



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

April 29, 2008

Reply to the attention of Simone Rivers
ALC File: W-37825

Douglas Harper
PO Box 604
Pouce Coupe, BC,
V0C2C0

Dear Sir:

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

Please find attached the Minutes of Resolution # 176/2008 and 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

cc: Peace River Regional District (214/2007)

Enclosure: Minutes/Sketch Plan

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 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 subdivision proposal against the long term goal of preserving agricultural land. The Commission does not support the subdivision of a 2 ha lot adjacent to the road because arable land would be degraded and permanently lost to a homesite. In contrast, the Commission believed that an alternate lot location, on the non ALR portion of the property, would be more suitable. It was prepared to allow panhandle access through the ALR.

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 negatively 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 J. Kendrew

SECONDED BY: Commissioner B. Norton

THAT the application to subdivide a 2 ha in the southwest corner of the property be refused as proposed on the grounds of reduced agricultural capability and residential intrusion.

However, the Commission allowed an alternate subdivision proposal with panhandle access through the ALR to non ALR hillside located in the southeast corner of the property.

AND THAT the approval is subject to the following conditions:

- the preparation of a revised subdivision plan to delineate the area to be subdivided per the attached sketch
- the subdivision must be completed within three (3) years from the date of this decision.

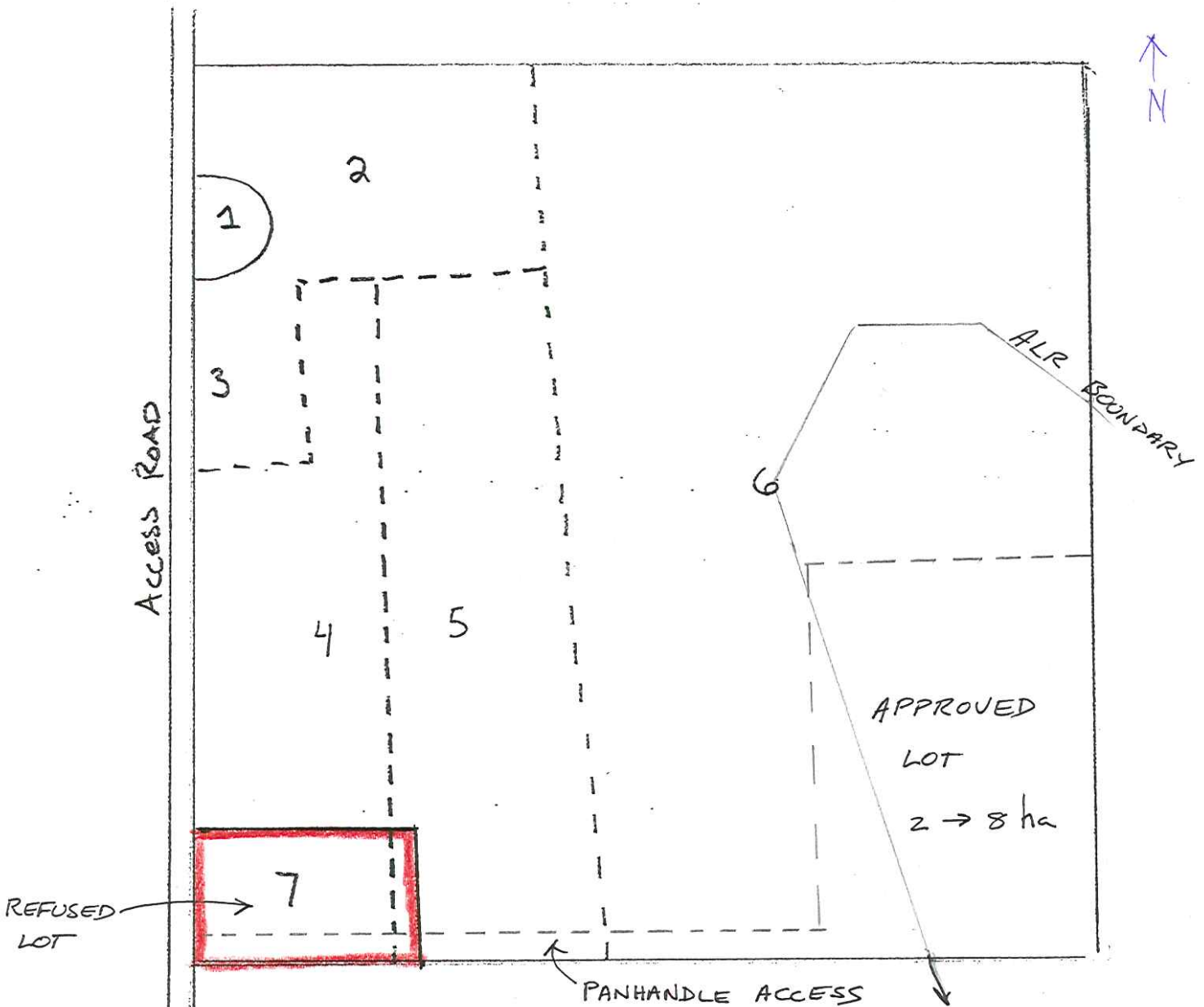
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 176/2008

APPLICATION # W-37825
RESOLUTION # 176/2008

Proposed Land Subdivision

R.4



- 1. Farm yard
 - 2. Barn yard
 - 3. Dug out
 - 4. Horse pasture
 - 5. Horse/cattle pasture
 - 6. Cattle pasture
 - 7. Proposed Land Subdivision 5 acres (2 ha.)
- 155 acres (62 ha)
- R.4

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