



Agricultural Land Commission
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July 11, 2007

Reply to the attention of Simone Rivers
ALC File: #W - 36951

Tea Creek Farms Ltd
PO Box 48
Charlie Lake, BC V0C 1H0

Dear Sir/Madam:

Re: Application to subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 326/2007 outlining the Commission's decision as it relates to the above noted reconsideration request.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kalsen, Chair

cc: Peace River Regional District (#154/2006)

Enclosure: Minutes

MC/lv
36951d2.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 in Fort St John, BC

PRESENT:	Erik Karlsen	Chair
	John Kendrew	Commissioner
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W - 36951
Applicant: Tea Creek Farms Ltd
Proposal: To subdivide a 2 ha lot from the 65 ha property.
Legal: PID: 014-730-511
The North West 1/4 of, Section 35, Township 83, Range 20, W6M, Peace River District
Location: Approximately 11 km southwest of Charlie Lake along the Old Hope Road

Site Inspection

The Commission viewed the area proposed for subdivision on June 27th, 2007.

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 noted that the area proposed for subdivision was not improved for agriculture, but did not believe that its topographical challenges or lack of development render the land unusable for farm use. Many similar areas on farm parcels are necessary and useful for agricultural structures, or for support for other types of farm production. Neither did the Commission believe that the 2 ha area's separation from the cultivated area by a road preclude its being used for agriculture. The road appeared to be little used and remote.

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. Its concern is that routinely permitted, piecemeal, ad-hoc, rural residential subdivision may negatively impact farm activity in this high capability agricultural area.

Assessment of Other Factors

The Commission noted that the general area to the northeast has been recently proposed for subdivision into smaller lots, as per the North Peace Fringe Official Community Plan (OCP). At this time the Commission has not provided comments on the draft OCP, but noted during the site visit that the area appeared to have very good agricultural capability and limited rural subdivision.

Conclusions

1. That the land under application is both suitable and capable of agricultural use, and is appropriately designated as ALR.
2. That subdivision will negatively impact agriculture.
3. That the proposal is inconsistent with the objectives of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

IT WAS

MOVED BY: Commissioner J. Kendrew

SECONDED BY: Commissioner B. Norton

THAT the decision to refuse to subdivide a 2 ha lot from the 65 ha property be reconfirmed on the grounds subdivision would have negative impacts on agriculture.

CARRIED

Resolution # 326/2007



Staff Report
Reconsideration Request # W – 36951
Applicant: Tea Creek Farms Ltd.

DATE RECEIVED: September 13, 2006

DATE PREPARED: March 28, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide approximately 2.0 ha from the southeast corner of the subject property for residential use, leaving a 62.75 ha remainder agricultural lot

This application is made pursuant to section 33 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Attachments:

- Request for Reconsideration – submitted by the applicants
- Minutes of resolution # 527/2006
- Staff report for Application # 36951
- ALC Context Map

Legal Description of Property:

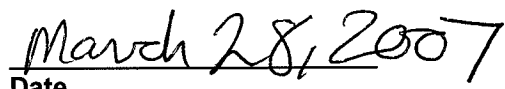
PID: 014-730-511

The North West 1/4 of, Section 35, Township 83, Range 20, W6M, Peace River District

END OF REPORT



Signature



Date