



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

February 21, 2014

ALC File: #53348

Barbara and Robert Sones  
4595 - 250 Road, Box 176  
Cecil Lake, B.C. V0C 1G0

Dear Mr. and Mrs. Sones:

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

Please find attached the Minutes of Resolution #32/2014 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 #32/2104  
Sketch plan

cc: Peace River Regional District (File #83/2013)

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## 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 #53348.

### 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

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

To subdivide the 249.3 ha subject property in half (east and west 1/2s)

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### PROPERTY INFORMATION:

**Owner:** Robert and Barbara Sones

**Legal:** PID: 024-662-728  
Section 7, Township 85, Range 16, West of the Sixth Meridian, Peace River District,  
Except the most Westerly 14 Feet in Parallel Width Thereof

**Location:** Approximately two miles to the north-east of Cecil Lake along the south side of the 250 Road and east of 241 Road.

**Size:** 249.3 ha

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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**

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 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 Thibeault

**SECONDED BY:** Commissioner Dempsey

THAT the proposal to subdivide the 249.3 ha subject property in half 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 #32/2014**

**ALC Application # 53348 (Sones)**



**249.3 ha subject property approved for subdivision  
into two (2) ~ 124.6 ha parcels by Resolution # 32/2014**