



**Agricultural Land Commission**  
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July 8, 2008

Reply to the attention of Simone Rivers  
ALC File: W-36667

James & Dyenna McKenna  
SS2 - Site 12 - Comp 162  
Fort St John, BC V1J4M7

Dear Mr. and Mrs. McKenna:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 338/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: Peace River Regional District (12/2006)

Enclosure: Minutes/

SBR/  
i/36667d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on June 19, 2008 at the office of the Peace River Regional District, Dawson Creek, B.C.

<b>PRESENT:</b>	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Simone Rivers	Staff

**For Consideration**

Application:	# W- 36667
Applicant:	James & Dyenna McKenna
Proposal:	To subdivide the 63.6 ha property in half, creating two approximately 31.8 ha lots.
Legal:	PID: 011-473-983 The South East ¼ of Section 7, Township 86, Range 20, West of the 6 <sup>th</sup> Meridian, Peace River District
Location:	Near Mile 65 of the Alaska Highway

**Site Inspection**

A site inspection was conducted on June 17, 2008. Those in attendance were:

- William Norton    Chair, North Panel
- Denise Dowswell    Commissioner
- John Kendrew    Commissioner
- Simone Rivers    Staff
- James and Dyenna McKenna                                      Applicants

The Commission discussed the reasons for the proposed subdivision with the applicant. They stated that there are currently two dwellings on the property and that they wished to create separate titles for each dwelling. The Commission viewed the location of each dwelling. It noted that only a portion of the property was cleared.

The McKenna's confirmed that the staff report dated June 3, 2008 was received and no errors were identified.

**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.

## **Preamble**

Upon receipt in 2006, this application had been placed on hold pending completion of a North Peace Fringe Area Official Community Plan. As the planning process was taking longer than anticipated, the Commission decided in spring 2008 to review the applications it had deferred and advised the applicant to this effect in writing on May 20, 2008. By way of the May 20, 2008 letter the applicant was given an opportunity to request to have the application remain on hold until the completion of the planning process. As the Commission received no objection to proceeding, the application has been reviewed and the Commission's decision is outlined below.

## **Discussion**

### **Assessment of Agricultural Capability**

The agricultural capability of the soil of the subject property is 100% Class 5C with limitations of adverse climate.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The Commission noted that the agricultural capability of the property is typical of the ALR in this part of the Peace River Regional District and the Commission believes that the property is suitable designated as ALR.

### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render 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. The Commission, when it considers applications for subdivision, generally takes the view that allowing subdivision is not consistent with long term agricultural activity and productivity. Additionally this property is in an area of predominantly large holdings The Commission believes the proposal would impact existing or potential agricultural use of the subject property. Furthermore, the Commission considers that any subdivision of the subject property would not be in the best interests of agriculture.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

**IT WAS**

**MOVED BY:** Commissioner Dowswell

**SECONDED BY:** Commissioner Norton

THAT the application be refused.

**CARRIED**

**Resolution # 338/2008**