



Agricultural Land Commission
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May 3, 2007

Reply to the attention of Simone Rivers
ALC File: W-37247

Nolan Risvold
Box 2282
Dawson Creek, BC V1G4L1

Dear Mr. Risvold:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 169/2007 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 (07/2007)

Enclosure: Minutes/Sketch Plan

SR/eg
i/37247d1

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

The Commission noted that the property had agricultural capability and was improved for 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 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. In reviewing the application, the Commission took into consideration its position that the creation of quarter section sized parcels from sections and half-sections should only be entertained as a method of facilitating the transfer of blocks of land between farms for the encouragement and benefit of farming. After visiting the property and reviewing the application, the Commission felt that the property has more agricultural potential as a single unit than as two separate parcels. The Commission noted that quarter sections are not considered to be stand alone farm units in the Peace River Regional District but a standard unit used to modify and augment farm operations. As such, the Commission believed that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

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 Read
SECONDED BY: Commissioner Norton

THAT the application be refused

CARRIED

Resolution # 169/2007



Staff Report
Application # W – 37247
Applicant: Nolan Risvold

DATE RECEIVED: February 19, 2007

DATE PREPARED: March 12, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Subdivision for a Relative: To subdivide the half-section along the quarter-section lines to create two quarters of approximately 64 ha. The applicant's son would like to buy the SW ¼ but not the NW ¼, thus the application.

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

BACKGROUND INFORMATION:

The applicant states that he wishes to sell the land and retire. He proposes to sell the SW 1/4 to his son. However, the son does not wish to buy the entire parcel.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 014-334-097

West ½ of Section 31, Township 78, Range 16, West of the 6th Meridian, Peace River District, Except Plan 34808

Purchase Date:

August, 1990

Location of Property:

Located in Bessborough, about 16 km northwest of the City of Dawson Creek. The half section is located along Bessborough Road (212 Road) and the Mason-Semple Road (237 Road).

Size of Property:

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

Present use of the Property:

Homesite in the Southwest corner. North quarter is cleared and used for pasture while the south half is only partly cleared and used for pasture. The applicant's son lives on the south-west quarter.

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/16
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP Bylaw No. 477 (1986)
Designation: Agriculture - Rural Resource

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw: No. 1343 (2001)
Designation: A-2 (Large Agricultural Holdings)
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 application is consistent with OCP policies and zoning regulations.

STAFF COMMENTS:

Staff note the following:

- The proposed subdivision will bisect the cultivated portion of the property.
- The son who wishes to purchase the property states that a half section is too large for a hobby farm.
- The son who wishes to purchase the property currently lives there.
- The applicants do not appear to live on the subject property.

ATTACHMENTS:

- Letter from Marc Risvold, son of the applicant
- ALC Context Map: 93P.078 & 93P.088 - 1:50,000 (created by ALC Staff)
- Airphoto - 1:20,000 (created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

March 12, 2007
Date