



Agricultural Land Commission
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April 21, 2010

Reply to the attention of Simone Rivers
ALC File: 51567

Alan and Angela Bruneau
P.O. Box 5
Montney, B.C. V0C 1Y0

Dear Mr. and Mrs. Bruneau:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2401/2010 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in purple ink, which appears to read 'Erik Karlsen', is written over the printed name.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (178/2009)

SBR/
51567d1



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

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

For Consideration

Application: 51567
 Applicant: Alan & Angela Bruneau
 Proposal: To subdivide the 256 ha property into two 64 ha lots and one 128 ha lot (two quarter sections and one half section)
 Legal: PID: 004-806-760
 Section 27, Township 87, range 19, West of the 6th Meridian, Except the most Westerly 33 Feet and the most Southerly 14 feet in Parallel widths thereof
 Location: 50 km north of Fort St. John in the Murdale area.

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

The agricultural capability of the soil of the subject property is 60% Class 4X – 40% Class 5W.
 Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
 Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

X	cumulative and minor adverse characteristics
W	excess water

The Commission notes on the airphoto that much of the property has been cleared and improved for agricultural use. The Commission believes that the subject property has agricultural capability and is correctly designated as ALR.

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 does not believe there are external factors that render the land unsuitable for agricultural use. The subject property is located in an agricultural area where the majority of properties are used for agricultural purposes.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It further considered that the proposal was consistent with local government zoning regulations and official community plan provisions. In this particular case, as all the properties proposed are large enough for continued agricultural use, the Commission does not believe the proposal would have a negative impact existing or potential agricultural use of surrounding lands or of the subject property.

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 impact agriculture.

IT WAS

MOVED BY: Commissioner Collins

SECONDED BY: Commissioner Dowsell

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 2401/2010




Legend

Provincial Agricultural Land Commission

Application 51567
Resolution 2401/2010

 Subject Property

 Two 64 ha lots approved for subdivision

Scale: 1:35,000

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