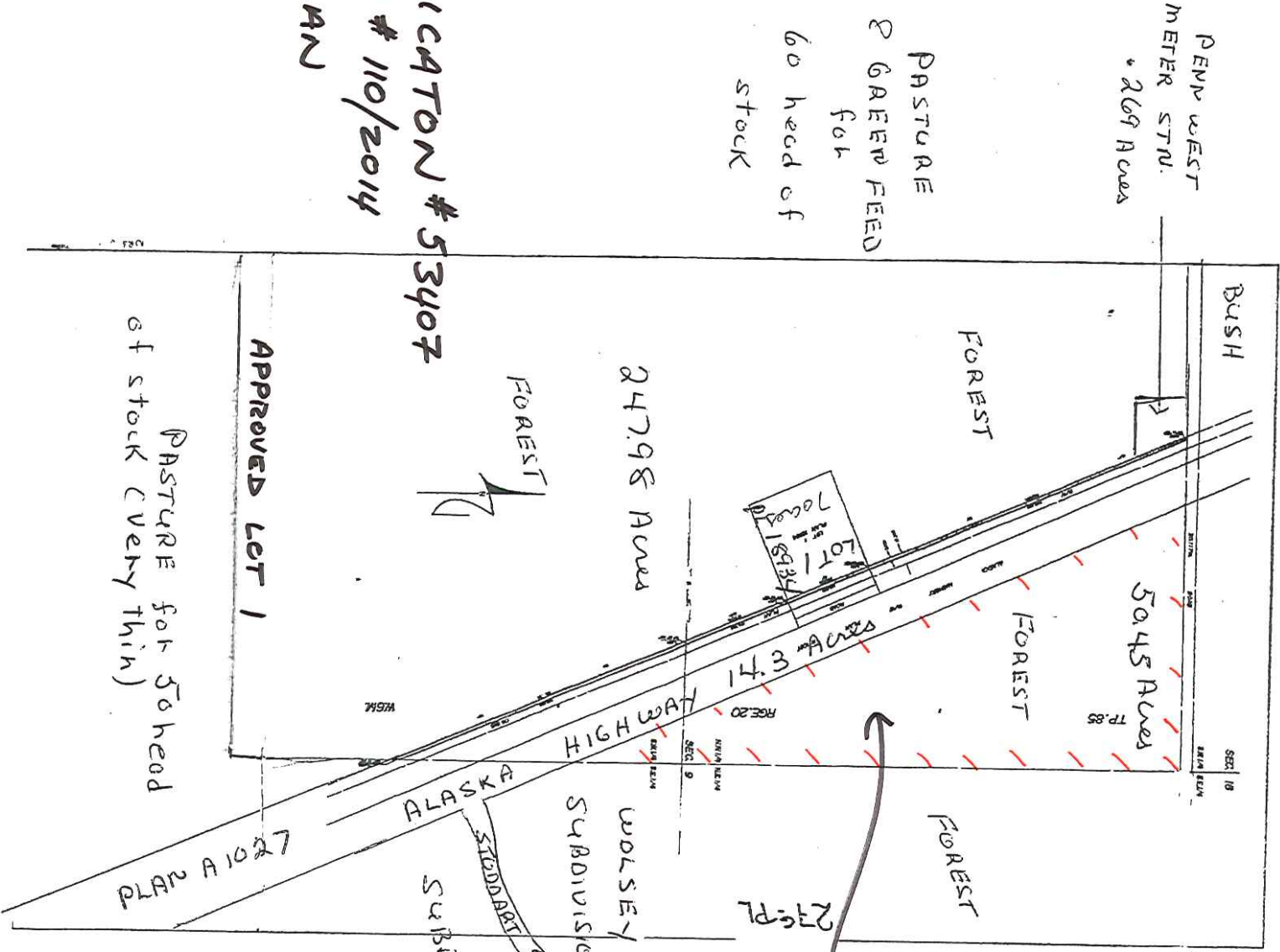
1. The subdivision plan must be completed within three (3) years from the date of this decision;

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 #110/2014

ALC APPLICATION # 53407
 RESOLUTION # 110/2014
 SKETCH PLAN



PASTURE for 50 head
 of stock (very thin)

FILED FOR 23558 CORREL 1999-12-02-04-20-59-23558
 APPROVED LOT 2
 W 1/2 SEC 9 TP 88 R 2C
 W 6th PEARCE RIVER
 EXCPLS A1027 & 18934