



**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

November 1, 2006

Reply to the attention of SIMONE RIVERS  
ALC File: #W - 36962

Gillis Goulet and Barbara McColm  
PO Box 6  
Cecil Lake, B.C. V1J 1G0

Dear Mr. Goulet and Ms. McColm:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #520/2006 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 (#162/2006)

SBR/lv/Encl.: Minutes  
36962d1



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 assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission did not believe that the creation of a new small lot in this area of large quarter section parcels would be beneficial to agriculture. The Commission is reluctant to allow the creation of small rural residential parcels in areas of large agricultural holdings. Although the applicants' daughter may be involved with your farming operation, and would understand normal farm practices, the Commission has 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. Livestock harassment, trespass, weeds, crop damage and misunderstanding of normal farm practices are common problems encountered in areas where such subdivisions exist; therefore, the Commission believes the proposal would negatively impact existing agricultural use of surrounding lands and as such is not prepared to allow subdivision of the property.

The Commission did wish to point out to the applicant that the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* allows, in addition to one permanent dwelling, "one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family". This section of the regulation may allow for the applicants' daughter to live on 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 Kendrew

**SECONDED BY:** Commissioner Read

THAT the application be refused as proposed.

### **CARRIED**

**Resolution # 520/2006**



**Staff Report**  
**Application # W – 36962**  
**Applicant: Gillis Goulet and Barbara McColm**

**DATE RECEIVED:** September 15, 2006

**DATE PREPARED:** October 3, 2006

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

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

**PROPOSAL:** To subdivide a 2 or 4 ha lot from the quarter-section to provide residence for the applicants daughter

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: 014-517-205

The Fractional North West ¼ of Section 4, Township 85, Range 17, W6M, Peace River District

**Purchase Date:**

July 1994

**Location of Property:**

Cecil Lake - along the northwestern shore of Cecil Lake, about 7.5 km northwest of the community of Cecil Lake and 23 km northeast of Fort St. John

**Size of Property:**

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

**Present use of the Property:**

Cattle pasture, homesite, chicken coop, hay production, storage/shop, greenhouses

**Surrounding Land Uses:**

**WEST:** Hay Production  
**SOUTH:** Fescue Production  
**EAST:** Cecil Lake  
**NORTH:** Pasture

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/7  
The majority of the property is identified as having Mixed Prime and 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. 1000 (1996) designates the property as A-2 (Large Agricultural Holdings Zone)  
Minimum lot size: 63 ha.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Peace River Regional District Board:** The Regional District forwarded the application with a recommendation of support for the preferred option of a 4 ha subdivision on the basis that the proposal meets the requirements under Section 946 of the Local Government Act and is consistent with Section 2.2 Policy 3(a) of the Official Community Plan.

**ATTACHMENTS:**

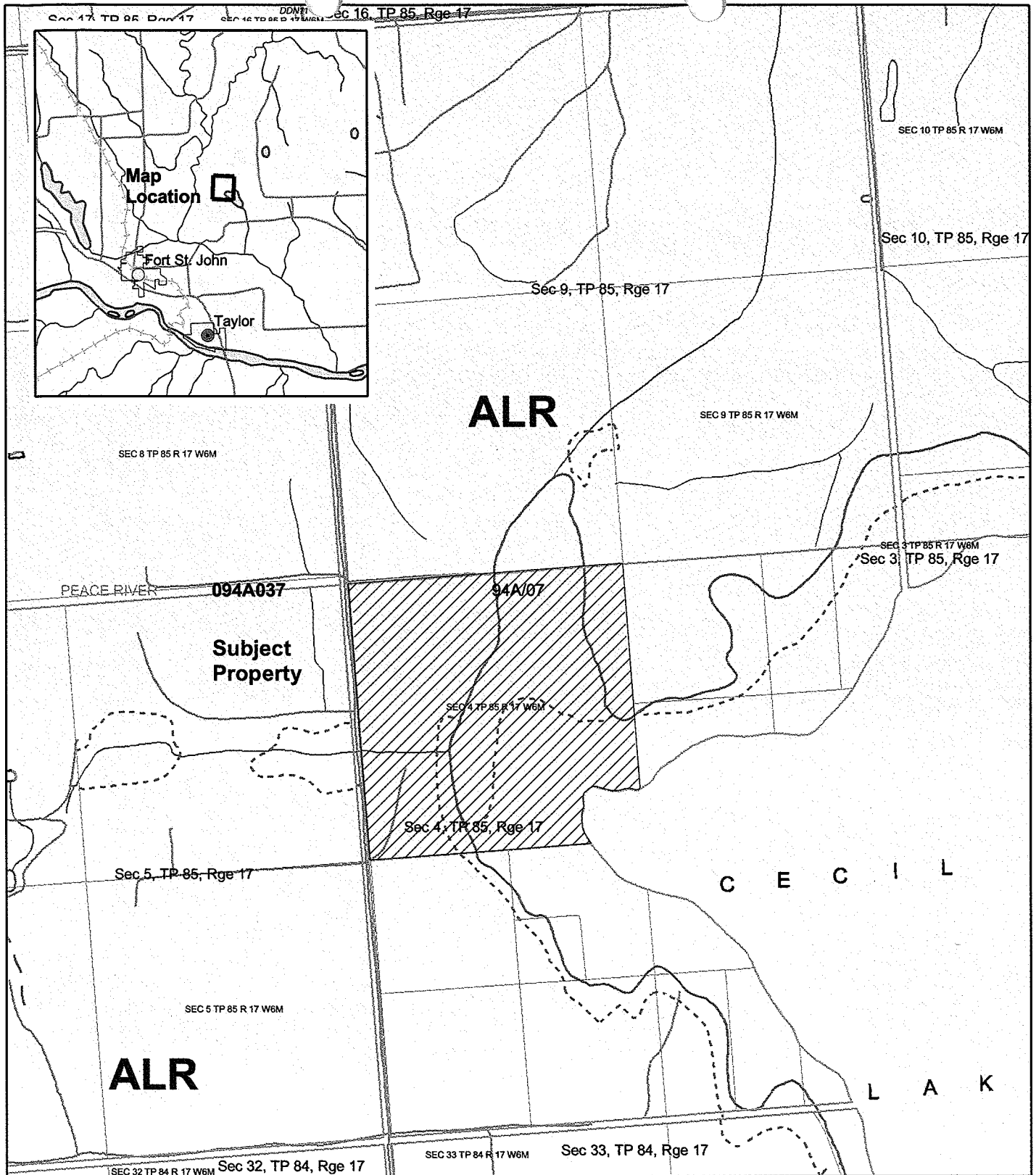
- Sketch of proposed subdivision (Submitted by the applicants)
- ALC Context Map BCGS - 94A.037 - 1:20,000 (created by ALC Staff)
- Airphoto - BCGS - 94A.037 - 1:20,000 (created by ALC Staff)

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**END OF REPORT**

Simone Rivers  
Signature

Oct 3 2006  
Date



## ALC Context Map

Map Scale: 1:15,000

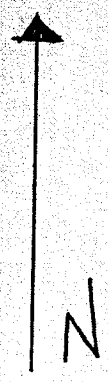


ALC File#:	21-06-36962
Map Sheet #:	94A.037
Regional District:	Peace River

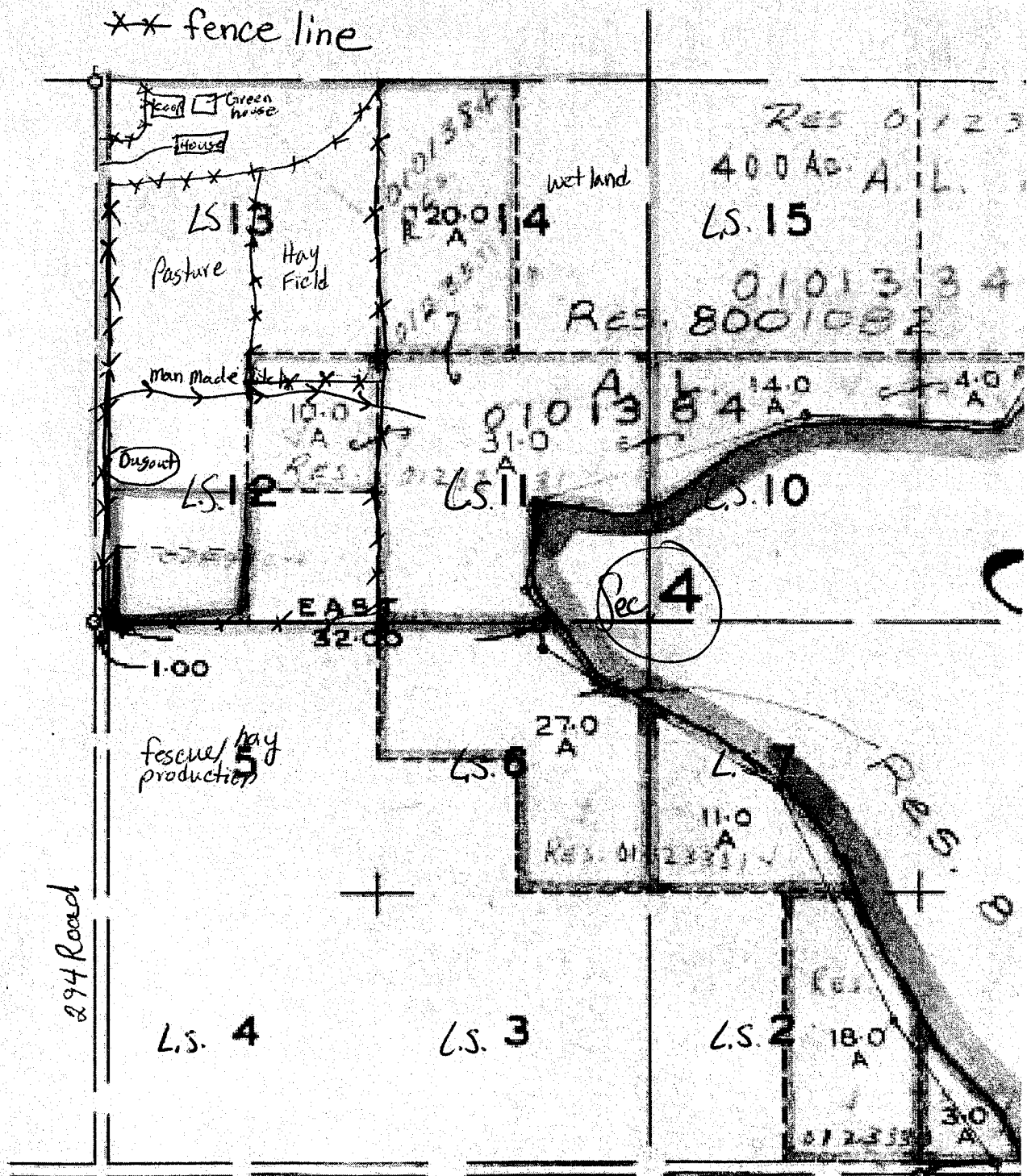
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R-4



- NW 1/4 4-85-17, W6
- proposed 10 Acres or proposed 5 Acres
- xx fence line



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R-4

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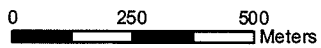
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# ALC Context Map

Map Scale: 1:15,000



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ALC File#	21-06-36962
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