



Agricultural Land Commission
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March 16, 2006

Reply to the attention of Simone Rivers

Wendy Field
5561-52nd Avenue
Delta, B.C. V4K 2C7

Dear Ms. Field:

Re: Application #W-36291
**The North West ¼ of Section 9, Township 83, Range 17, West of the 6th
Meridian, Peace River District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 16 ha parcel from the above mentioned 64 ha property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for arranging to have your friend meet with its representatives on March 8, 2006. At the site visit, the Commission noted that the property was located in an area of large agricultural holdings. The Commission is reluctant to allow the creation of rural residential hobby farm parcels in such areas. In the Commission's view, the parcel has more agricultural potential as a single unit. This is due to the fact that, in general, reduction of parcel size reduces the available options for commercial agricultural use. The Commission believed that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

The Commission was further concerned that allowing subdivision would increase requests for subdivision on other lands in the area and it did not want to set a precedent to that degree.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution # **89/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Peace River Regional District (#140/2005)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on March 8, 2006 at the Quality Inn Northern Grand Hotel, 9830 100th Avenue, Fort St. John, BC

PRESENT: Frank Read Chair
 Harold Kerr Commissioner

ABSENT: John Kendrew Commissioner

STAFF: Simone Rivers, Regional Research Officer
 Martin Collins, Planner

For Consideration

Simone Rivers presented the staff report dated January 12, 2006 regarding application #W-36291-0. Ms. Field confirmed that she received the staff report and did not identify any errors.

Site Inspection

A site inspection was conducted on March 8th, 2006. Those in attendance were:

- Commissioners Read, Kerr.
- Ministry of Agriculture and Land, Land Use Agrologist: Jim Forbes
- Friend of the applicant: Isabelle Matigan.

The Commission met Isabelle Matigan, a friend of the applicant in Taylor. They followed her to the subject property. The Commission viewed the property and noted that most of it was developed for agricultural use. They also viewed the existing homesite on the property

The site inspection lasted from 11:00 a.m. to 11:30 a.m.

Commission Discussion

Commission staff member, Simone Rivers relayed to the Commission that the applicant had inherited the property from her father and wished to subdivide off the homesite and some land so that she could have a hobby farm and eventually move back to the area. Simone also informed the Commission that the applicant was willing to discuss the parcel size with the Commission as, although her first choice was to retain the homesite as well as some land for a hobby farm, her ultimate goal was to retain the homesite.

The Commission noted that the property was located in an area of large agricultural holdings and that the proposed subdivision would sever a portion of the improved area of the property. The Commission was not willing to reduce the agricultural capability of the property by subdividing it in this manner. The Commission further noted that the subject property was located in an area of large agricultural properties and as such were not prepared to allow the creation of any small rural residential parcel in this area. The Commission was further concerned that allowing subdivision would increase requests for subdivision on other lands in the area and it did not want to set a precedent to that degree.

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IT WAS

MOVED BY: Commissioner Kerr

SECONDED BY: Commissioner Read

THAT the staff report be received and the application to subdivide 16 ha from the 64 ha property described as The North West ¼ of Section 9, Township 83, Range 17, West of the 6th Meridian, Peace River District be refused as proposed on the grounds that the property was located in an area of large agricultural holdings and the Commission did not wish to set a precedent by allowing subdivision of a rural residential property in this area.

CARRIED



Staff Report
Application # W – 36291 – 0
Applicant: Wendy Field

DATE RECEIVED: October 6, 2005

DATE PREPARED: January 12, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide 16 ha from the 64 ha parcel

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The owner currently lets the majority of the parcel for grain crop and hay production. It is the owner's intention that both lots would continue to be used for agricultural purposes with the smaller parcel being used for production of feed for her (horses). She plans to sell the remainder to the adjacent landowner, who presently leases the property.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 004-440-587

The North West ¼ of Section 9, Township 83, Range 17, West of the 6th Meridian, Peace River District

Purchase Date:

June 29, 2004

Location of Property:

5325-238 Road - Southeast of Fort St. John in the Baldonnel Area.

Size of Property:

64.0 ha (The entire property is in the ALR)

Present use of the Property:

Homesite includes house, garage, seven old granaries (2 useable) and farmland.

Surrounding Land Uses:

WEST: Agriculture (ALR)
SOUTH: Agriculture (ALR)
EAST: Agriculture (ALR)
NORTH: Agriculture (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/2
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820, (1993) designates the property as Rural Resource, Agricultural

Zoning Bylaw and Designation:

Regional Zoning Bylaw No. 1343, (2001) designates the parcel as A-2 "Large Agricultural Holdings Zone.
Minimum Lot Size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional Board: That the Regional Board supports and authorizes the proposed subdivision on the basis that the proposed subdivision is supported by Policy 3(a) and (b) of the North Peace Official Community Plan

Policy 3(a) permits the creation of a parcel not less than 1.8 ha if it is to meet the residential requirements of the owner, owner's relatives or farm help where the broader interest of agriculture are not compromised and;
Policy 3(b), permits the creation of a small agricultural holding parcel if it is for agriculture or intensive agriculture purposes, including but not limited to feedlots, piggeries, nurseries, or poultry farms...

STAFF COMMENTS:

Agricultural Capability: The property has agricultural capability ratings of 60% Class 3T – 40% Class 2C.

Agricultural Suitability: The property is currently cultivated

Impact on Agriculture: Although staff would not recommend the creation of a new 16 ha parcel in this area of large holdings, the application states that a neighbouring farmer wishes to buy the remainder of the property. It may be worthwhile to discuss the possibility of consolidation or binding of titles with the applicant.

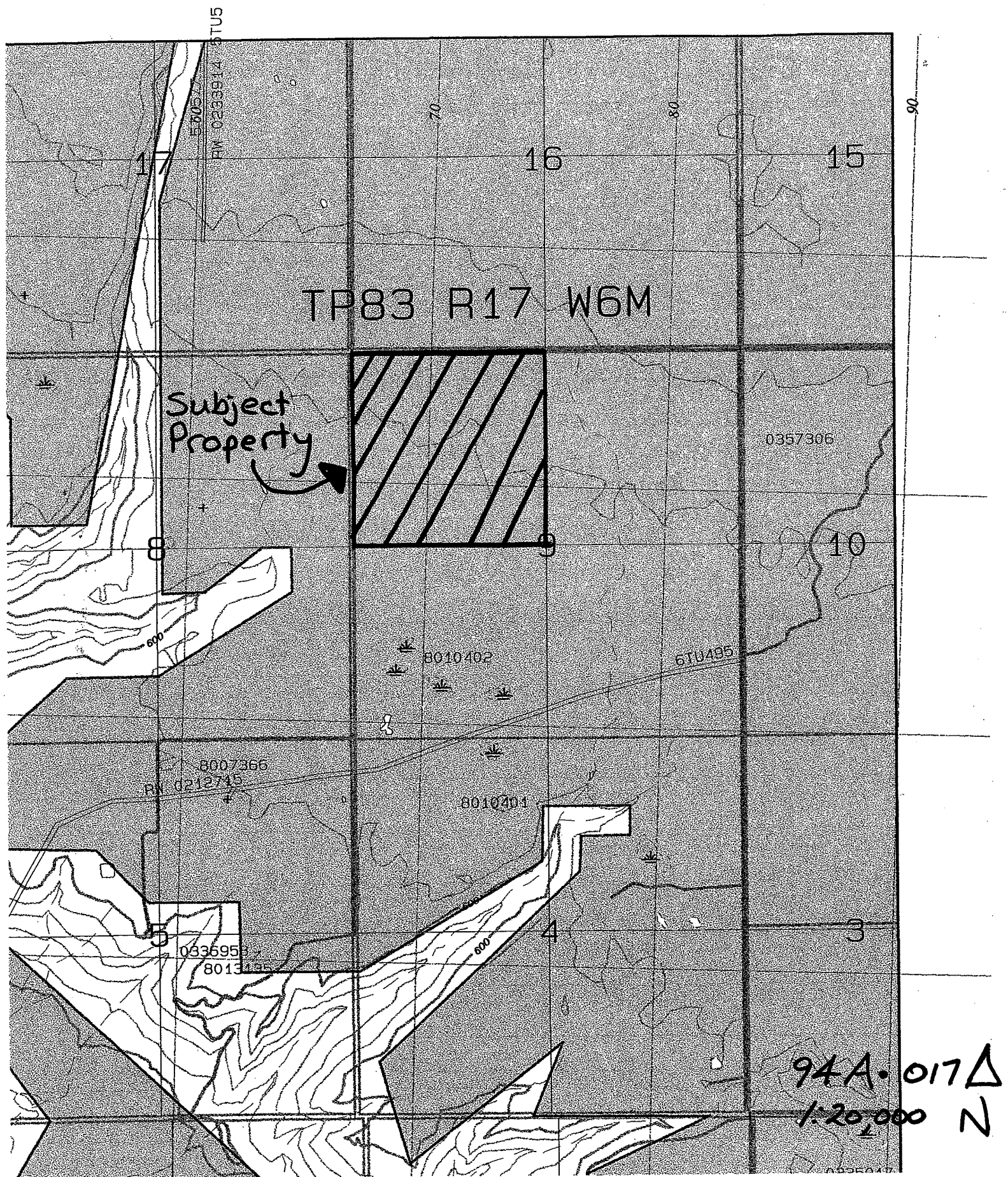
END OF REPORT

Siwone Rivers

Signature

Jan 30, 2006

Date



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TP83 R17 W6M

Subject Property

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