



Agricultural Land Commission
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May 3, 2007

Reply to the attention of Simone Rivers
ALC File: N-36985

William and Karen Peterson
Box 712
McBride, BC V0J2E0

Dear Mr. and Mrs. Peterson:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 183/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair



cc: Regional District of Fraser-Fort George (ALR-12141)

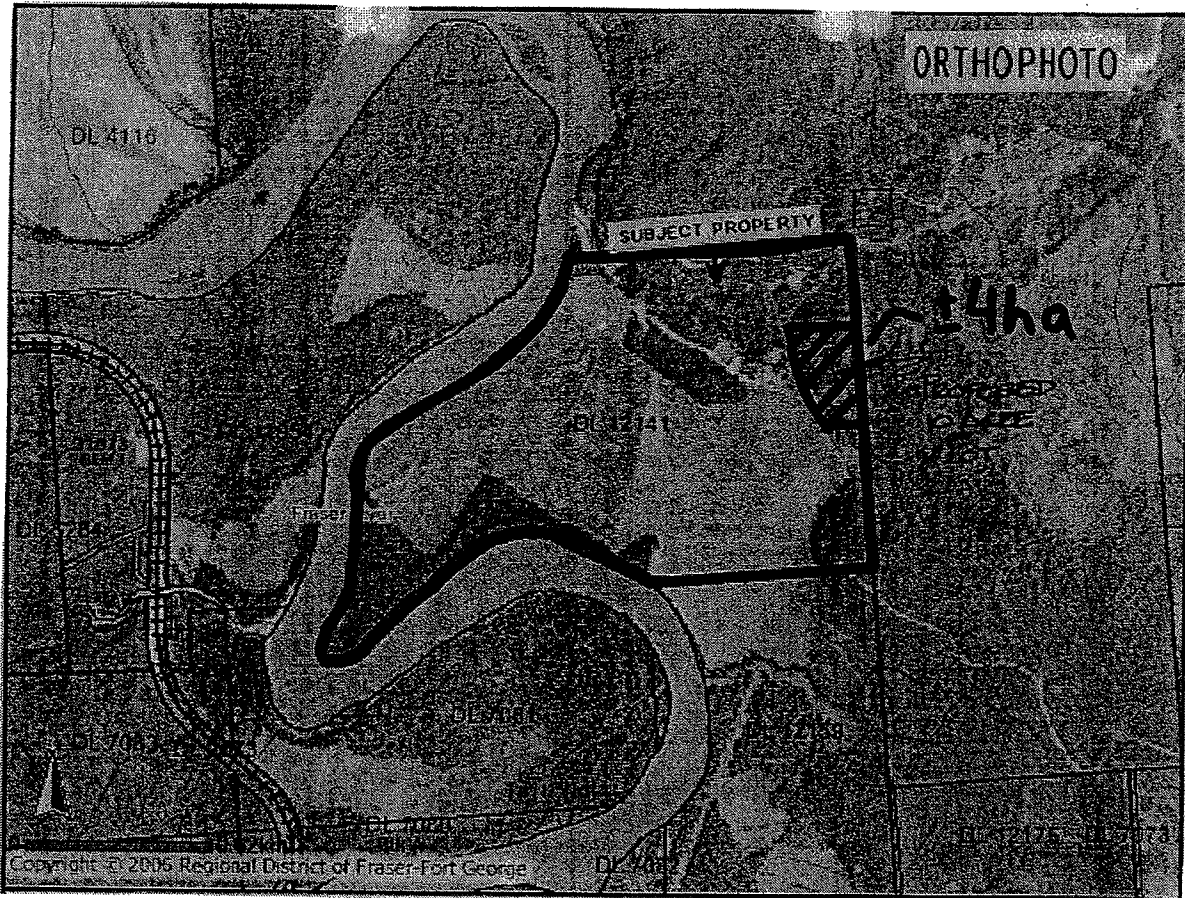
Enclosure: Minutes/Sketch Plan

SR/eg
i/36985d1

Provincial Agricultural Land Commission

Application N-36985
Resolution 183/2007

-  Subject Property
-  Approved subdivision (\pm 4 ha)





MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 24, 2007 at Smithers, B.C.

PRESENT:	Frank Read	Chair, North Panel
	William Norton	Commissioner
	Simone Rivers	Staff
ABSENT:	John Kendrew	Commissioner

For Consideration

Application:	# N- 36985
Applicant:	William and Karen Peterson
Proposal:	To subdivide an approximately 4 ha parcel from the subject property for applicants' son.
Legal:	PID: 004-463-315 District Lot 12141, Cariboo District
Location:	8165 Mountainview Road - East Twin Creek

Site Inspection

A site inspection was conducted on April 23, 2007. Those in attendance were:

- Frank Read Chair, North Panel
- William Norton Commissioner
- Simone Rivers Staff
- Duke Peterson Applicant

The Commission viewed the proposed subdivision and noted that there are two dwellings on the property. It noted that the proposed lot was located on the boundary of the property and that it did not interfere with the cultivated portion of the property.

Mr. Peterson confirmed that the staff report dated December 8, 2007 was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the majority of the subject property is Class 4x. A portion of the subject property is rated as 80% Class 7T -20% Class 5T.

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

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses: T: topography X: cumulative and minor adverse

The Commission noted that although the majority of the subject property had good agricultural capability that the proposed subdivision is located on the portion of the property with lower agricultural capability.

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 proposed subdivision is located on a portion of the property that is less suitable for agricultural use. The Commission also notes that while the subject property appears to have good agricultural capability, the Commission noted that there do not appear to be any other agricultural operations in the immediate area of the subject property. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR but that the proposed lot is located on the portion of the property with lower capability.
2. That the majority of the land under application is suitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Read

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 183/2007



Staff Report
Application # N – 36985
Applicant: William and Karen Peterson

DATE RECEIVED: October 2, 2006

DATE PREPARED: December 8, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide an approximately 4 ha parcel from the subject property for applicants' son.

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

BACKGROUND INFORMATION:

The applicants wish to provide a separate title for their son's home.

Local Government:

Regional District of Fraser-Fort George

Legal Description of Property:

PID: 004-463-315
District Lot 12141, Cariboo District

Purchase Date:

February 7, 1986

Location of Property:

8165 Mountainview Road - East Twin Creek

Size of Property:

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

Present use of the Property:

Three (3) homes, two (2) barns, two (2) garages, one (1) granary and various sheds, corals, hayfield, pasture, wooded area and farm buildings

Surrounding Land Uses:

WEST: Fraser River
SOUTH: Fraser River and Pasture
EAST: Crown Land
NORTH: Crown Land - timbered

Agricultural Capability:

Data Source: Agricultural Capability Map # 93H/8
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Robson Valley - Canoe Downstream Official Community Plan designates the property as Agriculture/Resource (Ag/Res)

Zoning Bylaw and Designation:

Zoning Bylaw No. 833 designates the property as Rural 5 (RU5)
Minimum Lot Size: 60 ha

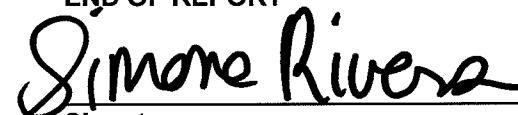
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Fraser-Fort George Regional District Board: The Regional Board forwarded the application with a recommendation of approval based on the soil capability and the minimal affect on farming operations within the area.

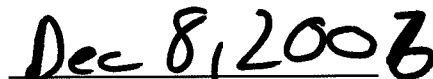
ATTACHMENTS:

- Regional District of Fraser-Fort George - Report for Consideration - Dated September 12, 2006 (3 pages)
- Map: ALR map and Soil Map (submitted by RDFFG)
- Map: Orthophoto and OCP Map (submitted by RDFFG)
- ALC Context Map - 93H.048 - 1:20,000 (created by ALC Staff)

END OF REPORT



Signature



Date