



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

February 6, 2014

ALC File: #53410

Jeff Franklin
Box 2066
Chetwynd, B.C. V0C 1J0

Dear Mr. Franklin:

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

Please find attached the Minutes of Resolution #40/2014 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:

A handwritten signature in blue ink, appearing to read 'B. Underhill', is written over the 'Per:' label.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #40/2014
Sketch plan

cc: Peace River Regional District (File #150/2012)

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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 #53410.

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
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
Subdivision of the 63 ha subject property into two lots as divided by Wildmare Creek.

PROPERTY INFORMATION:

Owner: Jeff Franklin

Legal: PID: 023-143-894
Lot 1, District Lot 1910 & 1911, Peace River District, Plan PGP38982

Location: 6km west of Chetwynd

Size: 63 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 in the application, from the Regional District, and gathered by staff, the Commission noted the following:

There is limited land north of the creek which would be developable for agriculture given that the area is elongated, narrow and divided by the active railway line. The proposed subdivision retains the existing, developed farmland south of the creek as one parcel, which is of a size that is both usable and suitable for farming.

The Commission concluded that the subdivision as proposed would have no negative effect on agriculture in the area.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Gillette

THAT the proposal to subdivide the subject property along the creek be approved.

AND THAT the final approval is subject to:

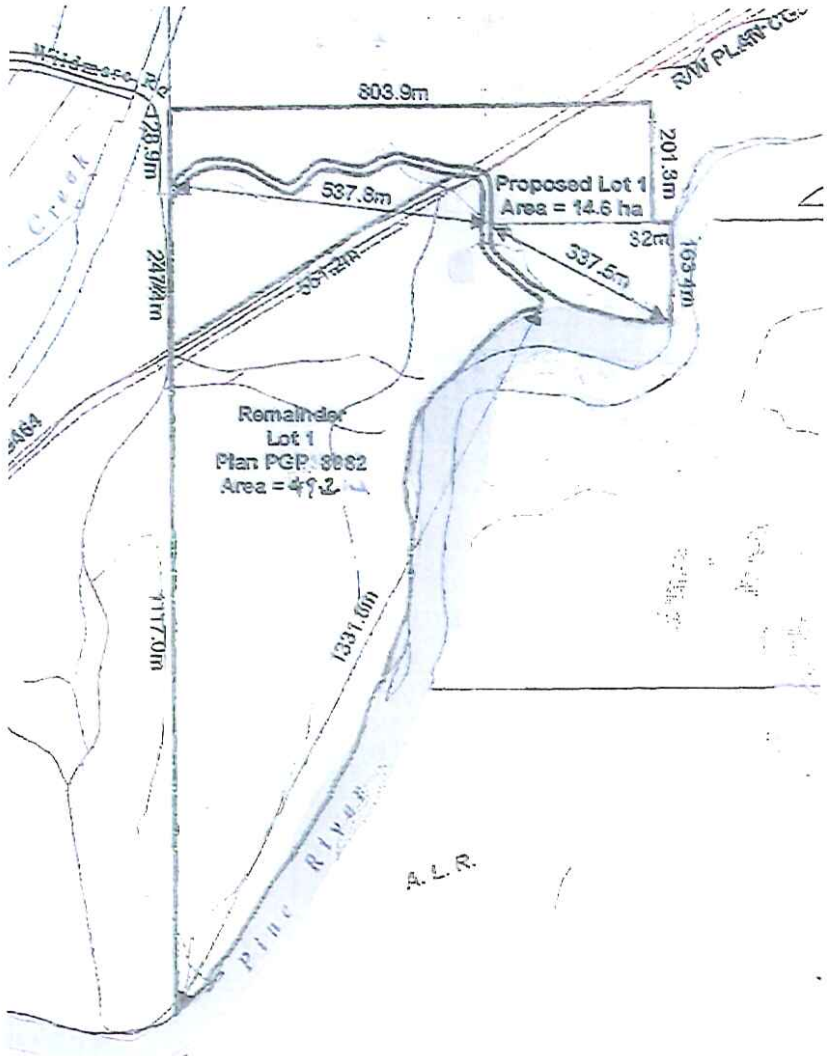
1. The subdivision be in substantial compliance with the plan submitted with the application;
2. The subdivision plan must be completed within three (3) years from the date of this decision;

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 #40/2014

ALC Application # 53410 (Franklin)



Subdivision approved
by Resolution # 40/2014