



**Agricultural Land Commission**  
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April 21, 2010

Reply to the attention of Simone Rivers  
ALC File: 50662

Peter Sorg  
General Delivery  
5273 West Arras Road  
Arras, B.C. V0C 1B0

Dear Mr. Sorg:

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

Please find attached the Minutes of Resolution # 2387/2010 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in purple ink that reads 'Simone Rivers'. The signature is fluid and cursive, with a long, sweeping underline.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (118/2009)

SBR/  
50662d1



**A meeting was held by the Provincial Agricultural Land Commission on March 30, 2010 at Fort St. John, B.C.**

<b>PRESENT:</b>	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Simone Rivers	Staff

### **For Consideration**

Application:	50662
Applicant:	Peter Sorg
Proposal:	To include 16.8 ha into the ALR. The application was made in concurrently with subdivision application # 50660
Legal:	PID: 007-799-152 Parcel B (Plan 17268) of the East ½ of Section 8, Township 78, Range 17, West of the 6 <sup>th</sup> Meridian, Peace River District
Location:	West Arras, 22 km west of Dawson Creek

### **Site Inspection**

A site inspection was conducted on March 29, 2010. Those in attendance were:

- William Norton      Chair, North Panel
- Denise Dowswell      Commissioner
- Jim Collins      Commissioner
- Simone Rivers      Staff

The Commission drove by the property and viewed the area proposed for subdivision as well as the non-ALR area proposed for inclusion into the ALR. Commissioner Norton and staff member Rivers recalled previous site visits to the property made when evaluating previous applications by the same applicant, they were able to identify the area under application for subdivision for the other Commissioners who had not previously viewed the property.

The Commission noted that much of the non-ALR area of the property appeared to be a steep ravine with limited agricultural capability.

### **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**

The Commission did not believe that it was appropriate to include the entire proposal area into the ALR as much of this area had limited agricultural capability due to topography. The Commission believed that in general the ALR boundary as reflected on the subject property was correct.

The area of the property not in the ALR is rated as 60% Class 7 TR and 40% Class 6T with limitations of Topography and shallow soil / bedrock outcroppings

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

However, in its review of the airphoto of the property the Commission noted that a portion of the non-ALR area appeared to have capability and form part of the cleared area of the property. This area was slightly larger than the area proposed for subdivision from the property and as such the Commission would include this area into the ALR.

**IT WAS**

**MOVED BY:** Commissioner Collins

**SECONDED BY:** Commissioner Dowswell

THAT the application be refused as proposed.

AND THAT the Commission would approve inclusion of a smaller 3.3 ha area into the ALR.

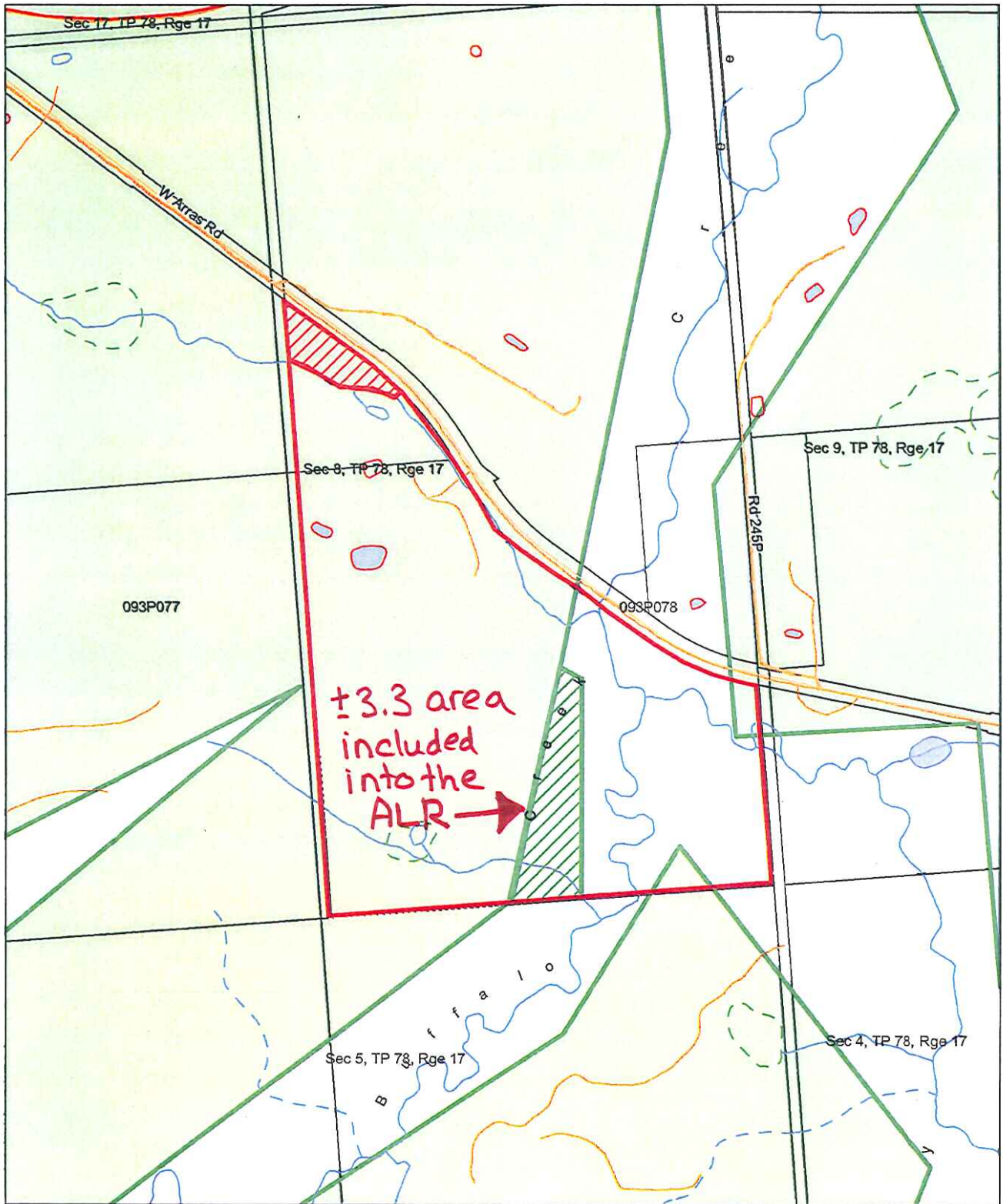
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**

**Resolution # 2387/2010**

ALC Application # 50662

SORG - Resolution 2387/2010



Scale: 1: 10,000

BCGS Mapsheet(s): 93P.077 & 93P.078

