



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

August 13, 2012

Reply to the attention of Gordon Bednard
ALC File: 52768

George Bouffieux
RR#1, Site 1, Comp.1
Fort St. John, B.C.
V1V 4M6

Dear Sir:

Re: Application to Subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #278/2012 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, please contact the Peace River Regional District prior to proceeding.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District



PROVINCIAL AGRICULTURAL LAND COMMISSION

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

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Denise Dowswell	Commissioner
Jerry Thibeault	Commissioner
Jim Collins	Commissioner
Lucille Dempsey	Commissioner
Gord Gillette	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner

APPLICATION: # 52768

PROPOSAL: To subdivide a panhandle area of ~ 0.9 ha (20/25 meters wide by ~425 meters long) through the ALR to access the remainder of the 22.7 ha lot which is located outside the ALR. The 0.9 ha panhandle area affects cultivated ALR.

Legal: PID 015-030-105: SW ¼ of Section 29, Twp. 83, Range 18, W6M, Peace River District, Except Plans A938, 17901, 21235 and BCP23003.

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

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. There are no external factors that render the land unsuitable for agricultural use. The 0.9 ha area proposed for panhandle access is used for pasture and lies adjacent to an existing light industrial use (to the north)
2. The parcel has good agricultural capability as indicated by a Canada Land Inventory (CLI) rating of 2C;

3. The proposal will result in a small area of agricultural land currently utilized for pasture being alienated from production (for a driveway);
4. The Commission did not object to the proposed panhandle access because it was located adjacent to the existing industrial use, and because likely only part (4-5 meters) of the 20 meter panhandle width would be utilized for a driveway, leaving the remainder to be used as pasture.

IT WAS

MOVED BY: Commissioner J. Thibeault

SECONDED BY: Commissioner G. Gillette

THAT the application be allowed as proposed, subject to the following condition:

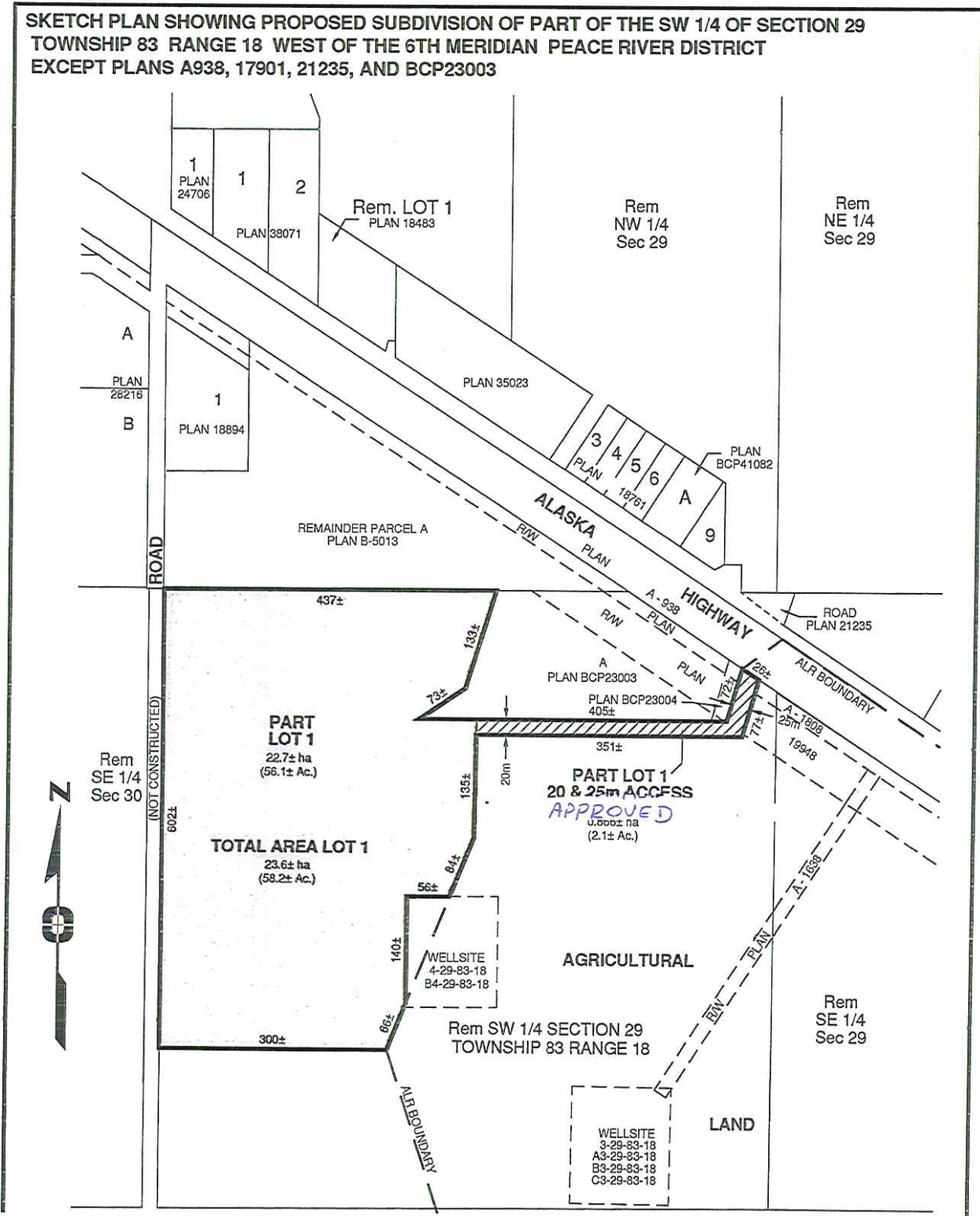
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 278/2012

SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 29
TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
EXCEPT PLANS A938, 17901, 21235, AND BCP23003



ALC APPLICATION 52768
RESOLUTION # 278/2012
SKETCH PLAN