



Agricultural Land Commission
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October 19, 2012

Reply to the attention of Ron Wallace
ALC File: # 52656

David Stoy
3132 Schaeffer Road
Falkland, BC
V0E 1W0

Dear Mr. Stoy:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 84/2012 as it relates to the above noted application. The Commission draws your attention to sections 33(1) of the *Agricultural Land Commission Act*.

Section 33(1) of the *Agricultural Land Commission Act* provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

- 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.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application should be directed to ALC Staff.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'B. Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #84/2012

cc: Columbia-Shuswap Regional District (LC2459D)



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52656.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director

PROPOSAL

The request is to subdivide the 16 ha subject property into two parcels of 1 ha and a remainder parcel. The applicant has applied locally under Section 946 of the Local Government Act and has indicated that the proposed 1 ha lot will be for his future home when he retires. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The agricultural capability ratings identified on Canada Land Inventory (CLI) map 82L/5 is Class 4 with moisture deficiency and stoniness as limiting factors.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Conclusion: While recognizing that the subject property has limitations for agriculture, as noted, the land has capability for agricultural use.

2. The creation of a rural residential lot in the northeast corner of the subject property.

Conclusion: The Commission believes that the subject parcel has more agricultural potential as a single unit and that subdivision would negatively impact the agricultural opportunities available to it in the long-term. The increase in rural residential parcels in a farm area tends to reduce rather than enhance agricultural activity.

3. The Commission noted the applicant referred to section 946 of the Local Government Act (LGA) as a factor in support of the request to subdivide the subject property. Section 2 of the ALC Act establishes primacy of the ALC Act over other legislation. More specifically:

2(1) This Act and the regulations are not subject to any other enactment, whenever enacted, except the *Interpretation Act*, the *Environment and Land Use Act* and the *Environmental Management Act* and as provided in this Act.

Conclusion: The consideration of Section 946 of the LGA in support of the subdivision proposal is inconsistent with the purposes of the ALC

IT WAS

MOVED BY: Commissioner Dyson
SECONDED BY: Commissioner Pranger

THAT the request for subdivision of the subject property into two parcels of 1 ha and a remainder parcel be refused.

AND THAT the applicant be advised that a revised proposal does not constitute new evidence and will not be considered as a basis for reconsideration, that the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter, and that if the applicant sells or transfers the property within one (1) year of the decision the new owner is not eligible to submit a request for reconsideration.

CARRIED

Resolution #84/2012