



**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-38215

Lloyd and Ilamae Webster  
PO Box 35  
Cecil Lake, BC V0S1G0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 590/2008 outlining the Commission's decision as it relates to the above noted application. Also attached is a sketch plan.

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 (60/2008)

Enclosure: Minutes/Sketch Plan

MC/  
38215d1



**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- 38215  
Applicant: Lloyd and Ilamae Webster  
Proposal: To subdivide the 58.9 ha subject property to create three (3) 1.8 ha residential lots from the southeast corner of the property leaving a 53.5 ha remainder.  
Legal: PID: 014-665-786  
The South East 1/4 of Section 26, Township 84, Range 17, West of the 6th Meridian, except Parcel A (92116M) and Plans 62229, 18176 and 16752  
Location: Located about 24 km northeast of the City of Fort St. John

## Site Inspection

A site inspection was conducted on Monday, September 22, 2008. Those in attendance were:

- William Norton          Chair, North Panel
- Denise Dowswell      Commissioner
- John Kendrew          Commissioner
- Martin Collins        Staff
- Ilamae, Webster        Applicant

Ms Webster confirmed that the staff report dated August, 26<sup>th</sup>, 2008 was received and no errors were identified.

The Commissioners viewed the 6 ha area proposed for subdivision noting that it lay adjacent to 2 ha lots in the community of Cecil Lake.

## 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**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is;

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believed that the adjoining park and residential uses are contributing factors that render the land less suitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would not affect the existing or potential agricultural use of surrounding lands because the subdivision is consistent with the parcel sizes in the area.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR and is suitable for agricultural use.
2. That the proposal will not substantively impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner J. Kendrew  
**SECONDED BY:** Commissioner D. Dowswell

THAT the application to subdivide three 1.8 ha lots from the 59 ha property be allowed.

AND THAT the approval is subject to the following conditions:

- 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 # 590/2008**

PID: 014-665-786

farm



farm

farm

fence

oil well

APPROVED 3 LOTS



Siphon Ck Road.

water well

house

shed

graineries

Cecil Lake hall

ball field

4.5 ac

4.5 ac

4.5 ac

Cecil Lake Road

residences

APPLICATION # W-38215  
RESOLUTION # 590/2008