



Agricultural Land Commission
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July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-38006

Orvin and Gerri Rideout
Box 102
Pouce Coupe, BC V0C2C0

Dear Mr. and Mrs. Rideout:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 361/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 
Erik Karlsen, Chair

cc: Peace River Regional District (008/2008)

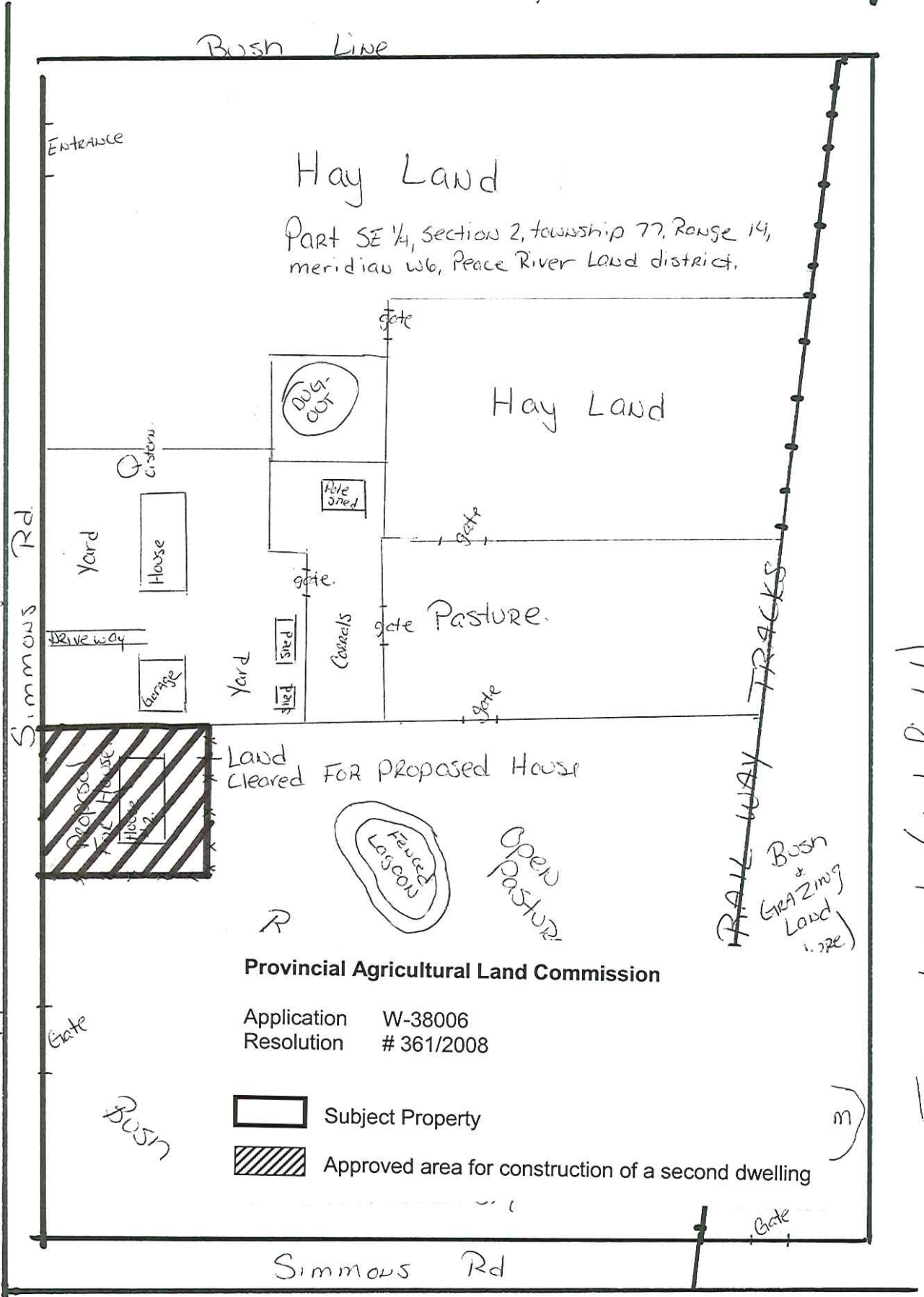
Enclosure: Minutes/Sketch Plan

SBR/
i/38006d1

N

Hay Land

R.2



Hay Land

BUSH

Neighbors House

Provincial Agricultural Land Commission

Application W-38006
Resolution # 361/2008

- Subject Property
- Approved area for construction of a second dwelling

BUSH FEB 14 2008 S BUSH.

R.2

Farm Land (oat field)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 19, 2008 at the offices of the Peace River Regional District, Dawson Creek

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

For Consideration

Application: # W- 38006
Applicant: Orvin and Gerri Rideout
Proposal: Non-farm use of a Relative: To construct a second dwelling on the 60 ha subject property for the applicant's mother.
Legal: PID: 014-495-465
The South East ¼ of Section 2, Township 77, Range 14, West of the 6th Meridian, Peace River District, EXCEPT Part shown as District Lot 1530 on Plan CG177
Location: 14174 Simmons Road, Between Pouce Coupe and Tomslake

Site Inspection

A site inspection was conducted on June 19, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- John Kendrew Commissioner
- Simone Rivers Staff
- Orvin Rideout Applicant

The Commission viewed the location of the proposed dwelling and noted that it was next to the existing homesite. It further noted that most of the subject property was cleared for agricultural use.

Mr. Rideout confirmed that the staff report dated May 23, 2008 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 3X with limitations of cumulative and minor adverse characteristics.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The Commission believes that the property has agricultural capability and is 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 noted that the proposed dwelling is located quite close to the existing dwelling and does not create a new homesite. The Commission does not believe the proposal would impact existing or potential agricultural use of the subject property or 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 not impact agriculture.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Dowswell

THAT the application be allowed.

AND THAT the second dwelling must be substantially completed within three (3) years of the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 361/2008