



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

October 18, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37336

Peter Sorg
General Delivery
Arras, B.C. V0C 1B0

Dear Sir:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 522/2007 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', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (29/2007)

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 October 5, 2007 at Pouce Coupe, B.C.

PRESENT:	John Kendrew	Acting Vice Chair
	William Norton	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W- 37336
Applicant: Peter L Sorg
Proposal: Subdivision for a relative: To subdivide a 1.8 ha property from the 54 ha property to provide residence for owner's daughter.
Legal: PID: 007-799-152
Parcel B, E 1/2, Section 8, Township 78, Range 17, W6M, Peace River District, Plan 17268
Location: West Arras, 22 km west of Dawson Creek along Highway 97S.

Site Inspection

A site inspection was conducted on Wednesday October 3, 2007. Those in attendance were:

- John Kendrew Commissioner
- William Norton Commissioner
- David Craven Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Peter Sorg Applicant

Mr Sorg confirmed that the staff report dated September 14th, 2007 was received and no errors were identified.

The Commissioners recalled their June 2007 site visit to the property where they accessed the proposed 1.8 ha lot from the road. Peter Sorg led the Commissioners across the culverted creek to the proposed 1.8 ha lot from the existing homesite.

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 refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The CLI rating for the 1.8 ha area proposed for subdivision is 6:3X 4:4T, suggesting that the land has good agricultural capability based on its soils. The Commission did note that while the area was small, awkwardly shaped, and largely unsuited to machine cultivation, it was accessible from the remainder of the property and could be used for pasture purposes.

Assessment of Agricultural Suitability

The Commission assessed whether the other factors such as encroaching or existing small lot subdivision or non-farm development, have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe that any external factors 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 and encouraging agricultural development. While the Commission appreciates that the subdivision of the 1.8 ha parcel would not significantly erode the productive capacity of the property, the land did have capacity to be used for pasture, and it abutted a larger field area on an adjoining property. The Commission was not supportive of adding a new resident into the area which could potentially conflict with farm operations. Perhaps more importantly the Commission could not perceive how subdivision would encourage agriculture or even improve the agricultural use of the property or surrounding lands.

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 to subdivide a 1.8 ha lot for a homesite will negatively affect the agricultural capability of the parcel.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner B. Norton
SECONDED BY: Commissioner D. Craven

THAT the application be refused

CARRIED

Resolution # 522/2007



**Staff Report
Application # W – 37336
Applicant: Peter L Sorg**

DATE RECEIVED: April 5, 2007

DATE PREPARED: May 29, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Subdivision for a relative: To subdivide a 1.8 ha property from the 54 ha property to provide residence for owner's daughter.

This application is made pursuant to section 21(2) – 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 007-799-152
Parcel B, E 1/2, Section 8, Township 78, Range 17, W6M, Peace River District, Plan 17268

Purchase Date:

September 1973

Location of Property:

West Arras, 22 km west of Dawson Creek along Highway 97S.

Size of Property:

54 ha.

Present use of the Property:

No buildings. Some fencing. Once used as a horse pasture.

Surrounding Land Uses:

WEST: Hay and grain
SOUTH: Pasture
EAST: Bush
NORTH: Bush and pasture

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/10
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Official Community Plan Bylaw No 477, 1986 designates the property as - Agriculture - Rural Resource

Zoning Bylaw and Designation:

Peace River Regional District Zoning Bylaw No 1343, 2001 designates the property as - A2 - Large Agricultural Holdings
Minimum lot size - 63ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that it qualifies as a subdivision for a relative under Section 946 of the Local Government Act.


STAFF COMMENTS:

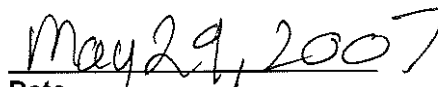
- The proposed lot is divided from the remainder of the property by a gully.
- There is currently only one house on the subject property.
- 16.5 ha of the property is not in the ALR; however, the proposed new lot is located within the ALR portion of the property.

ATTACHMENTS:

- Summary of proposal as submitted by the applicant
- Sketch of proposed subdivision (submitted by the applicant)
- ALC Context Map - 93P.078 - 1:20,000 (created by ALC Staff)
- Airphoto - 1:10,000 (created by ALC Staff)

END OF REPORT


Signature


Date