



**Agricultural Land Commission**  
133-4940 Canada Way  
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January 2, 2014

ALC File: #53268

Duane and Tracy Harfman  
RR1 S1 C10  
1240 Wiggins Road  
Bridesville, BC V0H 1B0

Dear Mr. and Mrs. Harfman:

**Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #353/2013 as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #353/2013

cc: Regional District of Kootenay Boundary (File: TWP66-07971.200)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53268.

### COMMISSION MEMBERS PRESENT:

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

### COMMISSION STAFF PRESENT:

Lindsay McCoubrey	Land Use Planner
Reed Bailey	Land Use Planner
Colin Fry	Executive Director

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

To subdivide a 4 ha lot from the 69.2 ha property.

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### PROPERTY INFORMATION:

**Owner:** Duane Harfman & Tracy Harfman

**Legal:** PID: 024-657-565  
Lot 2, Sections 6 and 7, Township 66, Similkameen Division Yale District, Plan KAP65918

**Location:** 1240 Wiggins Road, Bridesville

**Size:** 69.2

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### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
    - (a) to preserve agricultural land;
    - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
    - (c) 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.
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## COMMISSION CONSIDERATION

The Commission reviewed one relevant application involving the subject property. The property involved was the Northwest ¼ of Section 6, Township 66, Similkameen Division Yale District which is situated south of the current subject property across Highway 3.

Application ID: 1742 To subdivide a 4.8 ha portion from the 62 ha subject property as divided by Highway 3. The subdivision was refused as proposed by Resolution #125/94 as the Commission believed the 4.8 ha lot would be a small lot intrusion into the region, mainly consisting of larger parcels. The Commission did allow subdivision subject to the consolidation of the area lying north of Highway 3 with an adjacent larger parcel.

(Application L-28448,  
Lehman, 1994)

**Note: The applicant completed the subdivision/consolidation as approved thereby creating the current subject property. The current proposed lot is for the most part the area subdivided from the Northwest ¼ of Section 6, Township 66, Similkameen Division Yale District and added to the adjacent property to create the current subject property.**

After considering the information the Commission concluded as follows:

1. The current layout of the subject property was created in 1994 via the Commission's requirement to consolidate the 4.8 ha area with an adjacent property. The Commission of the day did not want to introduce into the area a lot that was well below the average property size in the region.

**Conclusion:** The Commission notes that today the region mainly consists of larger parcels, and as such concurs with Resolution #125/94 and the reasoning for refusing a subdivision that would have created a small lot.

## IT WAS

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Dowswell

THAT the proposal to subdivide a 4 ha portion from the 69.2 ha property be refused as proposed. However, the Commission would be amenable to the subdivision of the 4 ha area from the property subject to consolidation with either the property adjacent to the west or the north of the 4 ha portion.

AND THAT should the applicants wish to proceed with the subdivision/consolidation as proposed by the Commission, the applicant must notify the Commission in writing within 90 days of the date of the letter forwarding this decision. If a notification is not received, the application will be recorded as being refused.

## CARRIED

**Resolution #353/2013**