



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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October 31, 2006

Reply to the attention of SIMONE RIVERS
ALC File: #B - 36851

Rob Stephen
c/o W.D. McIntosh Land Surveying Ltd.
PO Box 1250
Vanderhoof, BC V0J 3A0

Dear Mr. Stephen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #528/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Cc: Regional District of Bulkley-Nechako (#1027)

SBR/lv/Encl.: Minutes/Sketch Plan
36851d1

Provincial Agricultural Land Commission

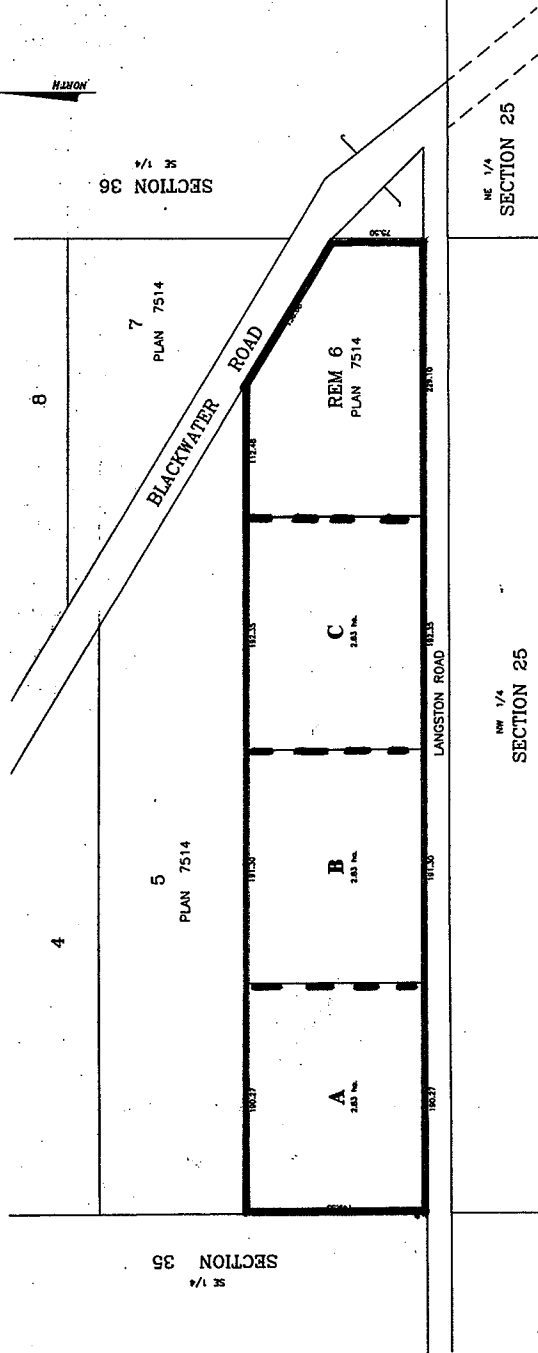
Application # B-36851
 Resolution 528/2006



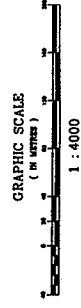
Subject Property



Approved subdivision into four ± 2.5 ha lots



PLAN OF PROPOSED SUBDIVISION
 OF PART OF LOT 6, PLAN 7154, SECTION 36,
 TOWNSHIP 7, RANGE 4 COAST DISTRICT.





MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # B - 36851
Applicant: Eric Christensen
Agent: W.D. McIntosh Land Surveying Inc.
Proposal: To subdivide the 11.5 ha property into four lots of +2.5 ha
Legal: PID: 009-283-013
Lot 6, Section 36, Township 7, Range 4 Coast District, Plan 7514
Location: Approximately 11.5 km south of Vanderhoof at the junction of Blackwater Road and Langston Road and is currently accessed from Langston Road

Site Inspection

A site inspection was conducted on October 17, 2006. Those in attendance were:

- Frank Read Chair, North Panel
- John Kendrew Commissioner
- David Craven Commissioner
- Simone Rivers Staff
- Rob Stephen Agent (W.D. McIntosh Land Surveying)
- Eric Christensen Applicant

The Commission met with the applicant and his agent at the property. The applicant explained his reasons for proposing subdivision. The small size of the property was noted. Other areas of small lot subdivision in the surrounding area were also discussed.

Mr. Stephen confirmed that he received the staff report dated September 20, 2006 and did not identify any errors.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. 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.

Discussion

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believes that the size of the property renders the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Although generally reluctant to subdivide properties within the ALR, regardless of size, the Commission does not believe this proposal would impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the subdivision be in substantial compliance with the plan submitted with the application.

AND THAT the approval is valid for three (3) years from the date of this decision.

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 # 528/2006



**Staff Report
Application # B – 36851
Applicant: Eric Christensen
Agent: W D McIntosh**

DATE RECEIVED: August 2, 2006

DATE PREPARED: September 20, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 11.5 ha property into four lots of +2.5 ha

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 009-283-013

Lot 6, Section 36, Township 7, Range 4, Coast District, Plan 7514

Purchase Date:

August 1998

Location of Property:

Approximately 11.5 km south of Vanderhoof at the junction of Blackwater Road and Langston Road and is currently accessed from Langston

Size of Property:

11.5 ha (The entire property is in the ALR).

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Unmanaged forest
SOUTH: Langston Road, then farm land (winter pasture)
EAST: Blackwater Road, then farm land (winter pasture)
NORTH: 10 ha lot with house

Agricultural Capability:

Data Source: Agricultural Capability Map # 936/13
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Vanderhoof Rural Official Community Plan Bylaw No. 840 (1995) designates the property as Agricultural (A) Vanderhoof Rural OCP

Zoning Bylaw and Designation:

Regional District of Bulkley-Nechako Zoning Bylaw: No. 700 (1993) designates the property as Small Holdings (H1).
Minimum Lot Size: 2 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Bulkley-Nechako Board: Allow as requested

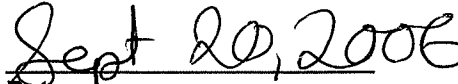
ATTACHMENTS:

- Planning Department comments (Submitted by Bulkley-Nechako Regional District)
- July 11, 2006 letter from Brent Barclay - Resource Stewardship Agrologist - Ministry of Agriculture and Lands (Submitted by Bulkley-Nechako Regional District)
- Plan of Proposed Subdivision (Submitted by the applicant)
- Map - ALR Application # 1027 - General Location and C.L.I. Agricultural Capability (Submitted by Bulkley-Nechako Regional District)
- Map - ALR Application #1027 Specific Location (Submitted by Bulkley-Nechako Regional District)

END OF REPORT



Signature



Date

Advisory Planning Commission: Recommend approval.

Planning Department:

However, the subject property is located within a rural residential subdivision with parcels as small as 6.7 acres. This proposal complies with the zoning of the property, H1 (Small Holdings), which has a minimum parcel area

requirement of 2 ha (4.94 acres). The existing parcels in this subdivision are all developed, which suggests that this area is desirable for mid-sized rural residential development.

It is generally known in the Vanderhoof area that the lack of available rural residential lots in close proximity to Vanderhoof has resulted in larger agricultural parcels being purchased for residential use. The creation of more rural residential lots would help to offset this trend and consequently provide a significant benefit to agriculture.

The subject property is already of insufficient size to support an agricultural operation. Allowing the subdivision of this non-agricultural parcel into 2.5 ha lots will help satisfy the demand for rural residential parcels. The Planning Department appreciates the desirability of locating larger parcels adjacent to agricultural lands to provide a buffer. However, in this circumstance the location of Langston Rd will provide a sufficient buffer between the proposed residential lots and neighbouring farm operation. The Planning Department supports this application because the location of this subdivision is suitable and will not impact agricultural operations in the area.

Planning Committee Recommendation

That Agricultural Land Reserve Application No. 1027 (Christensen/WD McIntosh) be recommended to the Agricultural Land Commission for approval.

Board Recommendation

That Agricultural Land Reserve Application No. 1027 (Christensen/WD McIntosh) be recommended to the Agricultural Land Commission for approval.

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
AUG 2 2006