



Agricultural Land Commission
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www.alc.gov.bc.ca

December 19th, 2013

ALC File: #53173

Ronald Reznicek
Box 3, Boy Scout Road
Farmington, BC
V0C 1N0

Dear Sir:

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

Please find attached the Minutes of Resolution 234/2013 as it relates to the above noted application. The Commission has also attached a Sketch Plan depicting the decision.

Further correspondence with respect to this application is to be directed to Gordon Bednard

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a white background.

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #234/2013
Sketch Plan

cc: Peace River Regional District file: 16/2013

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 27th, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53173.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Colin Fry	Executive Director

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

To subdivide a 2.6 ha lot for retirement purposes from the 130 ha property as divided by Boyscout Road.

PROPERTY INFORMATION:

Owner: Ronald Reznicek

Legal: PID: 023-344-440
South ½ of Section 36, Twp. 80, R. 17, W6M, Peace River District

Location: Just north of the Kiskatinaw River, east of the Alaska Highway

Size: 130 ha

SITE INSPECTION

A site inspection was conducted on October 9th, 2013 at the subject property. Those in attendance included the Commissioner(s) Collins, Miles, Pranger, Dempsey, ALC staff G. Bednard, and Ministry of Agriculture staff J. Robinson. The applicant Ron Reznicek also attended the site visit and advised the ALC that the 2.6 ha lying east of the road is not used as part of the cattle operation and is forested. The applicant's home and outbuildings lie on the west side of Boyscout Road.

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. Commissioner Miles gave a verbal summary of the site inspection to all Commission members recorded above.

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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The Commission assessed the agricultural capability of the subject property and the area proposed for subdivision

Conclusion: The CLI ratings for the entire property (including the area proposed for subdivision) are 4X indicating that the land has capability for agricultural use.

2. The Commission assessed the agricultural impacts of the proposed subdivision.

Conclusion: The Commission did not believe that the subdivision of a 2.6 ha lot from the 130 ha parcel would substantively reduce the agricultural capability or suitability of the property, given its small size, triangular shape, and location east of Boy Scout Road. The 2.6 ha area does not form part of the current farm operation.

It was noted that the sparse traffic on Boy Scout road would not be considered a significant impediment to using the 2.6 ha area in conjunction with the remainder.

The Commission discussed the potential long term impacts of introducing a “non-farm” resident into this area. Generally the Commission does not support small lot subdivision within the ALR, because of concerns about conflict and reduced productive capability. However given the location and size of the property, these concerns were alleviated.

IT WAS

MOVED BY: Commissioner Thibeault
SECONDED BY: Commissioner Pranger

THAT the proposal to subdivide a 2.6 ha lot from the 130 ha property be conditionally approved.

AND THAT the final approval is subject to:

1. The applicant submitting the following documentation for Commission review and approval prior to final approval:

- a. The Preliminary Layout Approval (PLA) specifying the requirements for subdivision identified by the Approving Officer from the Ministry of Transportation and Infrastructure.
- b. The requirements for subdivision specified by the local government that are not identified in the PLA; and
- c. The requirements for subdivision specified by any other person or body having jurisdiction over the land under an enactment. ‘

2. The subdivision plan must be completed within three (3) years from the date of this decision;

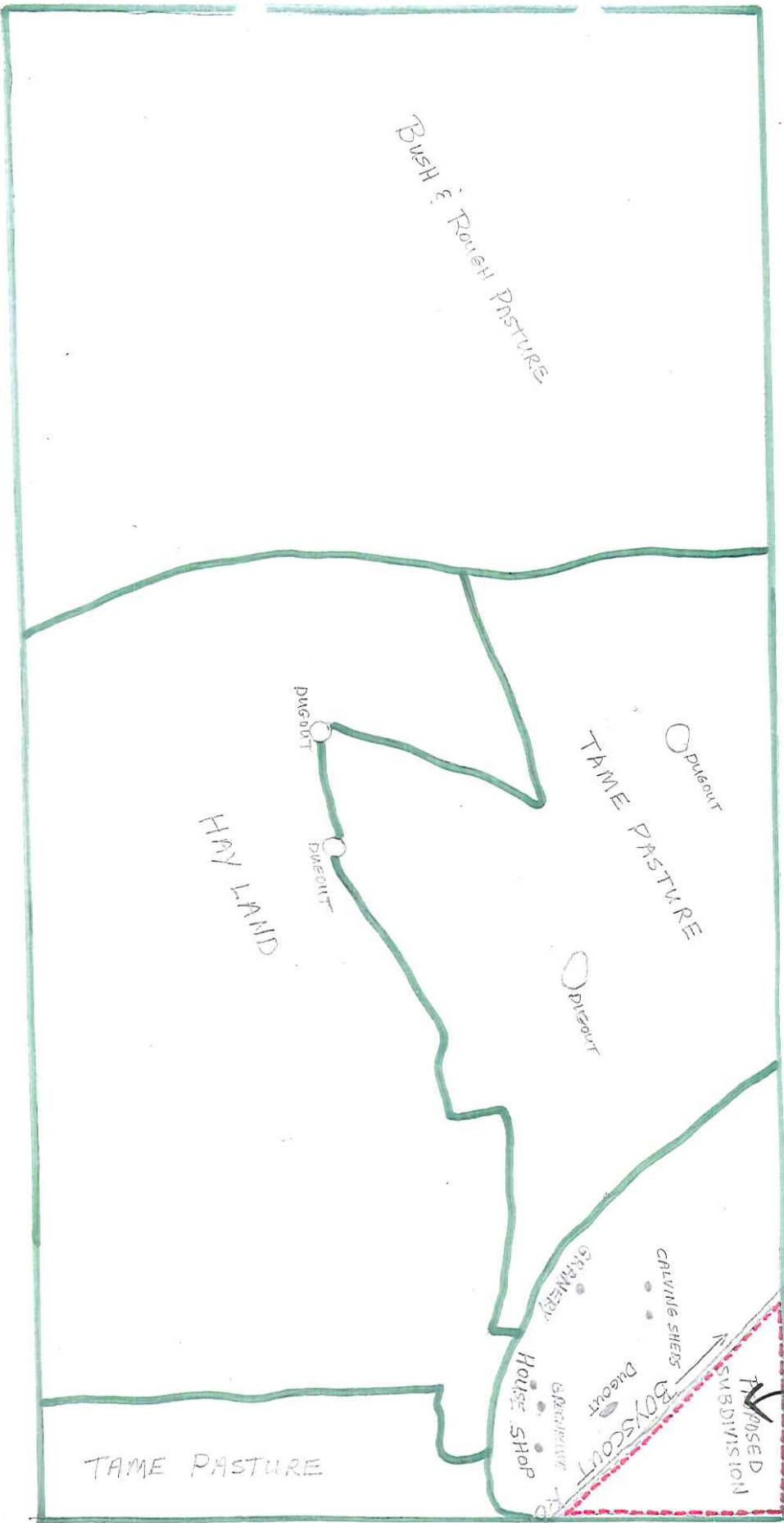
The Commission will be primarily concerned with any conditions of approval it believes will result in either a substantial deviation from the plan submitted with the application and to which this preliminary approval is granted or conditions it believes are inconsistent with the purposes of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

Final approval is contingent on the Commission’s acceptance of the conditions of approval. The final survey plan should not be prepared in advance of receiving the Commission’s written acceptance of the conditions of approval.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution #234/2013

ALC APPLICATION #53173 SKETCH PLAN
RESOLUTION #234/2013



APPROVED 2.6 ha LOT