



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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May 23, 2014

ALC File: # 52696
Reply to the attention of Gordon Bednard

Waldemar and Olga Schaefer
PO Box 896
Charlie lake BC
V0C 1H0

Dear Sir/Madam:

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

It has come to the attention of the Agricultural Land Commission that the legal description in the minutes of Commission decision (Resolution #279/2012) was incorrect. Please find attached a corrected copy of the minutes. Please note that only the PID and legal description have been changed from the original minutes sent to you by mail dated August 13, 2012. The map attached to the original letter is correct.

Please send two (2) copies of the final survey plan 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.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'C. Fry', is written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #279/2012

cc: Peace River Regional District 16/2012
attention: J. Burton
Ministry of Transportation - Fort St. John
attention: Y. Pearson



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
Jim Collins	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Gord Gillette	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner

APPLICATION: # 52696

PROPOSAL: To subdivide a 5.7 ha lot from the 58.6 ha property as divided by the Alaska Highway

Legal: PID 014-653-877 The Fractional NW1/4 of Section 1 Township 86 Range 21 West of the 6th Meridian Peace River District

(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. The proposed 5.7 ha triangular lot is divided from the remainder by a busy highway, and it would be difficult to develop the 5.7 ha area for agriculture in conjunction with the larger portion of the property located west of the highway;
2. The proposed new lot has a Canada Land Inventory (CLI) rating of 5C indicating that the land has limited potential for agricultural development;

3. The small size and awkward configuration of the new lot suggests that the land will be used for rural residential purposes;
4. There would be few, if any impacts arising from subdivision because land lying adjacent to the new parcel is not developed for agriculture.

IT WAS

MOVED BY: Commissioner G. Gillette
SECONDED BY: Commissioner D. Dowswell

THAT the application to subdivide a 5.7 ha lot from the 59 ha property be allowed as proposed.

AND THAT the approval is 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 #279/2012