



Agricultural Land Commission
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August 30, 2006

Reply to the attention of Simone Rivers
ALC File #W-36867

T.J. Tyron
Land Surveying Ltd.
10201 - 17th St.
Dawson Creek, B.C. V1G 4C3

Dear Sir:

Re: Application to Exclude land from the Agriculture Land Reserve

Please find attached the Minutes of Resolution #427/2006 outlining the Commission's decision as it relates to the above noted application. It is your responsibility, as the applicant's agent, to communicate the attached decision to your client.

Please send two (2) paper prints of the final survey plans to this office. The Commission will then authorize the Registrar of Land Titles to accept registration of the plan and exclude the property from the Agricultural Land Reserve.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District

MC/lv/Encl.: Minutes
Sketch Plan

36867d1

8002486

TP 26

14

13

Swan Lake

8012969

L 248

MP 75-2

Subject Property

11

13TU1112

0360203

249

69 Y20

APPROVED
2.5 ha LOT

HWY #2

ALBERTA 588

MP 75-1

8012968

2

L 250

Application #W-36867
Resolution #427/2006

Map Type BCGS

Map # 93P.050

Scale: 1:20,000



35

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on August 24th, 2006 in Pouce Coupe, B.C.

PRESENT: Frank Read Vice Chair
Grant Huffman Commissioner
John Kendrew Commissioner
Erik Karlsen Chair

STAFF: Martin Collins, Planner

For Consideration

Martin Collins presented the staff report dated August 21, 2006 regarding application #W-36867.

Site Inspection

No site inspection was undertaken. However, Commissioner Kendrew was familiar with the property.

Commission Discussion

The Commission had no objection to the proposed exclusion on the grounds the small size, awkward configuration and existing (and historic) non farm uses of the 2.5 ha area preclude agricultural development. Also, no rural residential conflicts are anticipated because no residence is proposed for the property.

Based on the above assessment of the agricultural capability of the 2.5 ha area, and understanding that the 2.5 ha area was necessary for local highway maintenance and safety needs;

IT WAS

MOVED BY: Commissioner Erik Karlsen

SECONDED BY: Commissioner Frank Reid

THAT the staff report be received and the application to exclude 2.5 ha from the ALR be approved.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED

RESOLUTION: #427/2006



Staff Report
Application # W – 36867
Applicant: Darryle King
Agent: T. J. Tryon Land Surveying Ltd

Location: South of Swan Lake, on Hwy #2

DATE PREPARED: August 21, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To exclude and subdivide a 2.5 ha triangular parcel from the 1/4 section (60 ha) so that a road maintenance contractor can use it as a stock pile site, and construct a salt shed on the property. The Ministry of Transportation has been trespassing on this property for years and exclusion would recognize the existing non farm use of the site and contribute to the efficient and safe operation of this strategic intersection.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The 2.5 ha area proposed for exclusion has been used for gravel storage for 40 years. The remainder of the property is forested. The 2.5 ha area is cut off from the remainder of the 1/4 section by Highway #2. The 1/4 section is also bisected from southeast to northwest by Sudeten Park Rd.

Local Government:

Peace River Regional District

Legal Description of Property:

Remainder North West 1/4, Section 12, Township 26;

Purchase Date (m/d/y):

August 2005

Location of Property:

Intersection of Highway #2 and Highway 52E, south of Swan Lake.

Size of Property:

60 ha (The entire property is in the ALR).

Present use of the Property:

Gravel stock pile site (40 years)

Surrounding Land Uses:

WEST: Agriculture in the ALR (64 ha)

SOUTH: Agriculture in the ALR (64 ha)

EAST: Agriculture in the ALR (64 ha)

NORTH: Agriculture in the ALR (64 ha)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/8

The majority of the property is identified as having secondary ratings (6:4X 4:4W).

Official Community Plan and Zoning Designation:

Not provided

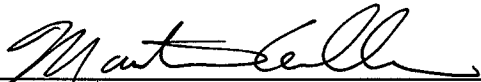
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No local government recommendation has been provided.

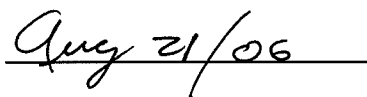
STAFF COMMENTS:

Staff recommends that the exclusion application be allowed as proposed, on the grounds the size and shape of the parcel is not conducive to agricultural development.

END OF REPORT


Signature

Date


Date