



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 4, 2012

Reply to the attention of Gordon Bednard
ALC File: **52820**

Henry and Betty Reimer
PO Box 273
Prespatou BC
V0C 2S0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **68/2012** 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. It will also confirm for the Registrar the area excluded from the ALR.

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 the 'Per:' label.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District Attn: Jodi McLean file # 98/2012

GB/
52820d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner
Colin Fry	Executive Director

APPLICATION: # 52820

PROPOSAL: To create an 8 ha lot surrounding the owner's dwelling. The remainder residence is owned by the owner's brother.

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

ONSITE MEETING:

On August 9, 2012 Commissioner Jim Collins and staff Gordon Bednard attended at the property and discussed the nature of the application with Henry and Betty Reimer. The Commission representatives also viewed the area proposed for subdivision around the applicant's homesite.

It was noted that with the exception of the actual yard area surrounding the homesite of approximately 2 ha, the proposed parcel would contain mostly bog lands consisting of deep peat beds which are unsuitable for agriculture.

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 and information and observations made at the onsite meeting/inspection, the Commission has concluded as follows:

1. The parcel does not have good agricultural capability in the area proposed for subdivision with the exception of a small area immediately surrounding the homesite.
2. The proposal will not remove agricultural land currently utilized for agriculture from production.
3. The Commission noted that a large portion of the subject land to the south of the road is not within the ALR and is currently used for agriculture. This being the case, the Commission concluded that the addition of this area to the ALR would be of benefit to agriculture.

IT WAS

MOVED BY: Commissioner Jim Johnson

SECONDED BY: Commissioner Jerry Thibeault

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- submission of an application for the inclusion of the non-ALR portion of the subject property lying to the south of Triad Road into the ALR.
- 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 for non-farm use 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 # 68/2012



ALC File: 52820 Resolution # 68/2012

Subject Property 

Area conditionally approved for subdivision 

Area to be included into Agricultural Land Reserve 