



Agricultural Land Commission
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April 28, 2008

Reply to the attention of Simone Rivers
ALC File: W-37836

Albert Yake
PO Box 66
Goodlow, BC,
V0C1S0

Dear Sir:

Re: **Application to Subdivide, and Use Land for Non Farm purposes in the
Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 172/2008 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

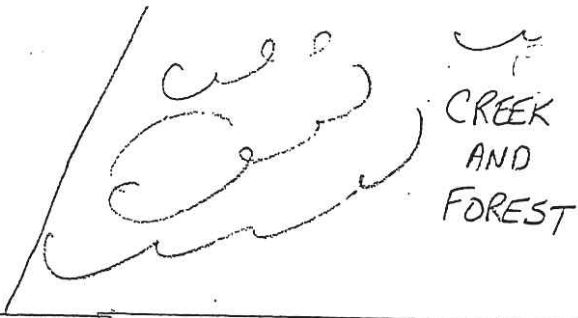
Per: 

Erik Karlsen, Chair

cc: Peace River Regional District (213/2007)

Enclosure: Minutes/Sketch Plan

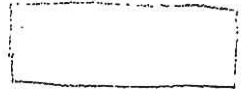
FARM FIELD



CREEK AND FOREST

RV PARK

GOODLOW STORE



CECIL LAKE ROAD

BRUCE
LAMB
RESIDENCE



CREEK AND FOREST

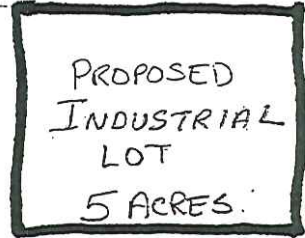
FOREST

ALBERT YAKE
RESIDENCE

SHOP 40'x70'

2500 sq ft.

MACHINE
SHED 30'x60'



PROPOSED
INDUSTRIAL
LOT
5 ACRES

APPROVED
SUBDIVISION
(SUBJECT TO
INCLUSION)

JOHN
CAMPBELL
RESIDENCE 16'x70'
(ALBERT YAKE'S
PROPERTY)

CREEK
AND
FOREST

LAND

APPLICATION W-37836
RESOLUTION # 172/2008

DRAWING B.

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 3 – Land in this class has limitations that require moderately intensive management practices or moderately 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 subject property has good agricultural potential, but was divided by non arable watercourses. Large portions of the 47 ha property lie outside the ALR. The use of 2 ha for truck repair represents a permanent loss of farmland, but overall represents only a minor, erosive impact on the arability of the parcel.

Assessment of Other Factors

The Commission concurred that the concentration of truck repair facilities on a single site could have the beneficial effect of limiting the number of private large buildings (or even illegal uses) on farmland in the surrounding area. However, the Commission also noted that substantial areas of the subject property did not lie within the ALR. It believed that there was merit in requesting that a commensurate amount of arable land (~2 ha) be included into the ALR as a condition of approval.

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 not substantively impact agriculture, provided land is included into the ALR.

THAT the application to subdivide 2 ha from the 47 ha property and use the 2 ha lot as a commercial truck repair centre be allowed, subject to the following conditions:

- That a commensurate 2 ha area (that has agricultural capability) be included into the ALR.

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 # 172/2008