



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

April 3, 2014

ALC File: #53436

Kenneth Ott
139 Alexander Crescent
Red Deer,
Alberta
T4R 2R7

Dear Sir:

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

Please find attached the Minutes of Resolution #111/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) copies of the final survey plan 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.

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 'Colin J. Fry', is written over a white background.

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #111/2014
Sketch plan

cc: Peace River Regional District File: #123/2013

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 26th, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53436.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Planner
Colin Fry	Chief Tribunal Officer

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

To subdivide the 390 ha property into four 65 ha lots and a single 130 ha lot.

PROPERTY INFORMATION:

Owner: Kenneth Ott

Legal: PID: 008-522-103
Lot 3, Section 11 and 12, Twp 86, R. 15, W6M, Peace River District, plan 23435

Location: 21 km northwest of Goodlow

Size: 390 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 property.

Conclusion: The Commission confirmed that the best available information indicated that the land had capability for agricultural development. The Canada Land Inventory (CLI) soil capability ratings for the property are: 7:4D 3:3C. The limiting subclasses are undesirable soil structure (D) and severe climate (C).

2. The Commission considered the potential agricultural impacts of the proposed five (5) lot subdivision.

Conclusion: The Commission generally takes the perspective that smaller lots are less likely to be used for agriculture than larger parcels. In the Peace River Regional District there are concerns that ¼ section lots are being increasingly used for rural residences, particularly in close proximity to settlement centres. However, the Commission is also aware that in rural farming areas ¼ section lots are frequently purchased or leased by farmers as a way to increase or decrease multi parcel farm holdings. Given the location and size of the proposed lots the Commission believed that they are more likely to be used for the latter (farming) rather than the former (residences).

3. The Commission considered its response to similar applications in the area.

Conclusion: The Commission recalled that it permitted two nearby sections to be divided into ¼ sections in 2010 (by resolution # 2477/2010) to encourage the land to be more fully utilized for agricultural purposes. This decision was consistent with local government bylaw minimum lot sizes and past practice in the region.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Johnson

THAT the proposal to subdivide the 390 ha property into four 65 ha lots and a 130 ha lot be approved.

AND THAT the final approval is subject to:

1. The subdivision be in substantial compliance with the plan submitted with the application;
2. The subdivision plan must be completed within three (3) years from the date of this decision;

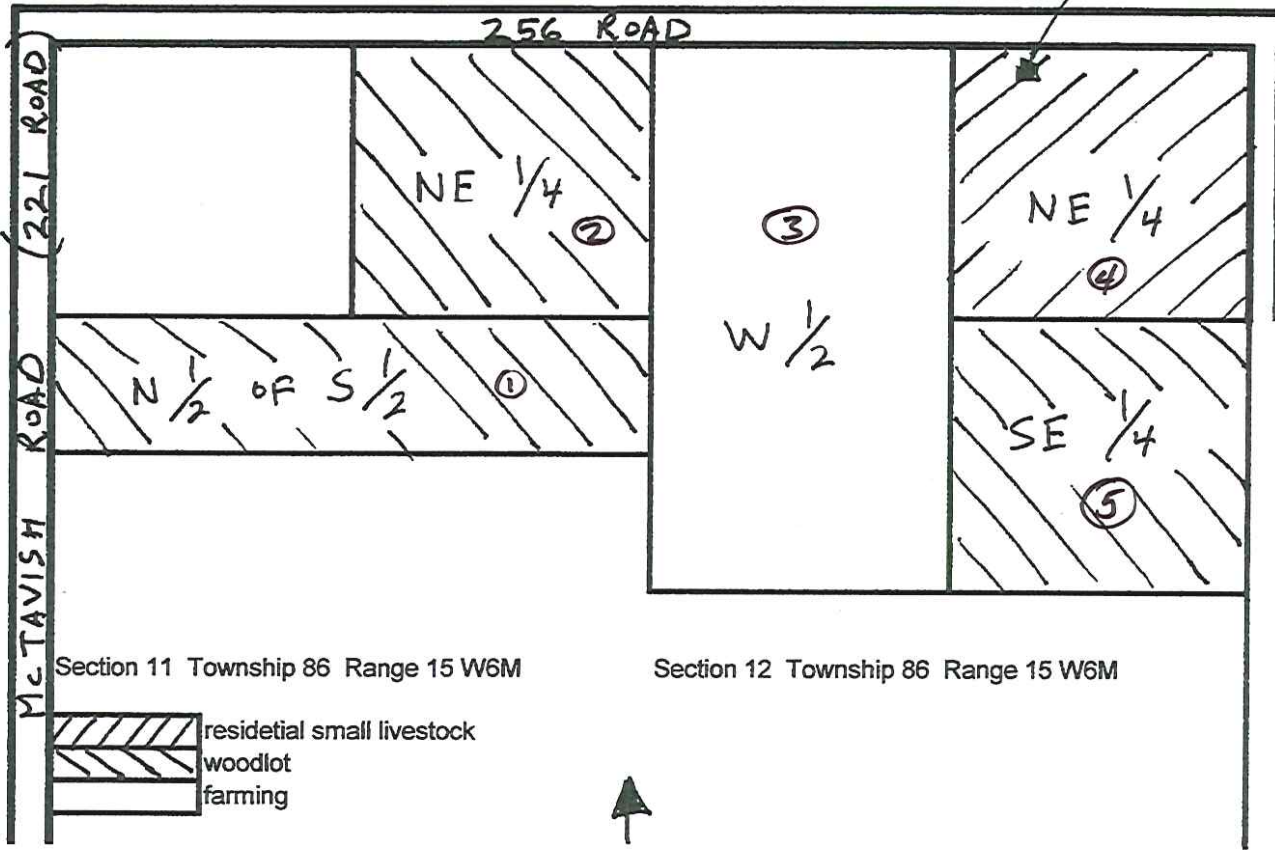
AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution #111/2014




2295 256 RD

HOUSE



Section 11 Township 86 Range 15 W6M

Section 12 Township 86 Range 15 W6M

 residential small livestock
 woodlot
 farming



N

ALC APPLICATION # 53436

RESOLUTION # III/2014

SKETCH PLAN; APPROVED FIVE (5) LOT SUBDIVISION