



**Agricultural Land Commission**  
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November 6, 2006

Reply to the attention of Simone Rivers  
ALC File: #W - 36860

Arthur and Karen Buckley  
PO Box 1462, 3443 Campbell Way  
Chetwynd, B.C. V0C 1J0

Dear Mr. and Mrs. Buckley:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #531/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (#140/2006)

SBR/lv/Encl.: Minutes  
36860d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.**

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

### For Consideration

Application: # W - 36860  
 Applicant: Arthur and Karen Buckley  
 Proposal: To subdivide the 127 ha parcel into two 24 ha lots and one 79 ha lot.  
 Legal: PID: 014-468-107  
 Location: Lot 1, District Lot 2636, Peace River District, Plan 33904;  
 3443 Campbell Way, located 1.5 km (1 mile) east of Chetwynd, north of Wabi Mountain.

### Site Inspection

A site inspection was conducted on October 19, 2006. Those in attendance were:

- Frank Read                                      Chair, North Panel
- John Kendrew                                    Commissioner
- David Craven                                    Commissioner
- Simone Rivers                                   Staff
- Arthur Buckley                                 Applicant

The Commission met with Mr. Buckley at the subject property. It discussed his reasons for requesting the subdivision. It noted that much of the property was undeveloped for agricultural use but that the subject property was quite large.

Mr. Buckley confirmed that he received the staff report dated September 20, 2006 and did not identify any errors.

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission acknowledges that the property is not a stand-alone farm; however it notes that most farms in the Peace River Regional District are made up of multiple properties. Therefore, the Commission believes that subdivision would negatively impact existing or potential agricultural use of the property.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Craven  
**SECONDED BY:** Commissioner Kendrew

THAT the application be refused as proposed.

### **CARRIED**

**Resolution # 531/2006**



**Staff Report**  
**Application # W – 36860**  
**Applicant: Arthur and Karen Buckley**

**DATE RECEIVED:** August 8, 2006

**DATE PREPARED:** September 20, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide the 127 ha parcel into two 24 ha lots and one 79 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: 014-468-107  
Lot 1, District Lot 2636, Peace River District, Plan 33904;

**Purchase Date:**

July 1989

**Location of Property:**

3443 Campbell Way, located 1.5 km (1 mile) east of Chetwynd, north of Wabi Mountain.

**Size of Property:**

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

**Present use of the Property:**

Residence, hay crops, horse boarding (fenced area)

**Surrounding Land Uses:**

**WEST:** Crown Land, horses  
**SOUTH:** Crown Land  
**EAST:** Crown Land  
**NORTH:** Cattle, hay crops, horses, residences, government storage yard, gravel pit

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93P/12  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

West Peace Official Community Plan Bylaw No. 1086 (1997) designates the property as Resource, Agricultural

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1343 (2001) designates the land as A-2 (Large Agriculture Holdings Zone)

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional Board forwarded the application with a recommendation of support on the basis that the proposal is consistent with Official Community Plan Policies.

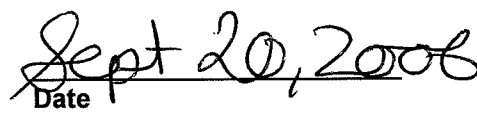
**Local Government Planning Staff:** Staff note that the two 24 ha lots would have to be rezoned as they are not consistent with current zoning regulations.

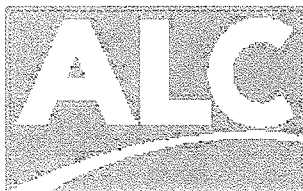
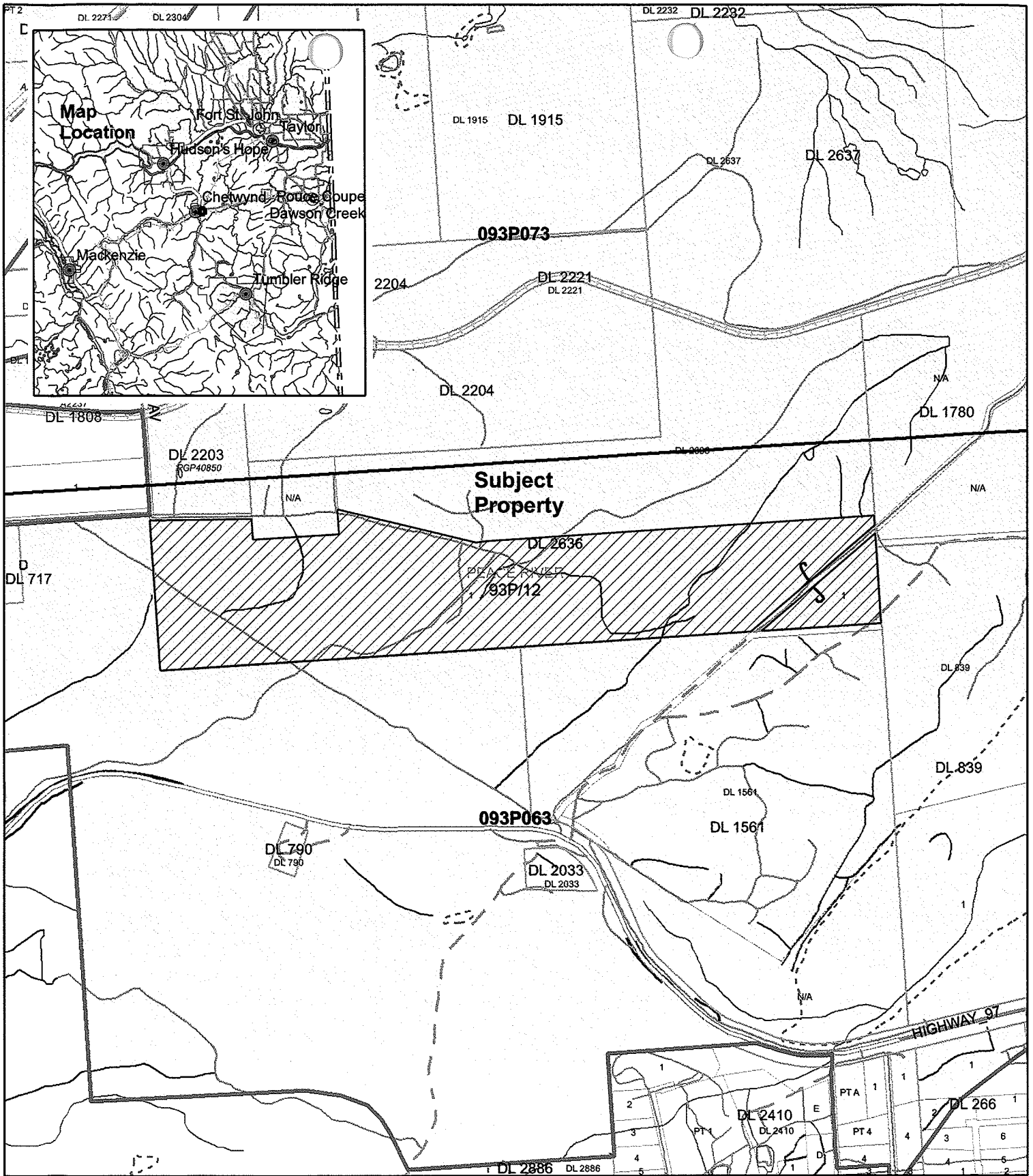
**ATTACHMENTS:**

- Letter from applicants describing the proposal (received August 8, 2006)
- Sketch of proposed subdivision (Submitted by the applicant)
- ALC Context Map - BCGS 93P.063 - 1:20,000 (Created by ALC Staff)
- Airphoto 1:20,000 (Created by ALC Staff)

**END OF REPORT**

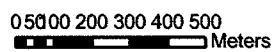
  
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Signature

  
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Date



# ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36860
Map Sheet #:	93P.063
Regional District:	Peace River