



**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

July 7, 2008

Reply to the attention of Simone Rivers  
ALC File: W-37087

Joseph Umanetz  
PO Box 734  
Charlie Lake, BC V0C1H0

Dear Mr. Umanetz:

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

Please find attached the Minutes of Resolution # 356/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'.

Erik Karlsen, Chair

cc: Peace River Regional District (216/2006)

Enclosure: Minutes/

SBR/  
i/37087d1



## **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 an adverse climate limitation.

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 portions of the subject property had been cleared for agricultural use. The Commission believed that the subject property had agricultural capability and had been correctly 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. It is the Commission's experience that larger parcel sizes increase the likelihood of agricultural use as well as increasing the number of agricultural options. The Commission believes that subdivision would impact existing or potential agricultural use of the subject property.

## **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 Kendrew  
**SECONDED BY:** Commissioner Norton

THAT the application be refused.

**CARRIED**  
**Resolution # 356/2008**