



Agricultural Land Commission
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www.alc.gov.bc.ca

February 20, 2014

ALC File: #53344

Thorhald and Ruth Skafte
PO Box 6117 Station Main
Fort St. John B.C. V1J 4H6

Dear Mr. and Mrs. Skafte:


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

Please find attached the Minutes of Resolution #30/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

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

Enclosures: Minutes of Resolution #30/2014
Sketch plan

cc: Peace River Regional District (File #068/2013)

53344d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53344.

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
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Jennifer Carson	Land Use Planner
Eamonn Watson	Land Use Planner
Liz Sutton	Land Use Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
To subdivide the 194 ha parcel into three (3) quarter sections.

PROPERTY INFORMATION:

Owner: Thorhald and Ruth Skafte

Legal: PiD:007-368-402
Parcel A (M5317) Except; Part Subdivided by Plan BCP815; Section 29, Township 84, Range 15, West of the Sixth Meridian, Peace River District

Location: Cecil Lake/Goodlow

Size: 194 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

After considering the information the Commission concluded as follows:

The Commission had no objection to the proposed subdivision because of previous decisions permitting ¼ section subdivision in the Cecil Lake area. The relatively remote location of the subject property also gave the ALC comfort that it was unlikely that the subdivided ¼ section properties would be used only for rural residential purposes, and that instead the parcels would be sold to enhance and build farm businesses.

Conclusion: This proposed subdivision into quarter sections is consistent with previous decisions in the area.

IT WAS

MOVED BY: Commissioner Collins
SECONDED BY: Commissioner Bullock

THAT the proposal to subdivide the 194 ha subject property into three ~65 ha lots be conditionally 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 #30/2014

ALC Application # 53344 (Skafta)



194 ha subject property approved for subdivision
into three (3) ~ 65 ha parcels by Resolution # 30/2014