



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: #53619

Pocock Transportation
PO Box 2456
Dawson Creek,
BC, V1G 4T9

Dear Sirs:

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

Please find attached the Minutes of Resolution #198/2014 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 'Martin Allen', is written over a white background.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #198/2014
Sketch plan

cc: Peace River Regional District File: #2/2014

53619d1



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 #53619.

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 an 18 ha lot from the 47.7 ha subject property for a residential lot for one of the co-owners. A shale pit occupies the easterly portion of the property and would be located on the northerly remainder if the subdivision is permitted.

PROPERTY INFORMATION:

Owner: Pocock Transport Ltd.

Legal: PID: 014-260-026
SW ¼ of Section 16, Twp. 77, R14, W6M, Peace River District, Except Parcel A (052248) Plan H662 and Plan PGP48152

Location: South of Pouce Coupe on Highway #2

Size: 47.7 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 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 3X and 8:6T 2:7TP. The latter rating reflects the existence of a non-arable ravine running diagonally through the property from southeast to northwest. The limitation to soil bound agriculture are various, unspecified, minor limitations (X). These soil capability ratings indicate that the property has agricultural potential. However, the existence of a shale pit on the westerly portion of the property suggests that the CLI ratings may be inaccurate. There is no clearing or other agricultural development of the property. On balance, given the presence of the shale pit, and the location of the ravine, the property appears to have limited agricultural potential.

2. The Commission considered the impacts of subdivision.

Conclusion:

The ALC noted that the subject property is only used for shale extraction, and surrounding lands are not developed for agriculture. Given the relatively large size of each resulting parcel, the Commission did not believe there would be any substantive agricultural impacts from subdivision. Also many nearby parcels are a similar size to those being proposed.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Johnson

THAT the proposal to subdivide an 18 ha lot from the 45.7 ha parcel be allowed;

AND THAT the final approval is subject to:

- The subdivision 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 #198/2014

GRASSLAND
TREED AREA

209 Rd

RESIDENTIAL / TREED AREA

Subject Property
P.I.D. 014-260-026
the southwest 1/4 of Section
16 township 77 Range 14 West
of the 6th meridian Peace River
District (except Parcel A (052248)
plan H662 & plan PG48152

STORAGE BUILDING

STORAGE PAD &
STORAGE BUILDING

STORAGE SHED

SHALE PIT

HIGHWAY 2

571.30m

APPROVED
Subdivision
± 18 ha

POWER SHED

STORAGE PAD

RESIDENTIAL DWELLING

209 Rd Allowance

TREED AREA
334.90m

352.48m

488.35m

202 Rd Allowance

RESIDENTIAL DWELLING

ALC APPLICATION
53619
RESOLUTION #
SKETCH PLAN

TREED AREA

GRASS/HAY