



**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: #53419

Bob and Terry Webster  
Box 304  
Hudson's Hope, B.C. V0C 1V0

Dear Mr. and Mrs. Webster:

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

Please find attached the Minutes of Resolution #49/2014 as it relates to the above noted application.

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 purple ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #49/2014

cc: District of Hudson's Hope (File #004980.000)

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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 #53419.

### 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

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**PROPOSAL** (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)  
To subdivide a home site lot of 16 ha from the 250.9 ha subject property/

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### PROPERTY INFORMATION:

**Owner:** Bob and Terry Webster

**Legal:** PID: 014-913-712  
Parcel A (R28068), District Lot 1232, Peace River District, Except Plan 18398

**Location:** 5594 Beryl Prairie Road, Hudson's Hope

**Size:** 250.9 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 discussed that a 16 ha parcel is not as suitable for agricultural uses as a ¼ section. The Commission remains concerned about the impacts of the creation of a smaller parcel in the area on the surrounding agricultural community. It noted the carrying capacity of the property for livestock on the proposed parcel (and the potential income derived from it) would be limited creating further pressures to subdivide and narrowing the potential range of agricultural options.

#### **Conclusion:**

The creation of a 16.0 ha parcel in this area would have an adverse impact of agriculture.

#### **IT WAS**

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Johnson

THAT the proposal to subdivide 16.0 ha from the subject property be refused.

AND THAT the Commission would be prepared to allow the subdivision of a ¼ section (65 ha) from the subject property (the north east ¼) which would include the homesite area.

AND THAT the final approval is subject to:

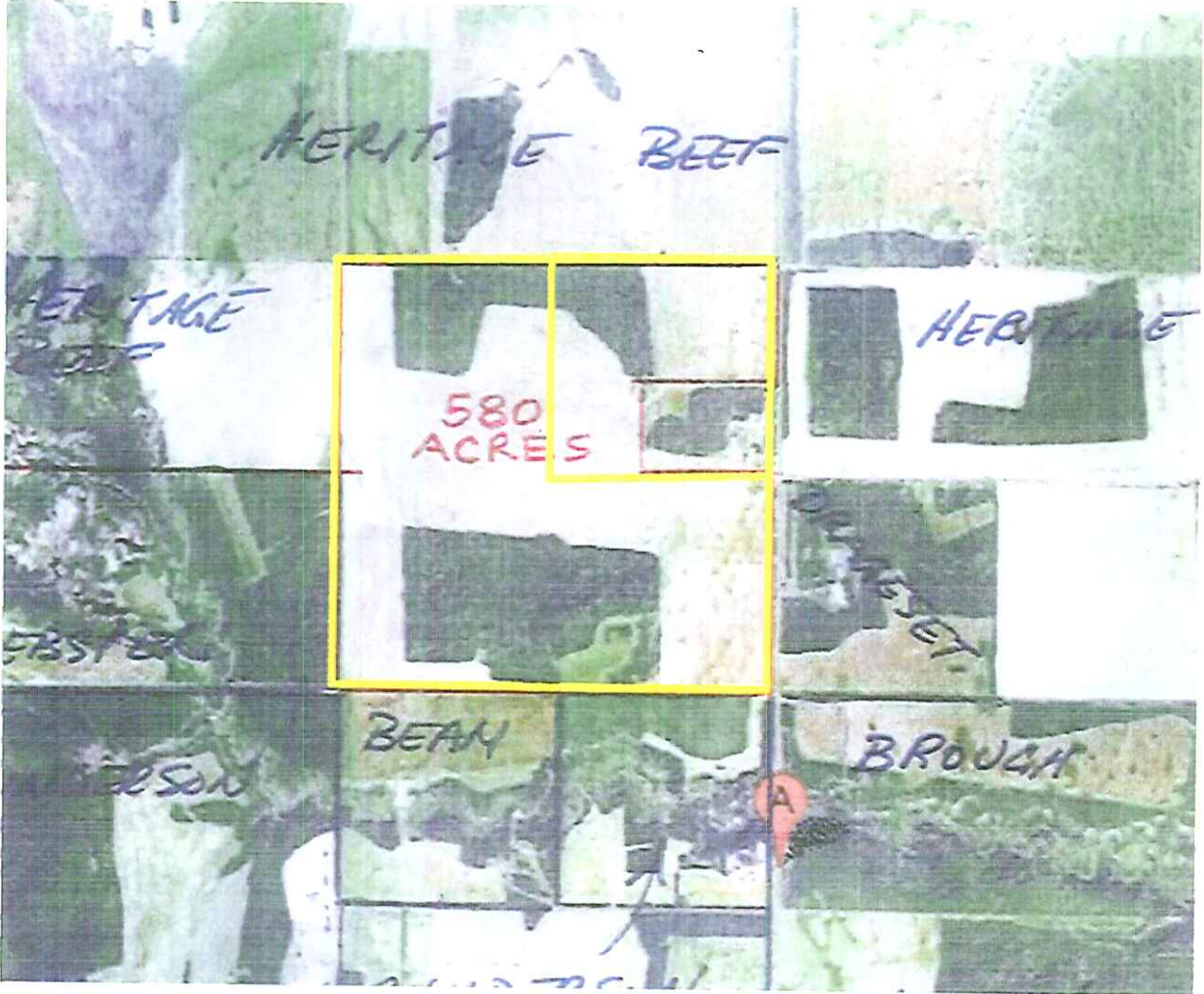
The subdivision plan must be completed within three (3) years from the date of this decision;

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 #49/2014**

ALC Application # 53419 (Webster)



Subdivision to create one ¼ section (65 ha) parcel and remainder  
Approved by Resolution # 49/2014