



Agricultural Land Commission
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June 6, 2008

Reply to the attention of Simone Rivers
ALC File: WW-38008

Paul and Rebecca Sadler
PO Box 681
Fort Nelson, BC V0C1R0

Dear Mr. and Mrs. Sadler:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 302/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Northern Rockies Regional District

Enclosure: Minutes/Sketch Plan

SBR/
i/38008d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28, 2008 at the Woodlands Inn, Fort Nelson, B.C.

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

For Consideration

Application:	# WW- 38008
Applicant:	Paul and Rebecca Sadlier
Proposal:	Subdivision for a Relative: To subdivide the 80.7 ha subject property into one 9.2 ha lot and a one 71.5 ha lot.
Legal:	PID: 023-687-479
	District Lot 3341, Peace River District
Location:	Fort Nelson

Site Inspection

A site inspection was conducted on May 27, 2008. Those in attendance were:

- | | |
|--------------------------|--------------------|
| • William Norton | Chair, North Panel |
| • Denise Dowswell | Commissioner |
| • John Kendrew | Commissioner |
| • Simone Rivers | Staff |
| • Erik Karlsen | Chair, ALR |
| • Becky and Paul Sadlier | Applicants |

The Commission viewed the property and saw that some of it was cleared and some was not. The Commission saw that there were two houses on the property. It noted that the 10 ha area proposed to be included with the second lot was largely cleared. The Sadliers explained that their daughter wished to purchase the proposed house and property from their daughter-in-law, who had moved into town. The daughter and her family had moved into the house.

Mr. and Mrs. Sadlier confirmed that the staff report dated March 7, 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 Commission noted that the property had been partially cleared. 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. The property is located in an area of large holdings. None of the surrounding properties have been subdivided and all nearby properties are of a similar size.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As noted above, this property is in an area of large holdings. Many of the surrounding properties are cleared and improved for agricultural use. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands as it may result in further expectation for subdivision.

Assessment of Other Factors

The Commission notes that the ALC regulations allow the construction of a mobile home for a family member, and that the mobile home already exists on the property. As such it does not believe that it is in the best interests of agriculture to allow the property to be subdivided.

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 Kendrew

THAT the application be refused

CARRIED

Resolution # 302/2008