



**Agricultural Land Commission**  
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October 23, 2007

Reply to the attention of Simone Rivers  
ALC File: # W - 37393

Ruth Veiner  
RR 2  
Dawson Creek, BC V1G 4E8

Dear Madam:

Re: Reconsideration of Application W-37393 - to subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 538/2007 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 'Per:' label.

Erik Karlsen, Chair

cc: Peace River Regional District (52/2007)

Enclosure: Minutes

MC/lv  
37393d2



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 at Pouce Coupe, B.C.

<b>PRESENT:</b>	David Craven	Commissioner
	John Kendrew	Commissioner (Acting Vice Chair)
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

### For Consideration

Application: # W- 37393  
Applicant: Albert and Clarence Veiner  
Agent: Ruth Veiner  
Proposal: The Commission is being asked to reconsider its decision to refuse to subdivide the 18 ha property into four 4.5 ha lots. In a letter received September 14, 2007 the agent, Ms Veiner submitted more detailed information about the land's agricultural capability, indicating that she believed the land to have limited potential for agricultural development due to its location adjacent to a river and poor soils (shallow topsoil underlain by sands, silts, and gravels)

Legal: PID: 014-823-888  
District Lot 1129, Block A, South East 1/4, Peace River District, EXCEPT Plans 6537, 8856, A1805, 11046, 20066, 2384 and 24029

Location: Located at Hasler Flats, 26km west of Chetwynd Highway 97S, runs east-west along the north side of Pine River.

### Site Inspection

A site inspection was conducted on October 4, 2007. Those in attendance were:

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

The Commissioners thoroughly explored the forested property, confirming the applicant's assertion that several shallow drainage channels cut through the property. While no soil pits were dug, Ms Veiner's photographs of soils (submitted with the September 14, 2007 correspondence) were also viewed as part of the overall review.

### **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 agricultural capability rating of the soil of the subject property is 5C, which is consistent with the observed soils on the site and with the applicant's submission. The limiting factor is climate, a common characteristic for lands lying at this latitude. The Commission believed that with appropriate management the land had good agricultural capability for pasture or hay uses, similar to those uses developed on adjoining ALR land to the west.

As to the concerns expressed by the applicant about;

- the limiting factors of shallow drainage channels located on the property,
- the necessity for buffering and setbacks from the river,
- and the potential for land clearing to exacerbate erosion,

the Commission believed that with appropriate management, careful clearing and the retention of forested buffers of up to 30 meters from the river, that the land could be developed for agriculture (i.e. grazing and hayland).

#### **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 any external factors that render the land unsuitable for agricultural use. In addition, the proximity of the river does not, in the Commission's mind, limit the agricultural suitability of the parcel.

#### **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 believes that subdivision of the 18 ha property into 4.5 ha lots would preserve little, if any, of the land's agricultural utility, because farm parcels need to be relatively large in areas where forage and grazing predominate.

**Conclusions**

1. The Commission confirmed that land under application has agricultural capability, is appropriately designated as ALR, and is suitable for agricultural use.
2. That the proposal will effectively eliminate the agricultural potential of the property.
3. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

**IT WAS**

**MOVED BY:** Commissioner J. Kendrew  
**SECONDED BY:** Commissioner B. Norton

That there were no persons affected by the reconsideration; and,

THAT the decision to refuse the subdivision of the 18 ha property into four 4.5 ha lots be reconfirmed on the grounds the land has good agricultural capability.

**CARRIED**

**Resolution # 538/2007**