



**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

July 5, 2007

Reply to the attention of Simone Rivers  
ALC File: #W - 37384

Waberski Darrow  
10720 100th Avenue  
Fort St John, BC V1J 1Z3

Dear Mr. Townsend:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 309/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over the printed name.

Erik Karlsen, Chair

cc: Peace River Regional District (#49/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv  
37384d1



# 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.**

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

### For Consideration

Application: # W - 37384  
Applicant: Welden and Lori Shoaf  
Agent: Waberski Darrow  
Proposal: To subdivide the 254.8 ha parcel into four (4) quarter sections.  
Legal: PID: 014-501-457  
Section 25, Township 86, Range 17, W6M, Peace River District, EXCEPT The South and East 80 Feet  
Location: Located approximately 19 km north of Cecil Lake and approximately 6.5km south of the Doig First Nations Reserve. West off the Siphon Creek Road, near where Siphon Creek crosses Siphon Creek Road.

### Site Inspection

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

- Erik Karlsen                      Chair, North Panel
- John Kendrew                    Commissioner
- William Norton                 Commissioner
- Simone Rivers                  Staff
- Martin Collins                  Staff
- Richard Redfern                Representative of the Agent

The Commission viewed the portion of the property accessible from the road. It also looked at the airphoto with the agent and determined that a portion of the section was cleared. The Commission also noted the size of surrounding agricultural operations.

Mr. Redfern confirmed that the staff report dated May 29, 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 Class 4T and 60% Class 4W – 40% Class 5 W

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.

Subclasses T topography W excess water

The Commission believed that the property had agricultural capability typical of surrounding parcels, which were largely developed 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. However, the Commission does believe that subdividing the subject property into four properties would reduce the suitability of the subject property for agriculture given the large area needed for farming in this area.

### **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 does not believe that subdividing the property into four (4) ± 63 ha lots would benefit agriculture. In this area of the Peace River Regional District farms are typically made up of more than one quarter section. The Commission believes 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.
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 Norton  
**SECONDED BY:** Commissioner Karlsen

THAT the application be refused.

**CARRIED**

**Resolution # 309/2007**



**Staff Report**  
**Application # W – 37384**  
**Applicant: Welden and Lori Shoaf**  
**Agent: Waberski Darrow**

**DATE RECEIVED:** April 26, 2007

**DATE PREPARED:** May 29, 2007

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

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

**PROPOSAL:** To subdivide the 254.8 ha parcel into four (4) quarter sections (63.8 ha each).

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: 014-501-457

Section 25, Township 86, Range 17, W6M, Peace River District, EXCEPT The South and East 80 Feet

**Purchase Date:**

January 2007

**Location of Property:**

Located approximately 19 km north of Cecil Lake and approximately 6.5km south of the Doig First Nations Reserve. West off the Siphon Creek Road, near where Siphon Creek crosses Siphon Creek Road.

**Size of Property:**

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

**Present use of the Property:**

Approximately 40.5 ha is in hayfield, the balance of property is unused.

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 94A048  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

North Peace OCP Bylaw 1000 (1996)  
Designation: Rural Resource - Agricultural

**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 subdivision is consistent with the Official Community Plan and zoning regulations.

**STAFF COMMENTS:**

Staff suggest the Commission consider the following:

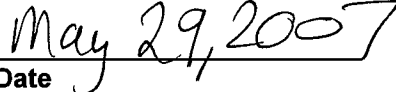
- New roads would need to be constructed to access some of the proposed parcels.
- The proposed subdivision would split the cultivated portion of the subject property.
- There are no buildings on the subject property.

**ATTACHMENTS:**

- Sketch of Proposed Subdivision
- ALC Context Map - 94A/7 - 1:50,000 (created by ALC Staff)
- Airphoto - 1:15,000 (created by ALC Staff)

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date