



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

March 16, 2006

Reply to the attention of Simone Rivers

Donald and Sheri Murphy
PO Box 202
Dawson Creek B.C. V1G 4G3

Dear Mr. and Mrs. Murphy:

**Re: Application #W-36463-0
The Fractional North West ¼ of Section 18, Township 79, Range 13, 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 6 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 taking the time to meet with its representatives on March 8, 2006. At the site visit, the Commission noted that the subject property was located in an area of large agricultural holdings. The Commission is reluctant to allow the creation of small rural residential parcels in such areas. Livestock harassment, trespass, weeds and misunderstanding of normal farm practices are common problems encountered in areas where such subdivisions exist. Although the initial owners of this parcel may be sympathetic to surrounding farming operations, the Commission has, of necessity, adopted a long-term approach towards the preservation of agricultural land and as such must consider the impact the subdivision may have in the future.

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 # **88/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Peace River Regional District (File # 175/2005)

SBR/lv/36463d1

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, B.C.

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 February 14, 2006 regarding application #W- 36463-0. Mrs. Sheri Murphy confirmed that she received the staff report and did not identify any errors.

Site Inspection

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

- Commissioners Read, Kerr.
- Ministry of Agriculture and Lands, Land Use Agrologist: Jim Forbes
- Applicant: Don Murphy

The Commission met Mr. Murphy in Dawson Creek and followed him to the property. The site inspection lasted from 9:30 a.m. to 10:00 a.m.

Commission Discussion

The Commission noted that the proposed subdivision was located in an area of large agricultural properties and as such were not prepared to allow the creation of a 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.

IT WAS

MOVED BY: Commissioner Read

SECONDED BY: Commissioner Kerr

THAT the staff report be received and the application to subdivide 6 ha from the 64 ha property described as The Fractional North West ¼ of Section 18, Township 79, Range 13, West of the 6th Meridian, Peace River District be refused on the grounds that the property was located in an area of large agricultural holdings.

CARRIED



Staff Report
Application # W – 36463 –0
Applicant: Donald & Sheri Murphy

DATE RECEIVED: January 26, 2006

DATE PREPARED: February 14, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 64 ha property into one 6 ha lot and one 58 ha lot.

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

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-163-047

The Fractional North West ¼ of Section 18, Township 79, Range 13, West of the 6th Meridian, Peace River District

Location of Property:

Northeast of Dawson Creek, on the west side of the Pouce Coupe River, one mile from Alberta.

Size of Property:

64 ha (The entire property is in the ALR).

Present use of the Property:

Cattle grazing

Surrounding Land Uses:

WEST: Hay (ALR)

SOUTH: Crown land (ALR)

EAST: Grazing (ALR)

NORTH: Grazing (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No. 477, (1986) designates the property as "Potential Industrial".

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw No. 479, (1986) designates the property as A-2 (Large Agricultural Holdings Zone).
Minimum Parcel Size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with the following resolution: that the Regional Board authorize the proposed subdivision application for a 15 acre parcel in the southwest corner.

Staff Comments: the proposal will require an amendment to the Official Community Plan. The proposal will also require re-zoning.

STAFF COMMENTS:

Agricultural Capability: The majority of the parcel is rated as 60% Class 7 TR - 40% Class 5 T.

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 - Land in this class has no capability for arable or sustained natural grazing

Subclasses:

T topography

R shallow soil / bedrock outcroppings

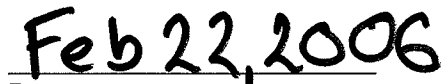
Impact on Agriculture: The property is located in an area of large agricultural holdings. The property lies outside the South Peace Comprehensive Development Plan Study Area.

Staff Recommendations: Staff recommend a site visit to assess the agricultural capability of the property and the impact the subdivision will have on surrounding agricultural operations.

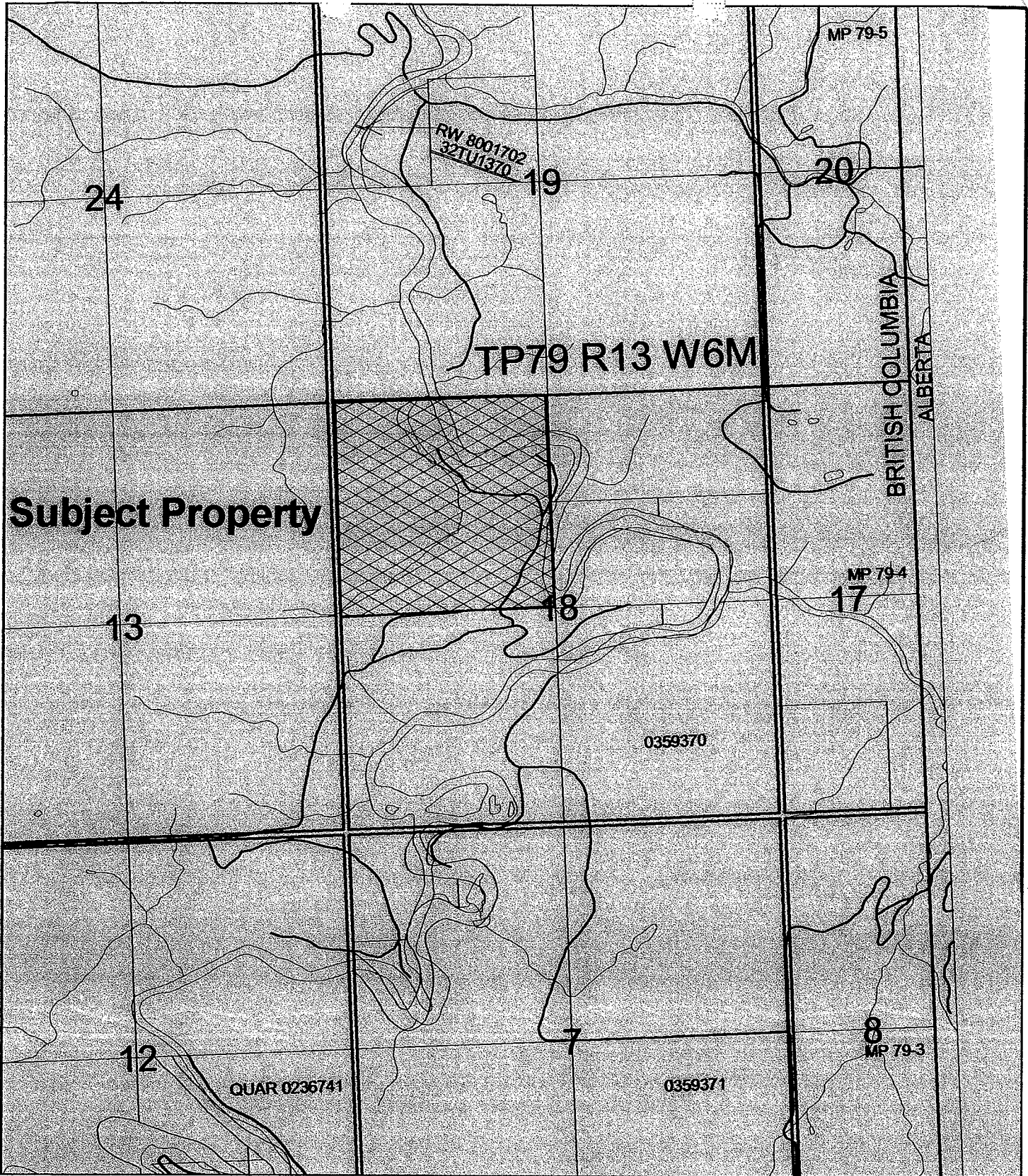
END OF REPORT



Signature



Date



ALC CONTEXT MAP
Application # 36463

Map Scale: 1: 20000

ALC File #: 21-05-36463

BCGS Map Sheet #: 93P.090

Regional District: Peace River