



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

June 4, 2014

ALC File: #53618

Thomas and Marilyn Steward
PO Box 669
Pouce Coupe,
BC, V0C 2C0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution #174/2014 as it relates to the above noted application. A sketch plan is also attached.

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', is written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #174/2014
Sketch plan

cc: Peace River Regional District File: #220/2013

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53618.

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:

Jennifer Carson	Planner
Gordon Bednard	Regional Planner
Colin Fry	Chief Tribunal Officer

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

SUBDIVISION: To subdivide a 4 ha lot containing the existing homesite from the 34.5 ha property.

PROPERTY INFORMATION:

Owners: Thomas and Marilyn Steward

Legal: PID: 014-460-297
Parcel C (P25360) of the Fractional NW ¼ of Section 33, Twp. 77, R14, W6M,
Peace River District

Location: East of Pouce Coupe

Size: 34.5 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:
- to preserve agricultural land;
 - 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 as follows:

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

Conclusion:

The Canada Land Inventory (CLI) soil capability rating for the subject property is 6:7TR 4:6T with the primary limitation to soil bound agriculture being severe topography (T). These soil capability ratings indicate that the property has little to no agricultural potential.

2. The Commission considered the impacts of subdivision.

Conclusion:

The Commission did not believe the subdivision of a 4 ha lot containing the existing homesite would have a negative effect on existing or proposed agricultural use of the subject property or surrounding parcels. A forested area of similar low capability land lying to the east of the subdivision buffers the impacts of a residential parcel on nearby cultivated farmland.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Thibeault

THAT the proposal to subdivide a 4 ha lot from the 34.6 ha property be approved;

AND THAT the approval is subject to:

- 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.

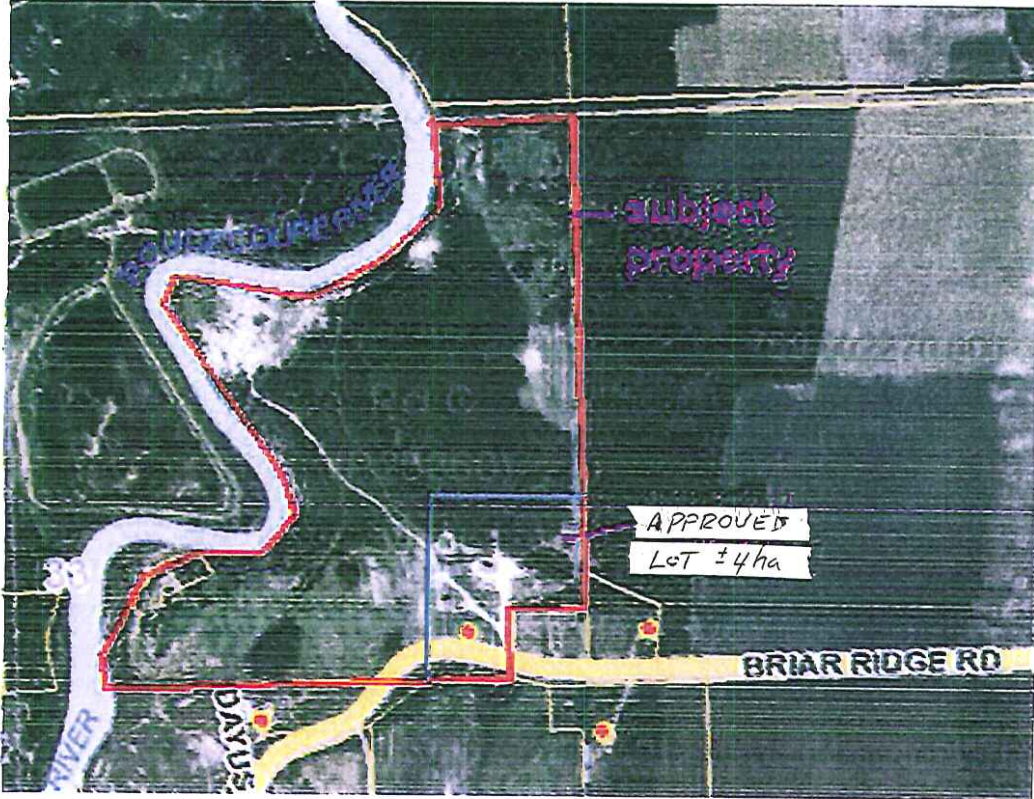
CARRIED

Resolution #174/2014



ALR SUBDIVISION REPORT
MAPS
FILE NO. 220/2013

Air Photo



ALC APPLICATION # 53618
RESOLUTION # 174 / 2014
SKETCH PLAN - APPROVED 4ha LOT

February 13, 2014