



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

April 10, 2014

ALC File: #53507

Brian and Karen Davy
PO Box 552
Taylor, B.C.
V0C 2K0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution #127/2014 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: 

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #127/2014
Sketch plan

cc: Peace River Regional District (File #173/2013)

53507d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53507.

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
Jennifer Carson	Planner
Colin Fry	Chief Tribunal Officer

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

To subdivide two adjoining properties (0.3 ha and 5.5 ha) totalling 5.8 ha into three lots (2 ha, 2 ha and 1.8 ha).

PROPERTY INFORMATION:

Owner: Brian and Karen Davy

Legal: PID: 014-436-191
Parcel A, (G9902) Part SE ¼ Section 7, Twp 82, R.17, W6M, Peace River District
PID: 013-023-888
Lot A, Plan PPG16190, Section 7, Twp 82, R.17, W6M, Peace River District

Location: South of Taylor

Size: 5.8 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;

- (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 the Commission concluded as follows:

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

Conclusion: The Commission noted that the land has an Canada Land Inventory (CLI) soil capability rating of 4X, indicating that it has capability for agricultural development. Though the subject properties are not cultivated, nearby lands of similar capability are improved for agriculture.

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

Conclusion: The Commission did not believe that the subdivision of three rural residential lots would have any negative impacts on the subject properties or surrounding or nearby parcels. The subject parcels are relatively small to be used for agriculture, and they lie in a rural residential area.

3. The Commission considered the Bylaw designation of the subject properties.

Conclusion: The Commission confirmed that the subject property was designated for *Medium Density Residential* in the North Peace Fringe Area OCP – Bylaw 1870. The Commission recalled that it endorsed the Bylaw in 2009, and that it has generally been making land use and subdivision decisions that are consistent with the direction provided in the Bylaw.

IT WAS

MOVED BY: Commissioner Thibeault
SECONDED BY: Commissioner Dyson

THAT the proposal to subdivide the subject properties into three lots be allowed.

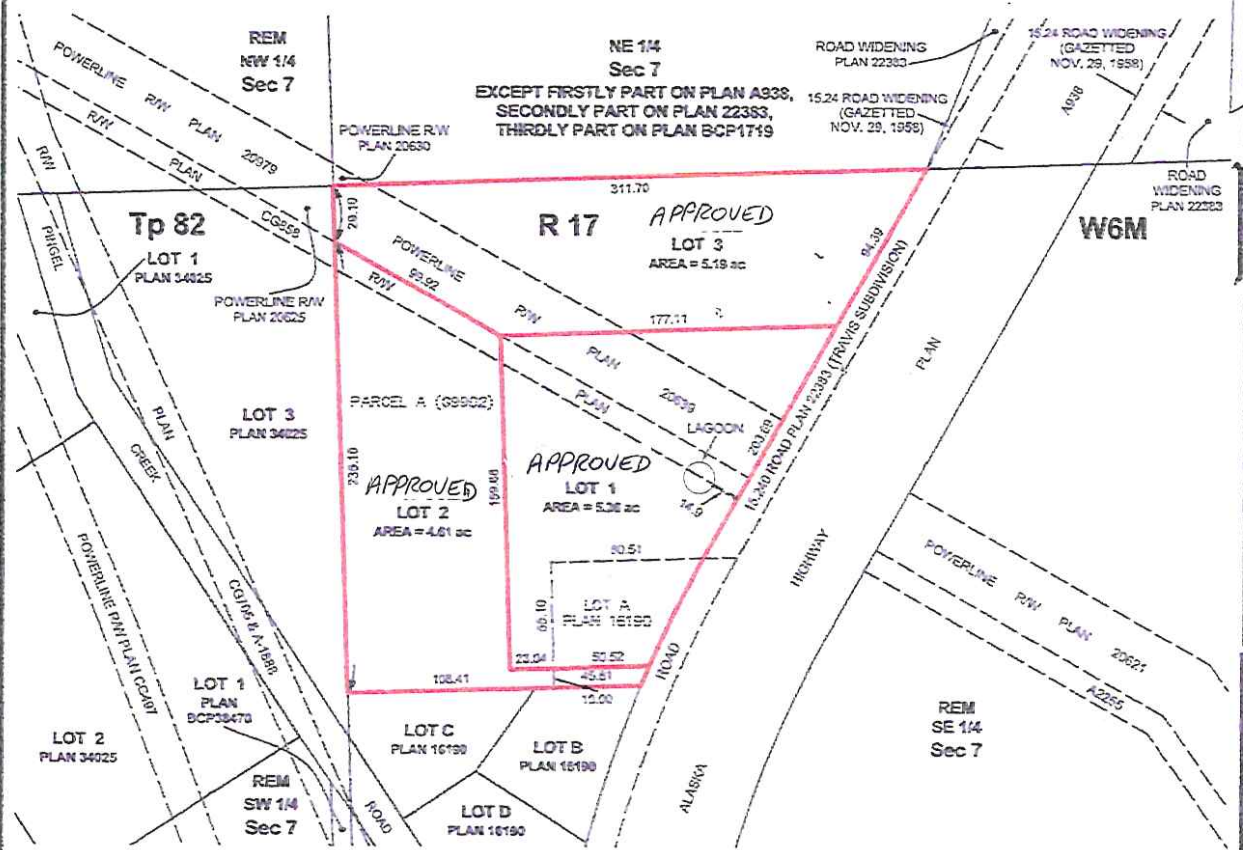
AND THAT the approval is subject to:

1. The subdivision be in substantial compliance with the plan submitted with the application;
2. 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 #127/2014



ALC APPLICATION 53507
RESOLUTION # 127/2014

SKETCH PLAN SHOWING PROPOSED
 CONSOLIDATION & SUBDIVISION OF
 PARCEL A(G9902) OF SW 1/4 SEC 7 W6M EXCEPT PLAN 22383
 & LOT A, PLAN 16190
 (WITHIN TP 82 R 17 W6M)
 PEACE RIVER DISTRICT

No.	DATE	REVISION / ISSUED	JOB No.	Dwg No.: F-0032-13-J1-SKE
0	Sept. 5, 2013	PLAN ISSUED	F-0032-13	Field: BCGS: 944.007 Client File: Client APE: EPASS:
SURVEYED BY: ..		CALCD BY: BAT	DRAWN BY: JS	EPASS:

SCALE 1:2500 METRES

MIDWEST SURVEYS
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F-0032-13-J1