



Agricultural Land Commission
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July 5, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37253

Lane and Robin Milliken
PO Box 642 - 12702 Carter Street
Hudson's Hope, BC V0C 1V0

Dear Mr. and Mrs. Milliken:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 316/2007 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 'E. Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: District of Hudson's Hope (#005060-000)

Enclosure: Minutes/:

SBR/lv
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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 26, 2007 at Pouce Coupe, B.C.

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

For Consideration

Application: # W - 37253
Applicant: Lane and Robin Milliken
Proposal: To subdivide the subject property to create between 39 and 56 residential lots. The proposed lots are either 0.4 or 0.8 ha in size.
Legal: PID: 014-681-714
Block A, of the South West 1/4, Section 25, Township 81, Range 26, W6M, Peace River District
Location: Carter Street, Hudson's Hope

Site Inspection

A site inspection was conducted on June 25, 2007. Those in attendance were:

- Erik Karlsen Chair, ALC
- John Kendrew Commissioner
- William Norton Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Lane Milliken Applicant

The Commission met Mr. Milliken at his home and drove out to view the area proposed for subdivision. The Commission noted that the subject property was very flat and cleared for agricultural use.

Mr. Milliken confirmed that the staff report dated June 1, 2007 was received and no errors were identified.

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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is rated as 100% Class 2X

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses X cumulative and minor adverse

Land of this quality is rare in the Hudson's Hope area. The Commission believes that the property has good agricultural capability and is properly designated as ALR.

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 noted that the subject property is located in an area of large holdings. 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 Commission did not believe that subdivision of a portion of the property into rural residential sized lots would benefit agriculture. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands. The Commission does not believe that any subdivision would be appropriate in this area.

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 Karlsen

SECONDED BY: Commissioner Norton

THAT the application be refused.

CARRIED

Resolution # 316/2007



Staff Report
Application # W – 37253
Applicant: Lane and Robin Milliken

DATE RECEIVED: February 26, 2007

DATE PREPARED: June 1, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the subject property to create either 39 or 56 residential lots. The proposed lots are either 0.4 or 0.8 ha in size.

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

BACKGROUND INFORMATION:

The applicants have submitted two alternate proposals for subdivision of the property. No further background is given in the application.

Local Government:

District of Hudson's Hope

Legal Description of Properties:

1. PID: 014-681-692
Block A of the South West ¼ of Section 25, Township 81, Range 26, West of the 6th Meridian, Peace River District
2. PID: 014-681-714
The south east ¼ of section 25, township 81, Range 26, West of the 6th Meridian, Peace River District.

Purchase Date:

August, 2000

Location of Properties:

Carter Street, Hudson's Hope

Total Size of Properties:

81.3 ha. (71.8 ha is in the ALR)

Present use of the Property:

Pasture, no buildings

Surrounding Land Uses:

WEST: Government Lease Pasture
SOUTH: Pasture
EAST: Carter Street
NORTH: Residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/4
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: District of Hudson's Hope Official Community Plan bylaw No. 680,2005
Designation: Agricultural Land Reserve

Zoning Bylaw and Designation:

Zoning: Bylaw No. 555 (1996)
Designation: Rural
Minimum Lot Size 62 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

District of Hudson's Hope Council: Council forwarded the application with a recommendation of support.

STAFF COMMENTS:

Staff recommend that the Commission consider the following:

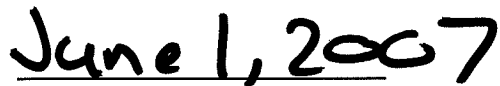
- The subject property has an agricultural capability rating of 100% Class 2 X which is considered Prime.
- The area proposed to be subdivided appears to currently be under cultivation.
- The Hudson's Hope Official Community Plan does not designate any areas of prime agricultural land for future non-farm development.

ATTACHMENTS:

- Sketches of two different proposed subdivisions (submitted by the applicants)
- ALC Context Map 94A/4 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT


Signature


Date