



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 22, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37605

Martin and Marilyn Wolfe
PO Box 152 - 3757 - 212 Road
Dawson Creek, BC V1G 4G3

Dear Mr. and Mrs. Wolfe:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 526/2007 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 (139/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv
37605d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: # W- 37605
Applicant: Martin and Marilyn Wolfe
Proposal: To subdivide the 8 ha parcel into two 4 ha lots.
Legal: PID: 012-480-266
Lot B, Section 34, Township 78, Range 14, W6M, Peace River District, Plan 13537
Location: Located about 11km northwest of Dawson Creek along the Bessborough Road, 4km west of the Alaska Highway.

Site Inspection

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

- | | |
|------------------|---------------------------|
| • John Kendrew | Acting Chair, North Panel |
| • William Norton | Commissioner |
| • David Craven | Commissioner |
| • Simone Rivers | Staff |
| • Martin Collins | Staff |
| • Julie Robinson | MAL Staff |
| • Marty Wolfe | Applicant |

Insert matters discussed at site inspection.

Mr. Wolfe confirmed that the staff report dated September 20, 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.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is 100% Class 5 C.

This rating is typical of farm parcels in the area and the Commission believes that the property has agricultural capability and is correctly 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 does not believe there are external factors that render the land unsuitable for agricultural use. It noted that much of the property was cleared. The Commission noted that although the property is smaller than the average property in this region it is comprised of a single unit and that there is no bio-physical evidence indicating that the property could not be used as a single unit. The Commission further noted that the proposed subdivision would divide cultivated land.

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission, when evaluating applications for subdivision, generally takes the view that rural residential lots are not consistent with long term agricultural activity and productivity. The subdivision of the 8 ha property into two 4 ha lots will not only reduce the productive capacity of the parent farm parcel, it also introduces another permanent resident into the farm area which may be incompatible, or conflict with typical farm practices because of unrealistic expectations or careless behaviour (i.e. trespass, complaints about noise, etc.) The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands and further believes that retaining the parcel in its present size and configuration is consistent with its mandate to preserve agricultural land and encourage farming.

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 Norton

THAT the application be refused.

CARRIED

Resolution # 526/2007