



**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

June 29, 2012

Reply to the attention of Gordon Bednard  
ALC File: # 52476

Abraham and Brenda Dueck  
13932 Brown Pit Road  
Pouce Coupe BC  
V0C 2C0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # **24/2012** 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'B. Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District Attn: Jodi McLean file 140/2011

GB/  
52476d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 19, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard      Land Use Planner

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### APPLICATION: #52476

**PROPOSAL:** To subdivide a 2 ha lot from the 6.6 ha parcel. An existing home would occupy each of the proposed lots.

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

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### COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

After review of all file information presented, the Commission has concluded as follows:

1. The proposal will not adversely impact existing or potential agricultural use of surrounding lands. The property was created many years ago as a cut-off piece, isolated by the rail line, and has been used mainly for residential purposes since its creation.
2. Although the parcel has good agricultural capability as indicated by a CLI rating of 3X, the size and especially the lot shape severely limits its agricultural suitability. The majority of the property which could reasonably be farmed is taken up by two residences, a principle residence for the owner and a mobile home (as permitted by ALC Regulation) for the son of the owner.
3. The Commission believes that that the proposal will not adversely impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Jerry Thibeault  
**SECONDED BY:** Commissioner Jim Collins

THAT the application be allowed as proposed.

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.
- Approval of the subdivision is granted for the sole benefit of the applicant and is non-transferable.

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 # 24/2012**

D 4 17

183

123

LOT 1

Mobile  
SHED

151

GARAGE

HOUSE

LOT 2

R-2

BUSH

HIGHWAY

CN RAIL

BROWN'S PLANT ROAD

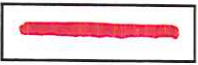
670

682

PARCEL B  
 (G23387) OF THE  
 N.E. 1/4 SECTION  
 11 TOWNSHIP 77  
 RANGE 14 W6M  
 PEACE RIVER DISTRICT  
 ALL DISTANCES ARE  
 IN METRES  
 [Greenhouse symbol] - GREENHOUSE

ALC File # 52476 Resolution 24/2012

Subject Property



Approved Subdivision



8, 2011 6

19

