



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Fax: 604 660-7033
www.alc.gov.bc.ca

December 19, 2013

ALC File: # 53276

Harvey Friesen
PO Box 287
Prespatou, BC
V0C 2S0

Dear Sir:

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

Please find attached the Minutes of Resolution # 383/2013 as it relates to the above noted application. The Commission has also attached a Sketch Plan depicting the decision.

Before commencing registration procedures at the Land Title Office, please submit two paper prints of the final subdivision plans to this office. When it has been determined that all of the conditions of approval have been met, the Commission will authorize the deposit of the subdivision plan.

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', is written over a light blue horizontal line.

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #383/2013
Sketch Plan

cc: Peace River Regional District File: 50/2013

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53276.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

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

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

To subdivide a 4 ha lot from DL 2352 and consolidate the ~60 ha remainder with the adjoining DL 2160.

PROPERTY INFORMATION:

Owner: Harvey Friesen

Legal: PID:014-830-213
South ½ of DL 2160, Peace River District, Except the South 25 meters

PID 014-831-309
District Lot 2352, Peace River District

Location: Southeast of Prespatou on John A Street

Size: Each parcel is ~65 ha

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 considered the agricultural capability of the subject properties

Conclusion: The Commission confirmed that both properties have agricultural capability, including land that is cultivated and lying outside the ALR in DL 2160. The Canada Land Inventory (CLI) rating for the majority of the land in the ALR is 4W, indicating that the prevalent limitation for soil based agriculture is excessive wetness. The land lying outside the ALR has a CLI rating of 5CW suggesting that a severe climate also limits productivity. That said, the lands lying outside and inside the ALR look identical in airphotographs, and are almost wholly developed for agriculture.

2. The Commission considered the impacts of subdivision and consolidation

Conclusion: The Commission believed that the subdivision of a 4 ha lot could have negative effects on agricultural productivity because the homesite might be replaced on the remainder, alienating arable land. In addition the Commission is concerned about subdividing rural residential parcels in farm areas because of negative impacts arising from residential/farm conflicts.

However, the consolidation of the remainder of DL 2352 with DL 2160 has a corresponding benefit for agriculture because larger parcels offer a wider range of agricultural options and are more likely to be used for agriculture. The Commission has no objection to consolidation by re-survey, or by covenant, i.e. binding titles so that they cannot be sold separately.

3. The Commission considered other impacts arising from the proposal

Conclusion: The Commission believed that for the proposal to have long term benefits for agriculture the remainder of DL 2160 should be included into the ALR; to dampen speculation, prevent further subdivision, and to reflect the land's good agricultural potential and current agricultural development.

IT WAS

MOVED BY: Commissioner Dowswell
SECONDED BY: Commissioner Dempsey

THAT the proposal to subdivide a 4 ha lot from DL 2352 (65 ha) and consolidate the 61 ha remainder with the adjoining DL 2160 be allowed.

AND THAT the final approval is subject to:

1. The inclusion of the remainder of DL 2160 into the ALR (~50 ha);
2. The consolidation by re-survey or covenant of DL 2160 with the remainder of DL 2352;

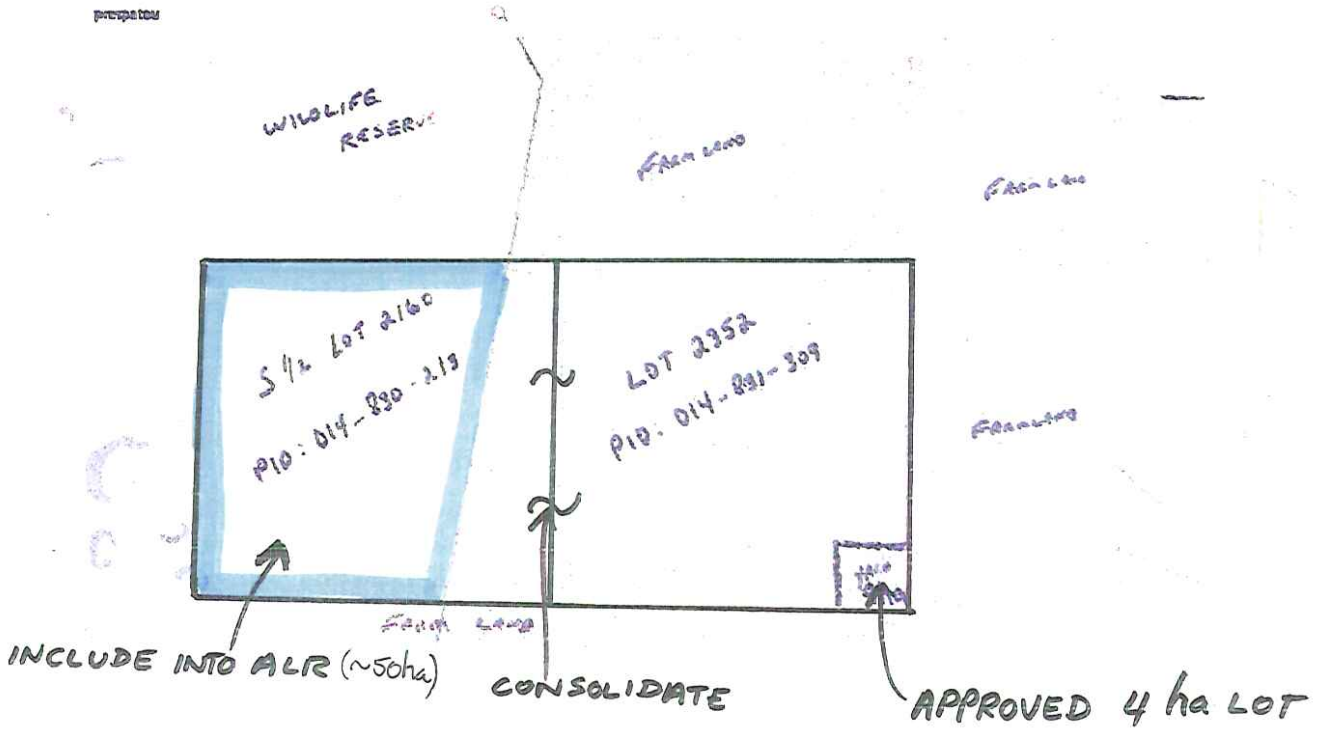
3. The subdivision plan, inclusion and consolidation must be finalized within three (3) years from the date of this decision;

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 #383/2013

ALC Provincial Agricultural Land Commission

proposed



ALC APPLICATION # 53276 SKETCH PLAN
RESOLUTION # 383/2013

May 23, 2013