



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

November 29, 2007

Reply to the attention of Simone Rivers
ALC File: W-37557

Kathleen Steiner
Box 6361
Fort St John, BC V1J4H8

Dear Ms. Steiner:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 625/2007 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 that reads 'Simone Rivers'. The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

cc: Peace River Regional District (104/2007)

Enclosure: Minutes/Sketch Plan



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 22, 2007 at the offices of the Ministry of Agriculture and Lands, Prince George, B.C.

PRESENT: William Norton Chair, North Panel
 John Kendrew Commissioner
 Denise Dowswell Commissioner
 Simone Rivers Staff

For Consideration

Application: # W- 37557
Applicant: Kathleen Steiner
Proposal: Subdivision for a Relative: The proposal is to subdivide the 506 ha total area of two (2) properties (one at 255 ha and one at 251 ha) into eight (8) quarter-section sized lots. Applicant proposes to sell the proposed lots to her children and to sell on the open market.

Legal: 1. PID: 023-465-271
 District Lot 2737, Peace River District
 2. PID: 023-458-585
 District Lot 2736, Peace River District

Location: Located along Triad Road, about 14km off the Beatton Airport Road and over 100km north of the City of Fort St. John. It is 10km west of Prespatou.

Site Inspection

A site inspection was conducted on October 11, 2007. Those in attendance were:

- John Kendrew Commissioner
- Julie Robinson Ministry of Agriculture and Lands Staff
- Kathleen Steiner Applicant
- Mr. Steiner Son of the applicant

Commissioner Kendrew visited the subject properties and met with the applicant. The properties are used for grazing and pasture and portions are currently rented. The property also has access to water. It was noted that new roads would have to be constructed along the property boundaries in order to access the properties.

Commissioner Eligible to Vote

Commissioners Dowswell and Norton were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioners' eligibility to vote on the application.

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 agricultural capability of the soil of the subject properties is 80% Class 4x – 20% Class 5W with limitations of excess water (w) and cumulative and minor adverse characteristics (x)

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.

The Commission believes that the properties have agricultural capability and are correctly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether 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. The Commission believes that subdivision will reduce the agricultural potential of the subject properties and negatively impact existing or potential agricultural use of the properties.

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 Kendrew

SECONDED BY: Commissioner Dowsell

THAT the application be refused.

CARRIED

Resolution # 625/2007