



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

October 26, 2010

Reply to the attention of Martin Collins
ALC File: 51047

Gordon Meek
PO Box 150
Charlie Lake, B.C.
V0C 1H0

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2697/2010 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. It will also confirm for the Registrar the area excluded from the ALR.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Peace River Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District File: #120/2009

MC/51047/d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 18th, 2010 in Fort St John B.C.

| | | |
|-----------------|-------------------|--------------|
| PRESENT: | Richard Bullock | Chair, |
| | Denise Dowswell | Commissioner |
| | Jim Collins | Commissioner |
| | Lucille Dempsey | Commissioner |
| | Lindsay McCoubrey | Staff |
| | Martin Collins | Staff |

For Consideration

Application: 51047
Applicant: Faye Meek, Brandy Sinclair
Agent: Gordon Meek
Proposal: To exclude 1 ha of the 12 ha parcel for a site to store and display mobile homes
Legal: PID 006-354-190 Rem NE ¼, Sec. 3, Twp 84, R. 19, W6M, PRD.....
Location: North of the Alaska Highway, west of Fort St. John

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

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 2C:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

The limiting subclass is a severe climate.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believed that land's small size, its location adjacent to urban development and between Stoddart Creek and the Alaska 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 believes the exclusion and light industrial uses of the 1 ha area would not affect the existing or potential agricultural use of surrounding lands because the property is bounded by non farm uses to the west, Stoddart Creek to the north and the Alaska Highway to the south.

Assessment of Other Factors

The Commission noted that although the applicant has requested the exclusion of 1 ha in this application, correspondence received March 19th, 2010 indicated that the applicant requested that the Commission reconsider its decision to refuse the 2007 exclusion application (37527) for 4.6 ha of the 12 ha parcel in 2007 (refused by Resolution # 520/2007). The Commission refused exclusion of 4.6 ha in 2007 because the property, though identified for light industrial uses in the Fort St John and Area CDP, was proposed for a later phase of development.

The Commission considered the current application in light of the recently adopted North Peace Fringe Official Community Plan, noting that phasing is not referenced in the OCP. The Commission recalled it had not objected to the OCP designation of the 12 ha parcel for light industrial uses when it reviewed the OCP.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is unsuitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner J. Collins
SECONDED BY: Commissioner D. Dowswell

THAT the application to exclude 1 ha of ALR be allowed

AND THAT the approval is subject to the following conditions:

- a subdivision plan must be submitted delineating the excluded area as a separate land registry parcel within three (3) years from the date of this decision.

- Confirmation of the rezoning of the 1 ha area to uses consistent with the North Peace Fringe OCP.

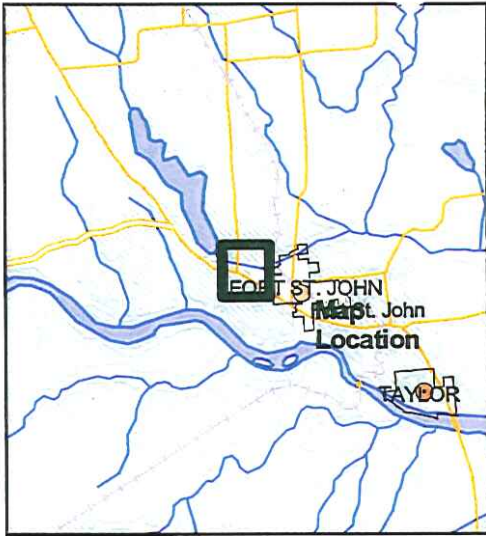
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 2697/2010

120°56'0"W

120°54'0"W

56°16'0"N



Subject Property

5.6 ha AREA
APPROVED FOR
EXCLUSION

120°56'0"W

RESOLUTIONS # 2697/2010 & # 2715/2010



ALC Context Map

Map Scale: 1:20,000



ALC File #: 37527/51047

Mapsheet #: 94A026

Map Produced: Aug 2, 2007

Regional District: Peace River