



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

January 24th, 2014

ALC File: #53308

Bruce Beairsto, A.L.S.
10940 - 92 Ave
Grande Prairie
Alberta, T8V 6B5

Dear Sir

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

Please find attached the Minutes of Resolution #410/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. The Commission has also attached a sketch plan depicting the decision.

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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #410/2013
Sketch plan

cc: Peace River Regional District File: #66/2013

53308d1



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 #53308.

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
Lindsay McCoubrey	Land Use Planner
Colin Fry	Executive Director

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

To subdivide the 19.2 ha property into three lots: 4 ha; 8 ha; 7.2 ha.

PROPERTY INFORMATION:

Owner: Darwin and Norma Tower

Legal: PID: 006-126-553 Lot A, DL 1909, Peace River District, Plan 28120

Location: West of Chetwynd

Size: 19.2 ha

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 previous applications involving the subject and adjoining properties:

Application #10314 (Campbell, 1980)	The ALC allowed the subdivision of a 19 ha homesite from the 149 ha subject property as divided by the railway right of way. The resulting lot is the subject property. There were several previous applications on adjoining land; the most relevant being "07580" which permitted the subdivision of nine (9) 1.8 ha lots adjacent to the subject property.
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After considering the information the Commission concluded as follows:

1. The agricultural potential of the subject property;

Conclusion: The Commission noted that the subject property had CLI ratings of 5CW and was not developed for agriculture, and that it was rather small to be used for commercial farming purposes. The Commission concluded that the property had limited potential for agricultural development due to its small size, poor soils, excessive wetness, and severe climate

2. The impacts of the proposed subdivision;

Conclusion: The Commission recalled its previous decisions to allow subdivision between the railway right of way and the highway, and the significant number of adjoining rural residential lots that currently adjoin the subject property. It concluded that the proposed subdivision is in keeping with previous ALC decision making in the area, and would not have any negative impacts on agriculture, or raise expectations of further land use change due to the extensive adjoining rural residential uses.

IT WAS

MOVED BY: Commissioner Thibeault

SECONDED BY: Commissioner Dempsey

THAT the proposal to subdivide the 19.2 ha property into three lots (of approximately 4 ha, 7 ha and 8 ha) be approved.

AND THAT the final approval is subject to:

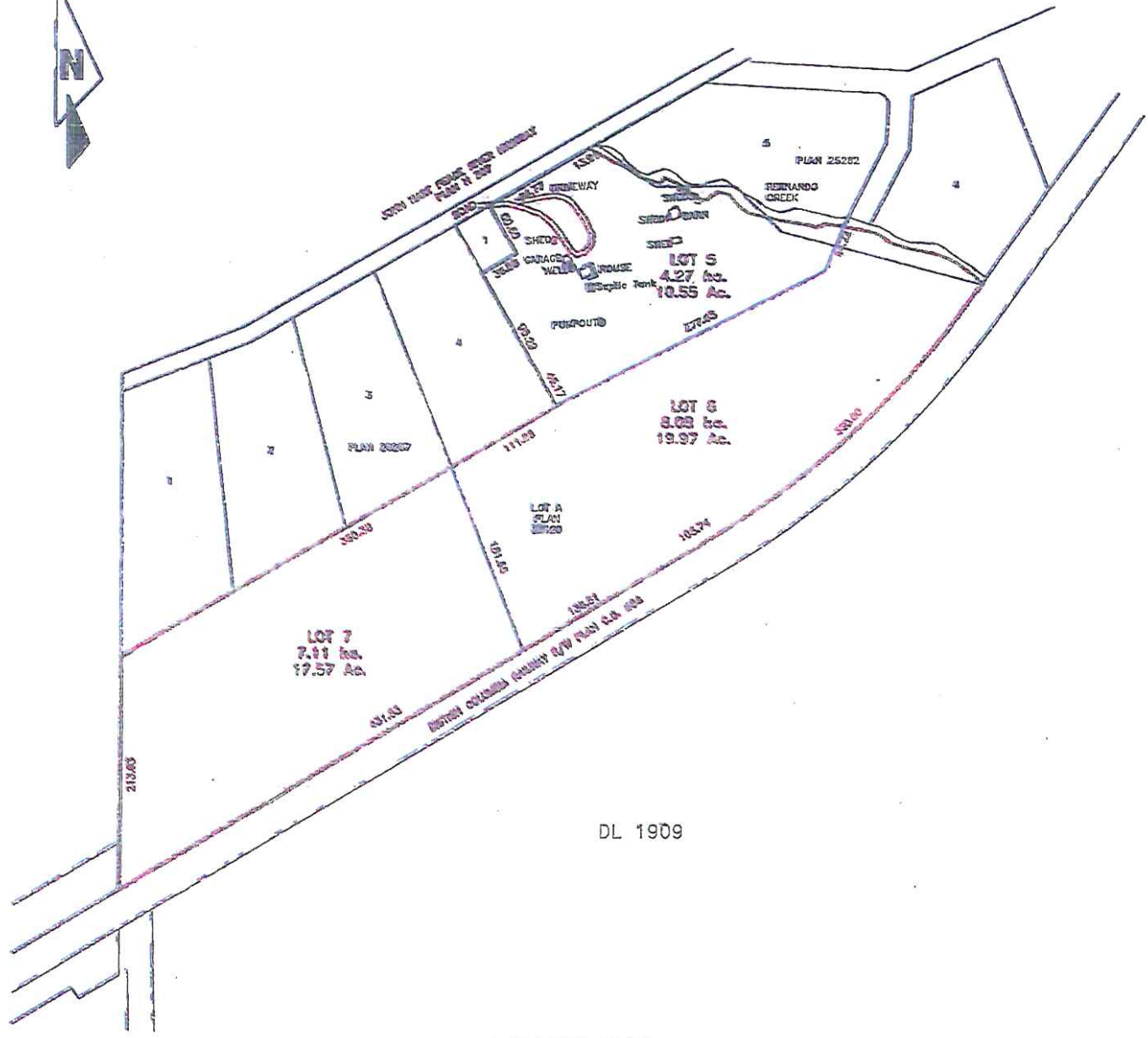
1. The subdivision be in substantial compliance with the plan submitted with the application;
2. The subdivision plan must be completed within three (3) years from the date of this decision;

AND FINALLY THAT 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 #410/2013

R-7



DL 1909

LOCATION PLAN
SCALE 1:2500

SKETCH PLAN - APPROVED 3 LOT SUBDIVISION
 ALC APPLICATION # 53308
 RESOLUTION # 410/2013

BearstLehnersKetchum
 ENGINEERING & SURVEY LTD
 101, 10940 - 92 Avenue,
 Grande Prairie, AB T8V 6B5
 P: 780 532 4919 F: 780 532 4739

DRAFTED BY: JWE
 DATE: OCTOBER 30, 2012

CLIENT: BULLERSTON
 FILE No. 12551

June 13, 2013