



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

October 8, 2008

Reply to the attention of Simone Rivers  
ALC File: W-38209

Holly Pommier  
Borden, Ladner, Gervais LLP  
1200-200 Burrard Street  
Vancouver, BC V7X1T2

Dear Ms. Pommier:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 614/2008 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

cc: Peace River Regional District (052/2008)

Enclosure: Minutes/Sketch Plan

SBR/  
38209d1



A meeting was held by the Provincial Agricultural Land Commission on September 24, 2008 at Chetwynd, B.C.

<b>PRESENT:</b>	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Martin Collins	Staff

**For Consideration**

Application: # W- 38209  
 Applicant: British Columbia Railway Company  
 Agent: Holly Pommier: Borden, Ladner, Gervais LLP  
 Proposal: To subdivide the 6 ha subject property to create a 0.266 ha lot to be retained for rail operations. The 5.7 ha remainder is not required for rail operations and will be sold.  
 Legal: PID: 014-928-060  
 That part of District Lot 1916, Peace River District, as shown on Plan 22089  
 Location: Rail junction NE of Chetwynd, Site between Centurion Creek to the south and Highway 29 to the north

**Site Inspection**

A site inspection was not conducted.

**Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. 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.

**Discussion**

The Commission had no objection to the proposed subdivision as the subdivision of 0.2 ha from the existing right-of-way plan will not substantially change the configuration of the existing lot within the ALR. Therefore, the Commission did not believe that the subdivision would have a negative impact on surrounding agricultural properties. The Commission would encourage BCR properties to consolidate both the 0.2 ha of remaining railway as well as the newly created 5.7 ha surplus lot with adjacent properties.

**IT WAS**

**MOVED BY:** Commissioner Kendrew

**SECONDED BY:** Commissioner Norton

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 614/2008**

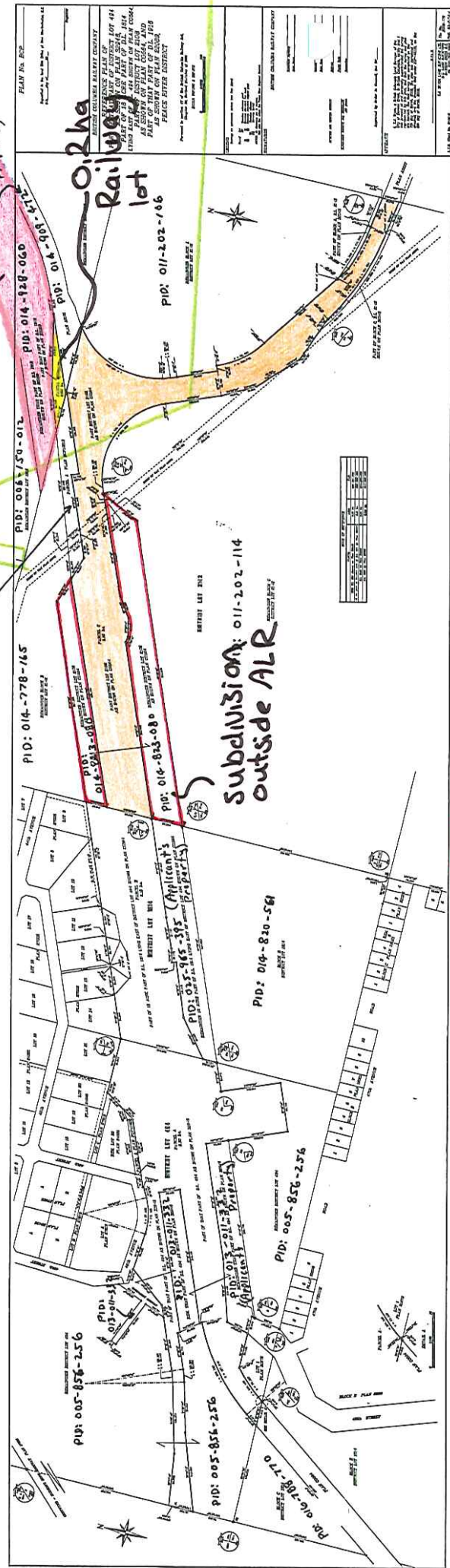
Application # W-38209  
 Resolution # 614/2008

NON-ALR

ALR

5.7ha ALR within ALR (surplus)  
 (Applicant's Property)

PID: 015-929-895 (Applicant's Property)



PID: 014-823-080 - ALR portion remains as railway - Newly created non-rail portion is outside of the ALR



PID: 014-928-060 - All in ALR - 0.2ha to remain as rail - majority to be sold but property not changing shape drastically