



**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

July 7, 2007

Reply to the attention of Simone Rivers  
ALC File: W-38014

Doug Weibe  
Box 164  
Hudson's Hope, BC V0C 1V0

Dear Mr. Weibe:


**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 357/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: District of Hudson's Hope (002400-000)

Enclosure: Minutes/

SBR/  
i/38014d1



## **Discussion**

### **Assessment of Agricultural Capability**

The Commission believed that the subject property had agricultural capability and was 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. When it considers applications for subdivision, the Commission generally takes the view that rural residential lots are not consistent with long term agricultural activity and productivity. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

The Commission recalled that the applicant suggested that a neighbouring farmer may be interested in purchasing one of the lots so that he could build a home on this lot rather than on his farmland. The Commission would be willing to consider a proposal for a one lot subdivision if the purchaser was willing register a covenant restricting the separate sale of the new lot with nearby or adjacent property that he/she also owns.

## **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 Commission would only be willing to consider a subdivision if the lot to be subdivided it bound by covenant to a nearby piece of agricultural land.

## **IT WAS**

**MOVED BY:** Commissioner Kendrew

**SECONDED BY:** Commissioner Norton

THAT the application be refused as proposed.

AND THAT the Commission would be willing to consider a one lot subdivision of 2 ha if the subdivided lot is then bound by covenant to other lands owned by the purchaser of the 2 ha lot.

AND THAT should the applicant wish to proceed on this basis that he submit a revised proposal to the Commission for approval including a sketch, endorsement (in writing)

from the interested purchaser as well as a copy of the title of the property to which the new lot will be joined.

AND THAT this decision is valid for one year after which a new application will be required for any revised proposal.

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 # 357/2008**