



**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

May 22, 2012

Reply to the attention of Gordon Bednard  
ALC File: 52651

William and Lena Klassen  
PO Box 44, Altona  
B.C. V0C 2T0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution #194/2012 and a sketch plan 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 the Peace River Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a white background.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District file: 20/2012



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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

### COMMISSION MEMBERS PRESENT:

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

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Colin Fry	Executive Director

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### APPLICATION: #52651

**PROPOSAL:** To subdivide the 127 ha property into two lots of roughly equal size (62 ha and 65 ha) as divided by the unconstructed Rohrer Ave road right of way.

(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 CLI soil capability information indicates that the land has good capability for agricultural uses. The CLI rating area: 6:3X 4:4W
2. There are no external factors that render the land unsuitable for agricultural use. The presence of the unconstructed road right of way does not impede the use of the land for agriculture;
3. The proposal will not adversely impact existing or potential agricultural use of surrounding lands because parcels of ~64 ha are a significant size from an agricultural perspective and are used as building blocks for larger farms;

**IT WAS**

**MOVED BY:** Commissioner Jim Collins

**SECONDED BY:** Commissioner Jerry Thibeault

THAT the application to subdivide the 127 ha property into two lots of roughly equal size be allowed as proposed.

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.

Commissioner G. Gillette wished to be registered as opposed to the resolution.

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 # 194/2012**



ALR SUBDIVISION REPORT  
MAPS  
FILE NO. 20/2012

R-10

Air Photo



ALC APPLICATION # 52651  
RESOLUTION # 194/2012