



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

April 10, 2014

ALC File: #53558

Cornelius Loewen
PO Box 111
Altona, B.C.
V0C 2T0

Dear Sir:

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

Please find attached the Minutes of Resolution #126/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) copies of the final survey plan 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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #126/2014
Sketch plan

cc: Peace River Regional District (File #195/2013)

53558d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53558.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Planner
Lindsay McCoubrey	Planner
Jennifer Carson	Planner
Colin Fry	Chief Tribunal Officer

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

To subdivide the 128 ha property into two lots of 64 ha.

PROPERTY INFORMATION:

Owner: Cornelius Loewen

Legal: PID: 012-020-028
Lot 1, District Lot 2392, Peace River District, Plan 22839

Location: Altona – Cornie Road

Size: 128 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:

1. The Commission considered the agricultural capability of the subject property.

Conclusion: The Commission noted that the land has an Canada Land Inventory (CLI) soil capability rating of 4W, indicating that it has capability for agricultural development. The subject property is partially cleared and developed for agriculture. The airphoto indicates that one (the easterly) of the proposed ¼ sections is wholly improved for agriculture, while the westerly ¼ section is partially cleared for agriculture (~20%).

2. The Commission considered the agricultural impacts of the proposed subdivision.

Conclusion: The Commission confirms that ¼ sections in this area tend to be used for agricultural purposes, as building blocks for larger farm units.

3. The Commission considered its previous decision on the subject property.

Conclusion: The Commission confirmed that its previous decision to approve the subdivision of the 128 parcel into two 64 ha lots by Appeal #959 in 1973 remains valid.

IT WAS

MOVED BY: Commissioner Dempsey

SECONDED BY: Commissioner Thibeault

THAT the proposal to subdivide the 128 ha property into two 64 ha lots be approved.

AND THAT the 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

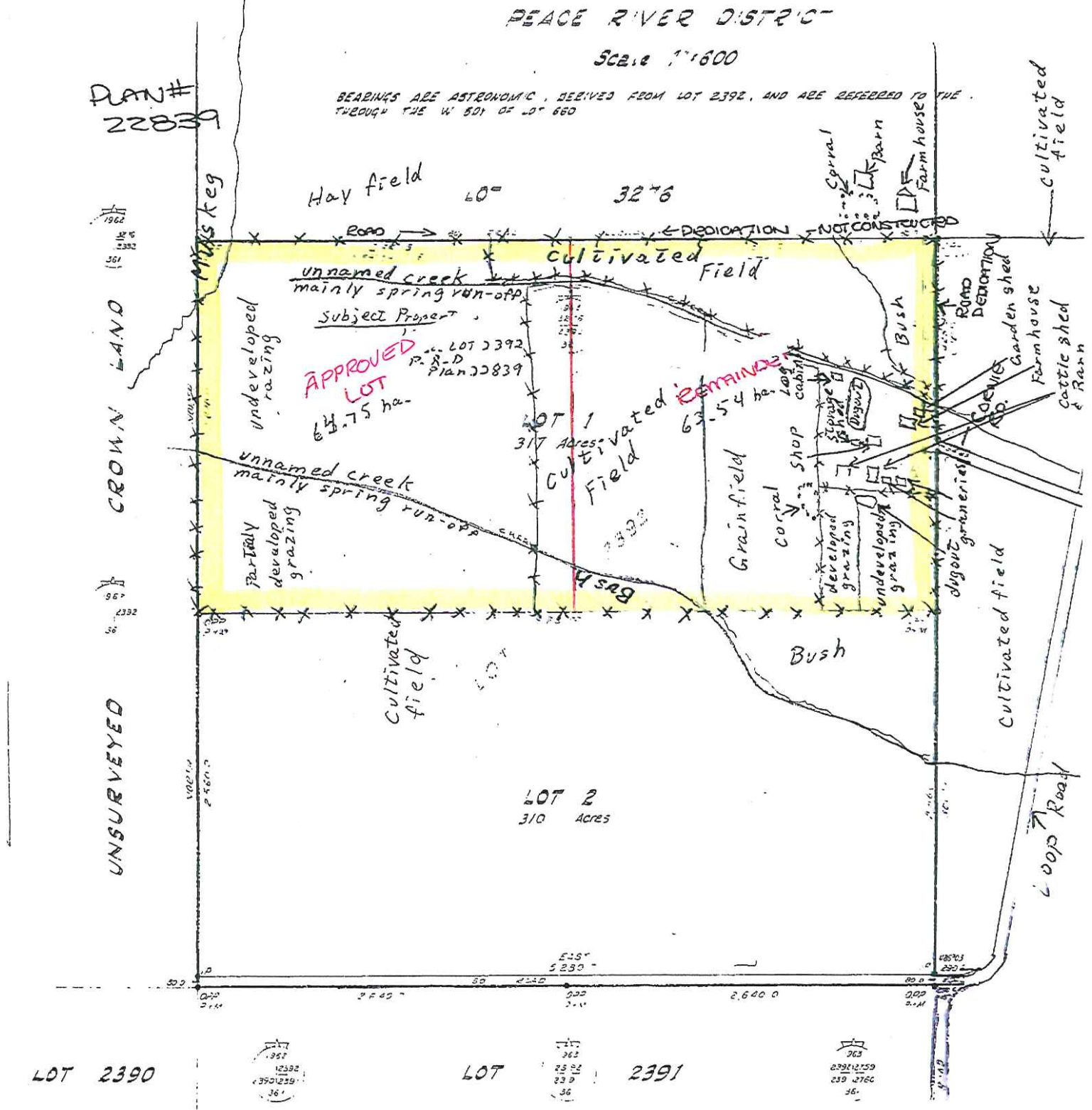
Resolution #126/2014

SUBDIVISION PLAN OF LOT 2392 AND PART OF PEACE RIVER DISTRICT

Scale 1"=600

BEARINGS ARE ASTRONOMICAL, DERIVED FROM LOT 2392, AND ARE REFERRED TO THROUGH THE W 501 OF LOT 660

PLAN# 22839



LOT 2390

LOT 2391

PLAN LIES WITHIN THE PEACE RIVER LIARO REGIONAL DISTRICT
 AS UNDER THE LAND REGISTRY ACT

B. Mill
 DEPUTY OFFICER, DEPT. OF HIGHWAYS
 11th DAY OF JUNE, 1976

ALC APPLICATION #53558
 RESOLUTION #126/2014
 SKETCH PLAN