



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

June 18, 2014

ALC File: #53638

Brian and Susan Landry
RR #1 Site 6, Comp 25
Dawson Creek, BC
V1G 4E7

Dear Mr and Mrs Landry:

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

Please find attached the Minutes of Resolution #237/2014 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: A handwritten signature in blue ink, appearing to read 'Martin Collins', is written over the word 'Per:'.

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #237/2014
Sketch plan

cc: Peace River Regional District (File: # 16/2014)

53638d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28th, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53638.

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
Jennifer Carson	Planner
Colin Fry	Chief Tribunal Officer

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

To subdivide the 3.4 ha parcel into two lots of 1.6 and 1.8 ha.

PROPERTY INFORMATION:

Owner: Brian and Susan Landry

Legal: PID:017-885-418
Lot 1, Section 23, Twp 79, R 16, W6M, Peace River District Plan PGP36478

Location: Farmington

Size: 3.4 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.

After considering the information the Commission concluded as follows:

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

Conclusion:

The Canada Land Inventory (CLI) soil capability rating for the subject property is 5C indicating that the land has moderate capability for agricultural development. The major limitation to agricultural development is a severe climate (C). The land is currently undeveloped for agriculture and is used as a rural residence. The surrounding land use is Farmington Fairways Golf Course.

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

Conclusion:

The relatively small size of the subject property, its current rural residential use, and its location, surrounded on three sides by a golf course and on the fourth by the Alaska Highway, suggest that the land has very limited suitability for agricultural uses. The addition of another rural resident would have no agricultural impacts on either the subject property or surrounding ALR lands.

IT WAS

MOVED BY: Commissioner Gillette

SECONDED BY: Commissioner Thibeault

THAT the proposal to subdivide the 3.4 ha property into two lots (1.6 ha and 1.8 ha) be allowed.

AND THAT the final approval is subject to:

- The subdivision 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 #237/2014

**PLAN OF SUBDIVISION OF PART OF
S.W. 1/4 SECTION 23, TOWNSHIP 79, RANGE 16, W. 6M.
EXCEPT PLAN A-938 AND PARCEL A (A7031)
POUCE RIVER DISTRICT**

SCALE 1 : 2500

 BC6S 33P - 088

1/4 SECTION 22

0.117 ROAD

*20 acre
Residence
N of property*



*Farmington
Fairways
Golf
Course
N, S, + E
of property*

REMAIN
S.W. 1/4 S
TOWNSHIP 79, R



ALC APPLICATION # 53638
 RESOLUTION # 237/2014