

Agricultural Land Commission

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April 29, 2008

Reply to the attention of Simone Rivers
ALC File: W-37766

Dale and Juanita Hansen, Richard and Christy Thompson PO Box 18, Mile 24 Alaska Highway Farmington, BC V0C1N0

Dear Sirs/Mesdams:

Re: Application to Subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 178/2008 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

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,

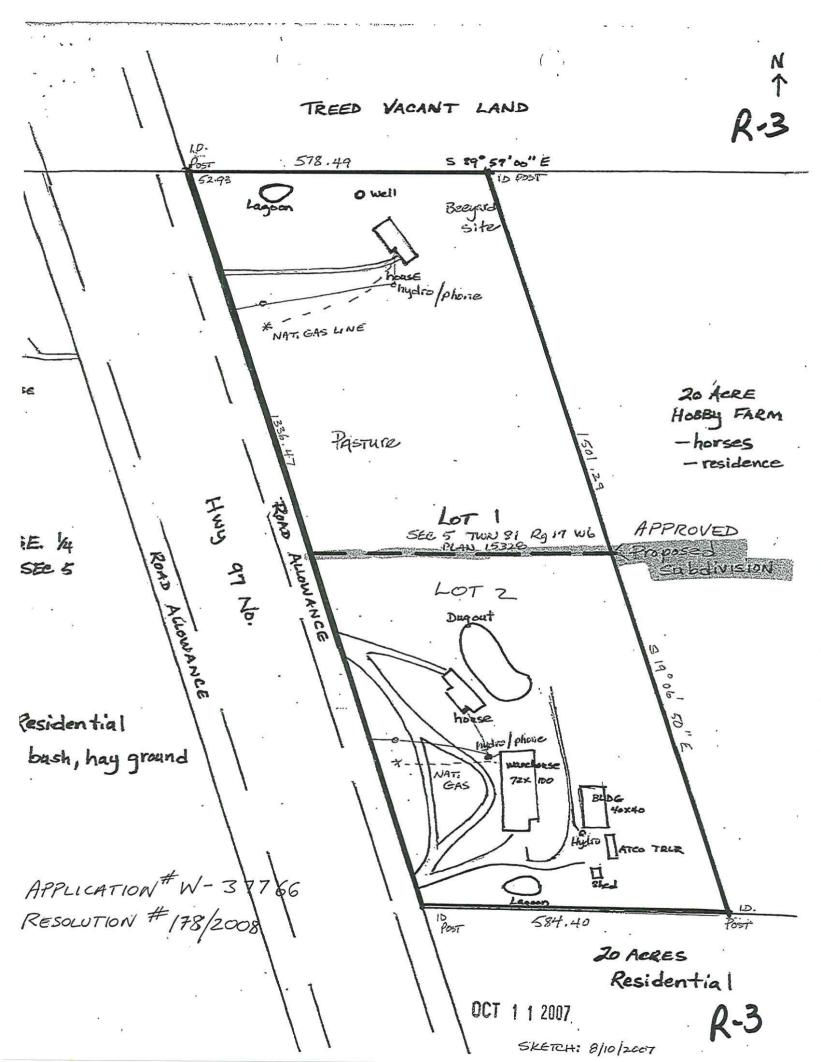
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (168/2007)

Enclosure: Minutes/Sketch Plan



A meeting was held by the Provincial Agricultural Land Commission on April 17. 2008 at Fort St John, B.C.

PRESENT:

William Norton

Denise Dowswell

Commissioner Commissioner

Chair, North Panel

John Kendrew

Martin Collins

Staff

For Consideration

Application:

W- 37766

Applicant:

Dale and Juanita Hansen

Proposal:

To subdivide the subject property into two (2) approximately 4 ha lots.

The application is primarily motivated by an estate planning decision to simplify our individual holdings and redistribute ownership of the

land to 4.0 ha with each established homesite.

Legal:

PID: 012-018-309

Lot 1, Section 5, Township 81, Range 17, W6M, Peace River

District, Plan 15328

Location:

East off the Alaska Highway, north of the Kiskatinaw Bridge and

Braden Road.

Site Inspection

A site inspection was conducted on Wednesday April 16th, 2008. Those in attendance were:

William Norton

Chair, North Panel

Denise Dowswell

Commissioner

John Kendrew

Commissioner

Martin Collins

Staff

Dale and Juanita Hansen

Applicants

Richard and Christy Thompson Applicants

The applicants confirmed that the staff report dated January 9, 2008 was received and no errors were identified

The Commission noted that the 8 ha property has two residences (one located in the north half, the other in the south half) and a honey processing facility. The applicants indicated that the business was in the process of being sold off, and each family wants to secure ownership to an equal portion of the property.

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

 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 Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

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 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 noted that the 8 parcel borders the Alaska Highway and given the location of the homes, yard, access and the processing structure believed the land's potential for agricultural development would not be substantively affected by subdivision into two lots.

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 subdivision proposal will not significantly impact agriculture because the homes already exist.

IT WAS

MOVED BY:

Commissioner J. Kendrew

SECONDED BY:

Commissioner B. Norton

THAT the application to subdivide the 8 ha property into two 4 ha lots be allowed.

AND THAT the approval is subject to the following conditions:

• the subdivision must be completed within three (3) years from the date of this decision.

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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 # 178/2008