



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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December 14, 2011

Reply to the attention of Gordon Bednard  
ALC File: 52421

Darcy & Angela Hofstrand  
Box 516  
Charlie Lake, BC  
V0C 1H0

Dear Sir and Madam:

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

Please find attached the Minutes of Resolution # 467/2011 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Peace River Regional District Attn: Tim Donegan file # 113/2011

GB/  
52421d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

|                 |              |
|-----------------|--------------|
| Gordon Gillette | Chair        |
| Jerry Thibeault | Commissioner |
| Lucille Dempsey | Commissioner |
| Denise Dowswell | Commissioner |
| Jim Collins     | Commissioner |
| Richard Bullock | Commissioner |

### COMMISSION STAFF PRESENT:

|                |                    |
|----------------|--------------------|
| Gordon Bednard | Land Use Planner   |
| Colin Fry      | Executive Director |

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### APPLICATION ID: # 52421

**PROPOSAL:** To subdivide a 4 ha lot from the 64.6 ha parcel for the applicant's parents. The applicant indicates that his parents would help on the farm. A permanent residence and mobile home would occupy the proposed 4 ha lot.

(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

### PROPERTY INFORMATION:

**Parcel ID:** 014-614-880

**Legal Description:** The North West 1/4 of Section 32 Township 86 Range 19 West of the 6th Meridian Peace River District

**Size:** 64.6 ha

**Area in ALR:** 64.6

**Current Land Use:** Pasture, hayland, older house and mobile home, new dwelling under construction, various outbuildings and barns.

**Farm Classification:** No  
(BC Assessment)

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### PROPERTY OWNER INFORMATION:

1. Darcy and Angela Hofstrand

**DATE PROPERTY ACQUIRED:** August 2008

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## **SITE INSPECTION MEETING:**

A site inspection meeting was conducted on October 4, 2011 following which a report was prepared.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before the vote. The site inspection meeting report constitutes a record of the site inspection meeting and has been provided to all Commission members recorded above.

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## **COMMISSION CONSIDERATION:**

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

### **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, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is: 6:3T-4:2C over 80% of the property.

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

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

#### Subclasses

C      adverse climate  
T      topography

### **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 property is located in an area of extensive agricultural development, without encroaching non-farm activities such as industrial or residential use.



## Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission is not generally supportive of the subdivision of agricultural land as it believes that smaller parcels are less able to support a wide range of agricultural activities. As well, in the experience of the Commission, the introduction of residential size properties into agricultural areas often leads to conflicts between these uses, usually to the detriment of farming. Notwithstanding that the proposed subdivision is intended for a family member, the lot, once created, could be sold outside the family and there is no assurance the new owner would share the same support for adjacent farm activities.

### 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 negatively impact agriculture.
4. Therefore, the Commission believes that the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### IT WAS

**MOVED BY:** Commissioner Gordon Gillette

**SECONDED BY:** Commissioner Jerry Thibeault

THAT the application be refused for the above reasons.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) *evidence not available at the time of the original decision has become available,*
  - (b) *all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

### CARRIED

Resolution # 467/2011