



Agricultural Land Commission
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July 9, 2008

Reply to the attention of Simone Rivers
ALC File: W-38152

Waldemar and Olga Schaefer
Box 896
Charlie Lake, BC V0C1H0

Dear Mr. and Mrs. Schaefer:

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

Please find attached the Minutes of Resolution # 346/2008 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 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc: Peace River Regional District (129/2007)

Enclosure: Minutes/

SBR/
i/38152d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: # W- 38152
Applicant: Waldemar and Olga Schaefer
Proposal: Subdivision for a Relative: To subdivide the 5 ha subject property to create one (1) 1.8 ha lot to construct a home for a relative.
Legal: PID: 007-058-110
Lot 9, Section 20, Township 85, Range 20, West of the 6th Meridian, Peace River District, Plan 26460
Location: Lyndon Subdivision Road and the Alaska Highway, about 21 km north of the City of Fort St. John

Site Inspection

A site inspection was conducted on June 18, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- John Kendrew Commissioner
- Simone Rivers Staff
- Wally and Olga Schaefer Applicant

The Commission met the applicants at the subject property. It noted that the property was relatively small but that it bordered a larger holding to the south. It also noted that the property was not cleared.

Ms. Schaefer confirmed that the staff report dated May 30, 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.

Discussion

When reviewing the file, the Commission noted that the subject property is located in an area where the Regional District is currently undergoing a planning review. As the planning has not been completed the Commission reviewed this file based on existing information.

The Commission, when it considers applications for subdivision, generally takes the view that subdivision is not consistent with long term agricultural activity and productivity. The purpose of the Agricultural Land Reserve is to be preserve land within the province of British Columbia for agricultural use. The Commission's position is that subdivision will reduce the agricultural options available to the subject property and reduce the likelihood that the property will be used for agricultural purposes in the future.

The Commission further notes that although the property is located in an existing rural residential subdivision that the property bordered larger agricultural properties to the south. The Commission was concerned with the impact that the introduction of another lot in this location would have on existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Dowswell

THAT the application be refused.

CARRIED

Resolution # 346/2008