



Agricultural Land Commission
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July 6, 2006

Reply to the attention of Simone Rivers

James and Dorothy Waldie
PO Box 555
Pouce Coupe, B.C. V0C 2C0

Dear Mr. and Mrs. Waldie:

Re: **Application #W- 36672**
**The South East ¼ of Section 11, Township 77, Range 14, West of the 6th
Meridian, Peace River District, Except Plan A754**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 55.7 ha property into a 32 ha lot, a 2.5 ha lot and a 21.2 ha lot as divided by existing roads. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Mr. Waldie for taking the time to meet with its representatives on June 29, 2006. The Commission found the meeting and site visit informative. It appreciated hearing your reasons for requesting the subdivision as well as the opportunity to view the property.

In discussing your application, the Commission noted that the roads dissecting the property were secondary roads and as such did not impede the use of the property as a single unit. Although not currently used for agriculture, in the Commission's opinion the property has agricultural capability and is correctly designated as ALR. It further believes that subdivision as proposed would substantially reduce the agricultural potential of the land and result in further pressures to subdivide lands nearby into rural residential parcels. The Commission did not believe the subdivision would benefit agriculture and was concerned about the impact of rural residential lots in this area of large agricultural holdings. It is the Commission's experience that subdivision into rural residential parcels fosters conflict with adjoining farm parcels (and can limit agricultural development) through trespass and complaints about typical farm noise and smells.

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

The decision noted above is recorded as Resolution #324/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Peace River Regional District (File # 52/2006)

SR/lv/36672d1

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kendrew

THAT the staff report be received and the application to subdivide the 55.7 ha property described as The South East $\frac{1}{4}$ of Section 11, Township 77, Range 14, West of the 6th Meridian, Peace River District, Except Plan A754 into a 32 ha lot, a 2.5 ha lot and a 21.2 ha lot as divided by existing roads be refused on the grounds that the subdivision of the property would provide no benefit to agriculture and subdivision could lead to conflict with surrounding agricultural operations in the future.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # W – 36672
Applicant: James & Dorothy Waldie

DATE RECEIVED: May 8, 2006

DATE PREPARED: June 7, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 55.7 ha property into a 32 ha lot, a 2.5 ha lot and a 21.2 ha lot as divided by existing roads.

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

BACKGROUND INFORMATION:

The applicants state the following reasons for applying for subdivision. There is no land under cultivation on this property. It appears there was no interest in this parcel of land for agricultural purposes since it was surveyed in 1911. It is not economically feasible to farm it and it is covered with second growth aspen at this time. There will be no impact on surround land owners and there is no other land available in this area.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 005-568-803

The South East $\frac{1}{4}$ of Section 11, Township 77, Range 14, W6M, Peace River District, Except Plan A754

Purchase Date:

March 1988

Location of Property:

Old Edmonton Highway and Hays Pit Road, south of the Pouce Coupe River and west of Tupper Creek.

Size of Property:

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

Present use of the Property:

Rural residential: One residence and two mobile homes and associated out buildings. The majority of the property is covered in second growth aspen.

Surrounding Land Uses:

WEST: Pasture and bush (ALR)
SOUTH: Hay land (ALR)
EAST: Bush (ALR)
NORTH: Small cattle farm (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/9
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No. 477 (1986) designates the property as "Agricultural - Rural Resource"

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the property as A-2 (Large Agricultural Holdings Zone).
Minimum Parcel Size 63 ha.

RELEVANT APPLICATIONS:

Application #06878-0

Applicant: Aylward, BZ
Decision Date: August 9, 1978
Proposal: To subdivide 2 ha from the property
Decision: Refused on the grounds that the subject property has good agricultural capability and should be retained in as large a parcel as possible.

Application #06878-1

Applicant: Aylward, BZ
Decision Date: July 4, 1979
Proposal: To reconsider the Commission's decision to refuse the subdivision of 2 ha from the subject property on the grounds that permitting subdivision on this marginal type of farm land will decrease the pressure for subdivision of more prime farm land in the district.
Decision: Refused on the grounds that the proposed subdivision would not be in the interest of retaining the agricultural potential of the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: the Regional Board authorized the application to proceed on the basis the proposal is consistent with Official Community Plan policies.

Local Government Planning Staff: According to the Dawson Creek Rural Area Official Community Plan, the "Agriculture-Rural Resource" designation allowed for the creation of parcels, not less than 1.8 ha if they are "isolated from the remainder of the original land parcel by a highway". As such, this proposal is consistent with the OCP designation.

STAFF COMMENTS:

Agricultural Capability:

The majority of the property is described as 100% Class 3X
Class 3 - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclass: X - cumulative and minor adverse characteristics

Staff recommend a site visit to evaluate the agricultural capability of the property as well as to determine the nature of surrounding land use.

END OF REPORT

Signature

Date

June 9/06



PEACE RIVER REGIONAL DISTRICT

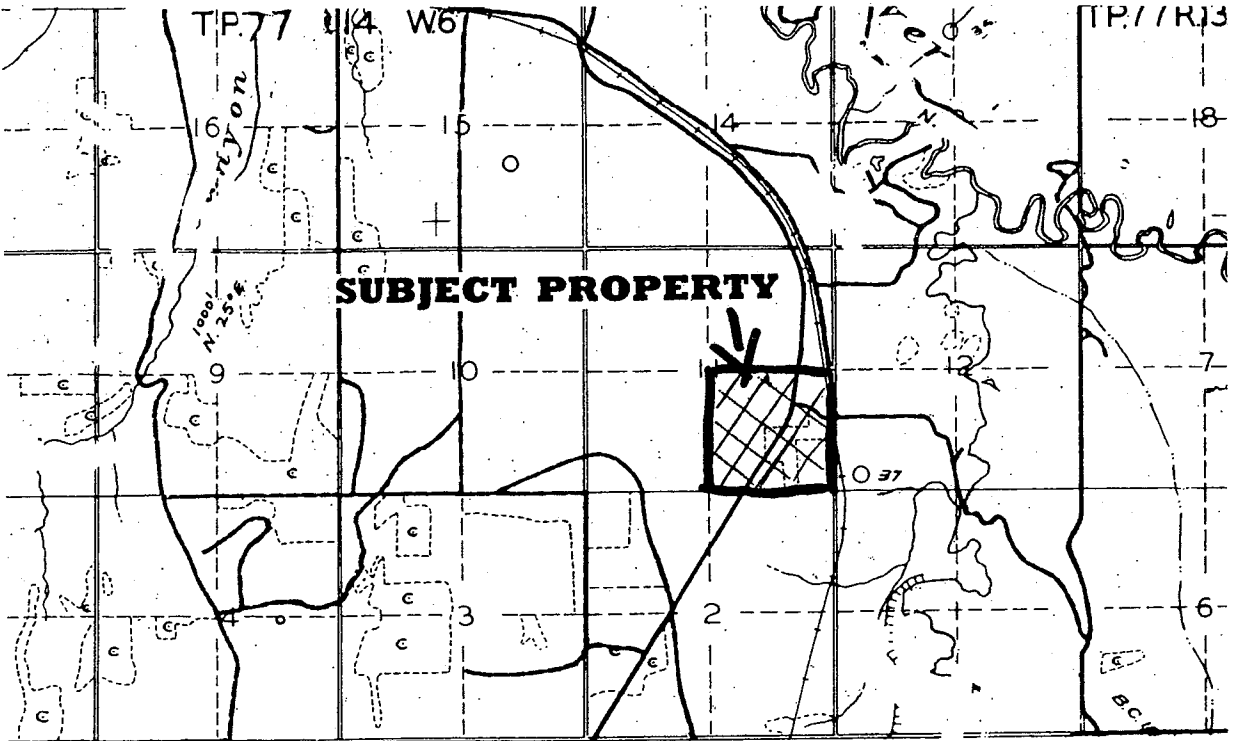
APPLICATION # 52/06

REFERENCE MAP 93P-09

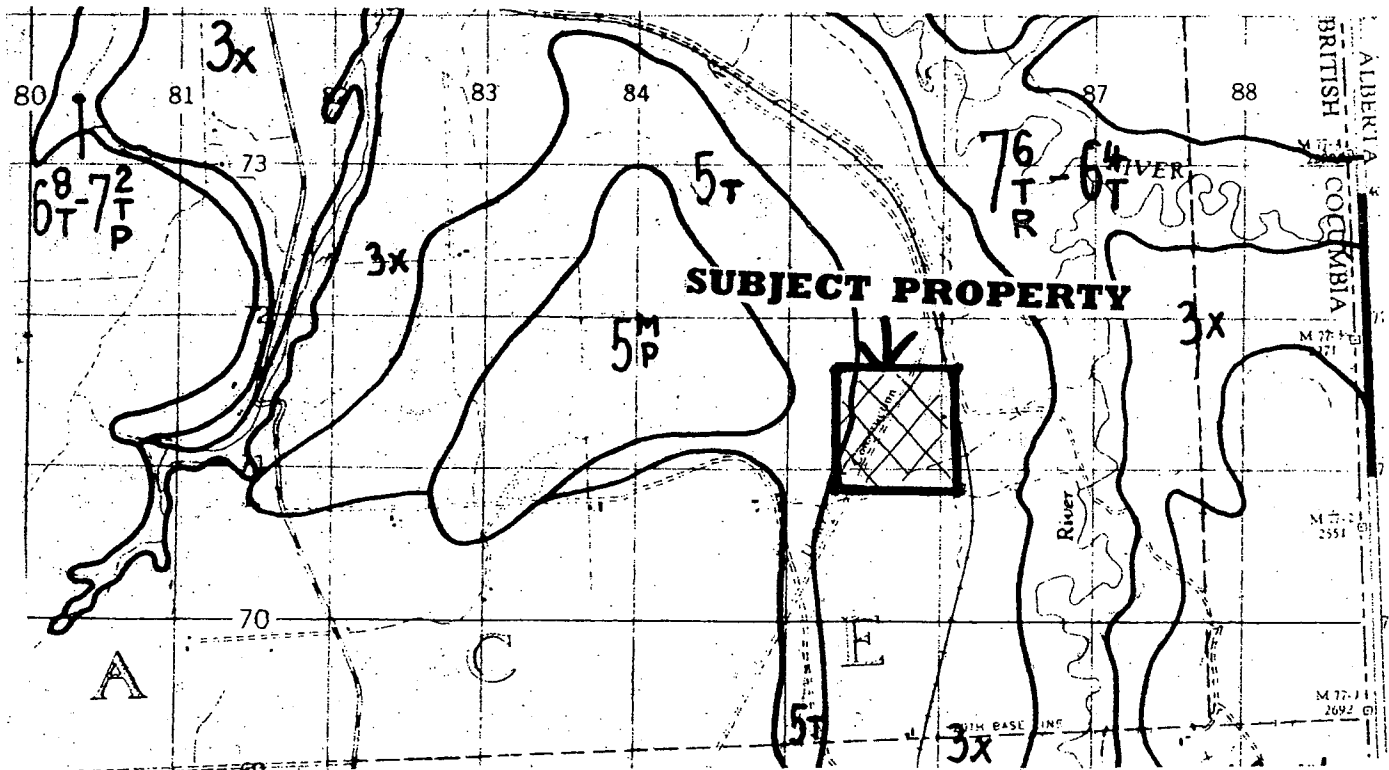
R-2

AGRICULTURE LAND RESERVE

Within ALR



CLI - SOIL CLASSIFICATION



APR 27 2006

R-2