



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

July 19, 2006

Reply to the attention of Simone Rivers

Ronald Peterson  
P.O. Box 516  
Taylor, BC V0C 2K0

Dear Mr. Peterson:

Re: **Application #W-36726**  
**Parcel A (J28368) Part of the South ½ of Section 13, Township 82, Range 18,  
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 the above described 126 ha property into two 63 ha parcels. 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 June 28, 2006. The Commission appreciated the chance to meet with you and to view the property.

In reviewing your request the Commission was concerned that although you state that you do not use the portion of the property you propose to subdivide, such subdivisions inadvertently place the land resource at risk, and limit the future agricultural options. For example, historically, in the Peace River Region, ¼ section subdivision blocks have been perceived as the basic building blocks for farms. Today, by way of contrast, it is a commonly perceived problem that ¼ section parcels are increasingly used by non farmers and used for residences or hobby farms.

The Commission has no mechanism to ensure that properties are used for agriculture in the long term. However, the Commission can resist the incremental and persistent pressure to decrease parcel sizes, maintaining them large enough to encourage (or increase the potential for) farm activity, as experience indicates that larger parcels are more likely to be used for farm purposes (than smaller parcels). Also if a home is constructed on a ¼ section it is unlikely to be added (as a building block) to another farm operation. At best the arable land might be rented or leased. As most farms in the region are comprised of multiple ¼ section parcels, the Commission no longer considers subdivision into ¼ sections to be supportive of farming.

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

However, should an adjacent property owner be interested in buying the subdivided property and joining it to an adjacent property by way of consolidation by survey or binding of titles, the Commission may be willing to reconsider its decision.

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The decision noted above is recorded as Resolution #349/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Peace River Regional District (# 66/2006)

SBR/lv  
36726d1.



**IT WAS**

**MOVED BY:** Commissioner Read

**SECONDED BY:** Commissioner Kendrew

THAT the staff report be received and the application to subdivide the 126 ha property described as Parcel A (J28368) Part of the South ½ of Section 13, Township 82, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District into two 63 ha parcel be refused as proposed on the grounds that subdivision would reduce the agricultural capability of the property.

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

CARRIED



**Staff Report**  
**Application # W – 36726**  
**Applicant: Ronald Peterson**

**DATE RECEIVED:** May 26, 2006

**DATE PREPARED:** June 7, 2006

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide the 126 ha property into two 63 ha parcels.

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

**BACKGROUND INFORMATION:**

The applicants state that they wish to subdivide the half section into two quarters because they are downsizing their ranch and it will be easier to sell as two quarters. The local government report stated that the applicants were planning on selling one quarter while keeping the other.

Due to the location of the hay field, which would be cut in two, the Regional Board recommended the half section be split lengthwise rather than into traditional quarter sections.

**Local Government:**

Peace River Regional District

**Legal Description of Property:**

PID: 003-913-953

Parcel A (J28368) part of the South ½ of Section 13, Township 82, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District

**Purchase Date:**

October 2002

**Location of Property:**

South Taylor: Access to the half section is from 232 Road to the east.

**Size of Property:**

126 ha

**Present use of the Property:**

28 ha is in cultivation as a hay field, Much of the eastern portion is used as pasture and most of the remainder is uncleared or used as bush pasture. There is one homesite on the half section.

**Surrounding Land Uses:**

- WEST:** Crown land bordering Pingle Creek (non-ALR)
- SOUTH:** Farm - homesite, pasture and hay field (ALR)
- EAST:** Logged farm land (no homesite) (ALR)
- NORTH:** Farm with homesite (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/2  
The majority of the property is identified as having secondary 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:**

Peace River Regional District Zoning Bylaw No. 1343, (2001) 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 to subdivide the half section into two elongated 63 ha parcels to proceed on the basis that the proposal is consistent with the OCP policies and zoning regulations.

**Local Government Planning Staff:** A parcel line for subdivision running through the half-section, along the quarter section boundary would split the hay field in two. For subdivision there are two other alternatives:

1. Creating a new parcel line length-wise through the half section to create two elongated parcels of 63 ha. This would avoid splitting the hay field in two and would not require amendments to the OCP and zoning by-laws.
2. Creating a new parcel line along the BC Hydro right-of-way which divides the pasture from the hay field. This could reduce the impact on the agricultural potential of the subject property, however, this would require amendments to the OCP and zoning by-laws.

**STAFF COMMENTS:**

**Agricultural Capability:** The majority of the property is rated 100% Class 4 X

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclass: X - cumulative and minor adverse characteristics

**Impact on Agriculture:** Until January 2003, in the Peace River Regional District, General Order 8314/78 (the "Order") allowed for "automatic" subdivision of properties into quarter sections. In January 2003 the Commission rescinded the Order. It was rescinded because the Commission believed that quarter sections were not considered to be stand alone farm units in the Peace River Regional District but rather a standard unit used to modify larger farm operations. The Commission believed that rather than being used as a tool for creating transferable blocks of land for the encouragement and benefit of farming, the Order was being used more so to create subdivisions for rural/estate residential purposes.

Since the Order was rescinded, the Commission has generally refused applications in the Peace River Regional District in which applicants have asked for sections or half sections to be split into quarter sections when a corresponding benefit to agriculture such as consolidation with an adjacent property has not been offered.

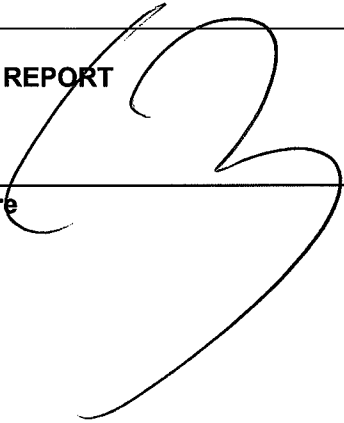
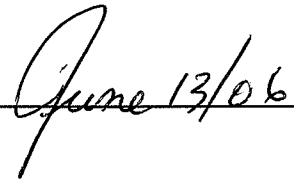
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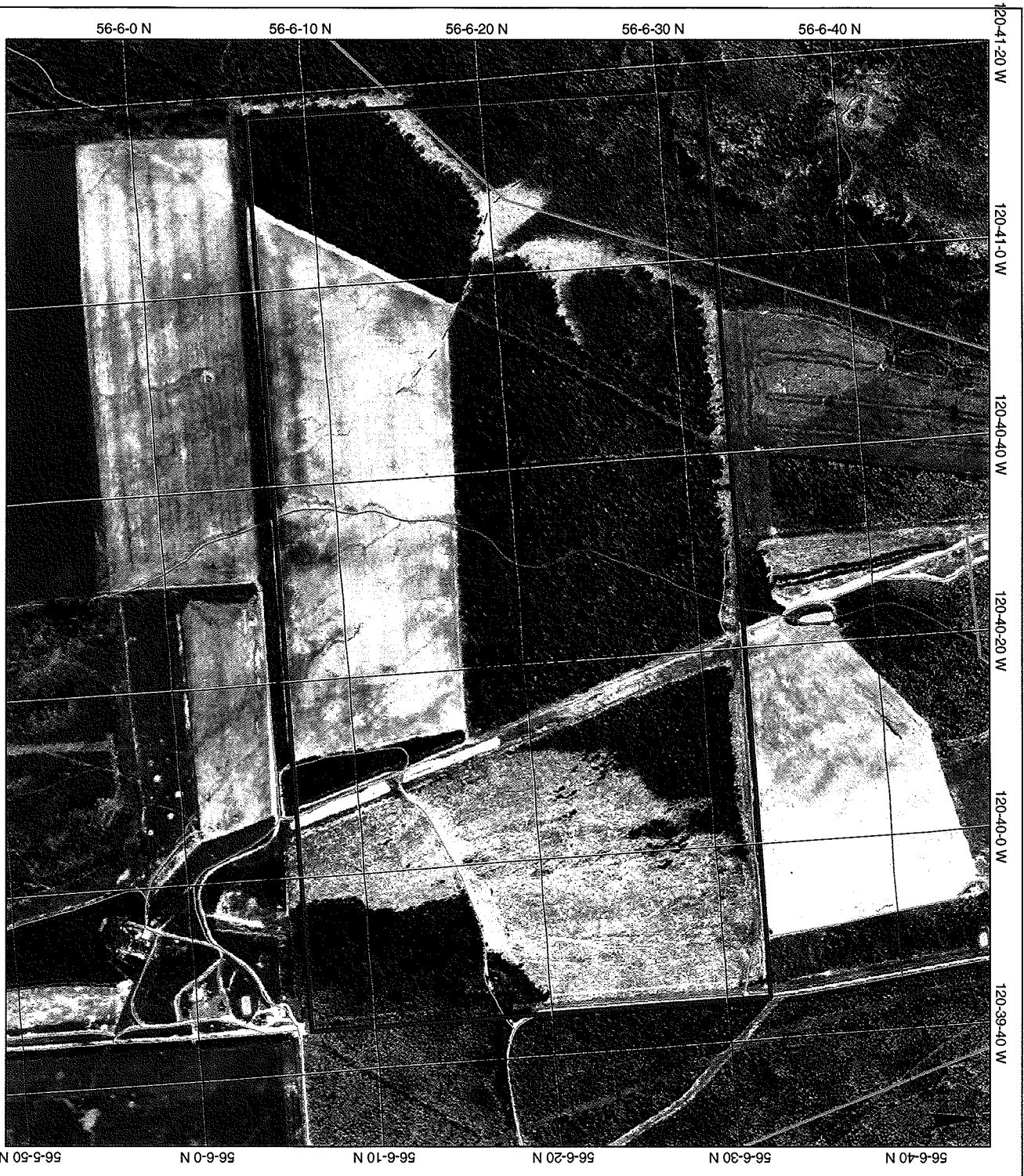
**END OF REPORT**

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**Signature**

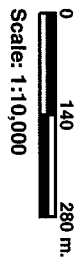
**Date**

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.A handwritten date in black ink, written as "June 13/06" in a cursive style.



36726 Peterson Air Photo  
Legend

- Agricultural Land
- Lakes
- 1:10,000 Contour Interval
- 1:10,000 Contour Interval



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**Key Map of British Columbia**

