



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

January 4, 2016

ALC File: 53844

Joshua Issac  
2221 Ens Road  
Vanderhoof, BC  
V0J 3A1

Dear Mr Issac:

**Re: Reconsideration of a Decision of the North Panel – Resolution #320/2015 by the Executive Committee of the Agricultural Land Commission**

Please find attached the Reasons for Decision of the Executive Committee of the Agricultural Land Commission (Resolution #1/2016) as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Laurel Eyton, Land Use Planner at [Laurel.Eyton@gov.bc.ca](mailto:Laurel.Eyton@gov.bc.ca).

Yours truly,

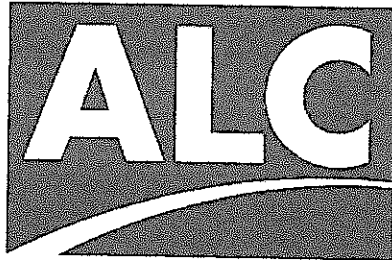
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Colin J. Fry, Chief Tribunal Officer

Enclosures: Reasons for Decision (Resolution #1/2016)

cc: District of Vanderhoof (File: #2221 Ens Road)  
Lavonna Liggins, Regional Agrologist – Ministry of Agriculture, Prince George



**AGRICULTURAL LAND COMMISSION FILE 53844**

**REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE**

**Application submitted pursuant to s. 21(2) of the *Agricultural Land Commission Act***

**Applicant:**

**Kenneth Issac  
Darlene Issac  
(the "Applicants")**

**Agent:**

**Joshua Issac**

**Application before the Executive Committee:**

**Frank Leonard, Chair  
Lucille Dempsey  
Jennifer Dyson  
Dave Merz  
Gerry Zimmermann  
William Zylmans**

**Attachments:**

**Exhibit A – Reasons for Decision of the North Panel, Resolution #320/2015**

**Exhibit B – Chair Referral of Resolution #320/2015 to Executive Committee for  
Reconsideration, dated November 23, 2015**



**RECONSIDERATION OF A DECISION OF THE NORTH PANEL RECORDED AS  
RESOLUTION #320/2015**

**THE APPLICATION**

[1] The legal description of the property involved in the application is:

Parcel Identifier: 015-691-781

The South West ¼ of Section 36, Township 2, Range 4, Coast District Except the most westerly 25 metres and the most southerly 25 metres thereof (the "Property")

[2] The Property is located at 2221 Ens Road, Vanderhoof.

[3] The Property is 60.7 ha in area.

[4] Pursuant to s. 21(2) of the *ALCA*, the Applicant is applying to subdivide a 3.2 ha parcel from the southeast corner of the property (the "Application").

**EVIDENTIARY RECORD BEFORE THE EXECUTIVE COMMITTEE**

[5] The Executive Committee considered the following evidence:

1. The Application
2. Local government documents
3. Agricultural capability map, ALR context map and satellite imagery
4. Reasons for Decision of the North Panel - Resolution #320/2015

**FINDINGS OF THE EXECUTIVE COMMITTEE**

[6] The Executive Committee concurs with the Panel's observations and findings as outlined Paragraph 16 - 22 of Resolution #320/2015: that the property has moderate capacity for agriculture; that the proposed forested homesite is severed from the remainder by a ravine; that the applicants are a farming family and the son contributes to the management of the farm; and that the Application, if permitted, would require bylaw amendments.



[7] After considering the information described in Paragraphs 16 to 22 inclusive of Resolution# 320/2015; North Panel members commented as follows in Paragraphs 23 and 24:

23 *"The portion of the property proposed for subdivision has no utility for agriculture. The proposed subdivision would have negligible impact on the agricultural operations on surrounding properties."*

[24] *"... that social and cultural considerations of succession planning for a long time family farm are supportive of the decision of the Panel, following a review of the agricultural considerations."*

[8] The Executive Committee does not concur with the Panel's conclusions outlined in the above noted Paragraphs 23 and 24 of Resolution #320/2015. The Committee believes that portions of the proposed subdivision area can be used for agriculture, and that the development of a homesite on this area could raise expectations of land use change and precipitate similar small lot applications in the area.

The Executive Committee also does not concur with the Panel's finding that social and cultural considerations associated with succession planning support this application. The Committee believes that there are other (non-subdivision) options for providing a home for the applicant's son or to achieve succession planning. In addition there is no way of ensuring that the proposed homesite lot would be used by, or retained by, the landowner's son, or that he will continue to be involved in the farm operation if the subdivision is approved.

[9] The Executive Committee noted that the Applicant has not provided any rationale in the Application citing economic, cultural or social values associated to the proposed subdivision.



[10] The Executive Committee noted the District of Vanderhoof's council resolution in support of the application. However, the current District of Vanderhoof bylaw designations affecting the property will require amendments for the subdivision to proceed. The Executive Committee is concerned that Council's resolution of support is not consistent with its own planning and bylaw designations. Furthermore the Committee finds Council support for the application to be insufficient rationale to outweigh the ALC's first priority (as per Section 6 of the ALC Act) to preserve agricultural land and encourage farming.

*Weighing the factors in priority*

[14] With regard to s. 6 of the ALCA (agricultural) considerations, the Executive Committee concurs with the North Panel that the Property, "*has moderate agricultural capability.*" But the Committee does not concur with the Panel's findings that the small lot subdivision would have no impact on agriculture, or that the proposed subdivision area has no capability for agriculture.

[15] With regard to s. 4(3)(b) (economic, cultural and social values) the Executive Committee finds the personal benefits that would accrue to a family member if the proposed subdivision is approved are insufficient to outweigh the first priority that must be given to the preservation of agriculture land.

[16] With regard to s. 4(3)(c) (regional and community planning objectives) the Executive Committee notes that the District of Vanderhoof's current planning documents are not supportive of the subdivision of a 3.2 ha lot from the Property.

**DECISION**

[17] For the reasons given above, the Executive Committee reverses the decision of the North Panel recorded as Resolution #320/2015 and refuses the Application to subdivide the Property as proposed.

[18] Frank Leonard, Chair concurs with the decision  
Lucille Dempsey concurs with the decision



Jennifer Dyson concurs with the decision  
Dave Merz concurs with the decision  
Gerry Zimmermann concurs with the decision  
William Zylmans concurs with the decision

[6] Decision recorded as Resolution #1/2016.

A decision of the Executive Committee is a decision of the Commission pursuant to s. 33.1(5) of the *Agricultural Land Commission Act*.

\*\*\*\*\*

Upon instruction of the Executive Committee, I have been authorized to release the Reasons for Decision by Resolution #1/2016. The decision is effective upon release.

A large, stylized handwritten signature in black ink, appearing to be 'CJF', is written over a horizontal line.

**Colin J. Fry, Chief Tribunal Officer**

January 4, 2016

**Date Released**