



**Agricultural Land Commission**  
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October 18, 2007

Reply to the attention of Simone Rivers  
ALC File: # W - 36672

James & Dorothy Waldie  
PO Box 555  
Pouce Coupe, BC V0C 2C0

Dear Sir/Madam:

Re: Reconsideration of Application W-36672 - to subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 529/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (52/2006)

Enclosure: Minutes/Sketch Plan

SBR/lv  
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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 at Pouce Coupe, B.C.

<b>PRESENT:</b>	David Craven	Commissioner
	John Kendrew	Commissioner (Acting Vice Chair)
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

### For Consideration

Application: # W- 36672  
Applicant: James & Dorothy Waldie  
Proposal: To reconsider the Commission's decision to refuse the subdivision of the 55 ha property into three lots as divided by existing roads. The amended proposal is to subdivide a 2.5 ha homesite lot for the applicant's daughter (as divided by existing roads)  
Legal: PID: 005-568-803  
The South East 1/4, Section 11, Township 77, Range 14, W6M, Peace River District, EXCEPT Plan A754  
Location: Old Edmonton Highway and Hays Pit Road, south of the Pouce Coupe River and west of Tupper Creek.

### Site Inspection

No site inspection was conducted for the reconsideration.

### 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 Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system,

The agricultural capability of the soil of the subject property is 3X indicating the land is composed of prime soils with minor and cumulative limitations.

### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development or the existence of road rights of way have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe the existing roads system constitutes a significant impediment to utilizing the parcels as a farm unit. Nor there any are external factors that render the land unsuitable for agricultural use.

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

The Commission also assessed the impact of the proposed subdivision against the long term goal of preserving agricultural land. The Commission believes the subdivision has potential to negatively affect existing, or potential, agricultural use of the property and surrounding lands, by reducing the parcel's productive capacity, and by introducing a permanent non farm resident into the area who may not associated with the farm property. Rural residential development has the effect of heightening expectations of land use change, dampening agricultural investment and activity, and increasing potential for conflict with farm operations.

### **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 revised subdivision proposal will negatively 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 J. Kendrew

**SECONDED BY:** Commissioner B. Norton

That there were no persons affected by the reconsideration; and

THAT the request to subdivide a 2.5 ha lot from the 57 ha property be refused.

### **CARRIED**

**Resolution # 529/2007**