



May 7, 2007

**Agricultural Land Commission**  
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Reply to the attention of Simone Rivers  
ALC File: W-37203

Gareth and Fenna Wood  
PO Box 6165  
Fort St John, B.C. V1J 4H7

Dear Sir/Madam:

**Re: Application to Subdivide Land within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 178/2007 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', is written over the printed name below.

Erik Karlsen, Chair

cc: Peace River Regional District (262/2006)

Enclosure: Minutes

SR/eg  
i/37203d1c



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on April 13, 2007 at the offices of the Peace River Regional District located in Fort St John.

<b>PRESENT:</b>	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Erik Karlsen	Chair
	Simone Rivers	Staff

### For Consideration

Application: # W-37203  
Applicant: Garth and Fenna Wood  
Proposal: To subdivide a 5.7 ha lot from the 57 ha subject property  
Legal: PID: 011-527-285  
North East 1/4, Section 9, Township 86, Range 19, W6M, Peace River District, EXCEPT Parcel A(72110M) and except Plans 14656 and PGP44982  
Location: Montney, north of Fort St John.

### Site Inspection

A site inspection was conducted on Thursday April 12, 2007. Those in attendance were:

- Frank Read Chair, North Panel
- John Kendrew Commissioner
- William Norton Commissioner
- Erik Karlsen Chair, ALC
- Simone Rivers Staff
- Elly Wood Applicant

The applicant, Elly Wood confirmed that the staff report dated March 14, 2007 was received and no errors were identified.

The Commission viewed the property and discussed the proposal with the applicant. It was noted that the proposed subdivision area cleared and in forage production. The Commission also viewed the non ALR 12 ha portion of the property, noting that it had the capacity to accommodate up to six 2 ha lots.

### 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 5.7 ha area under application had good capability for agriculture and was in agricultural use.

### **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 observed that a 12 ha area had recently be subdivided from the property. This area had not been in the ALR since the establishment of the ALR, and was likely not included into the ALR to provide for expansion for the hamlet of Montney. The Commission believed that this area, which was not yet developed, should (along with other non ALR areas around the intersection) accommodate growth pressures in the area. There is some adjoining small lot development along the 256 Road in the ALR. However, the Commission did not believe that this development rendered the 5.7 ha area under application as 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. Its concern was that the proposed subdivision would begin raise expectations of subdivision in the ALR in the Montney area, and increase pressures to further subdivide nearby ¼ section parcels, eroding their productive capacity.

### **Assessment of Other Factors**

The Commission also noted that the proposal was not supported by existing planning documents.

### **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 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 John Kendrew

**SECONDED BY:** Commissioner Bill Norton

THAT the application to subdivide a 5.7 ha lot from the from the 57 ha property be refused as proposed.

### **CARRIED**

**Resolution # 178/2007**



**Staff Report**  
**Application # W – 37203**  
**Applicant: Garth and Fenna Wood**

**DATE RECEIVED:** January 22, 2007

**DATE PREPARED:** March 14, 2007

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

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

**PROPOSAL:** To subdivide approximately 5.7 ha from the only remaining north boundary of the subject property that runs along the 256 Road to create a small farm holding and future building site.

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: 011-527-285

The North East ¼ of Section 9, Township 86, Range 19, West of the 6<sup>th</sup> Meridian, Peace River District, Except Parcel A (72110M) and Plans 14656 and PGP44982

**Purchase Date:**

February 2002

**Location of Property:**

Located approximately 26 km north of the City of Fort St. John, and 16 km east of the Alaska Highway. South off of paved 256 Road (Montney Highway No. 114) or west off of the paved 271 Road (Beaton Park Road).

**Size of Property:**

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

**Present use of the Property:**

Hayfield and Oats Rotation, No buildings

**Surrounding Land Uses:**

**WEST:** Montney Baseball Diamonds and St. John Creek  
**SOUTH:** Agricultural  
**EAST:** Mennonite School and Church, Residential  
**NORTH:** 256th Road, Agricultural

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A/7  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

North Peace OCP Bylaw No. 820 (1993)  
Designation: Rural Community

**Zoning Bylaw and Designation:**

Peace River Regional District Zoning Bylaw No. 1000 (1996)  
Designation: A-2 (Large Agricultural Holding Zone)  
Minimum Lot Size: 63 ha

**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 proposed use is consistent with the Official Community Plan.

**STAFF COMMENTS:**

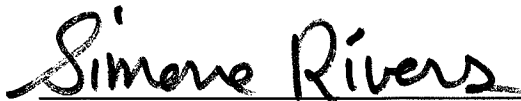
Staff note the following:

- A portion of the property is outside the ALR. The local government report indicates that this area of the property has recently been the subject of a rezoning process and that the applicants intend on subdividing along the ALR boundary and rezoning this portion of the subject property to R-4 (minimum parcel size 8 ha).
- The majority of the subject property is under cultivation including the area of the proposed lot.

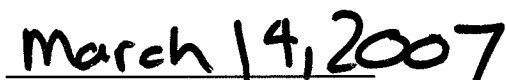
**ATTACHMENTS:**

- ALR Subdivision Report dated December 20, 2006 submitted by Peace River Regional District Planning Staff (3 Pages).
- Sketch of Proposed Subdivision (submitted by the applicants)
- ALC Context Map - 94A.46 - 1:25,000 (created by ALC Staff)
- Airphoto - 1:25,000 (created by ALC Staff)

END OF REPORT



Signature



Date