



Agricultural Land Commission
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October 8, 2008

Reply to the attention of Simone Rivers
ALC File: W-38305

Peter W. Klassen
Box 67
Altona, BC, V0C2T0

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 599/2008 outlining the Commission's decision as it relates to the above noted application. Also attached is a sketch plan showing the decision, and a copy of the Commission's *Homesite Severance Policy*.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

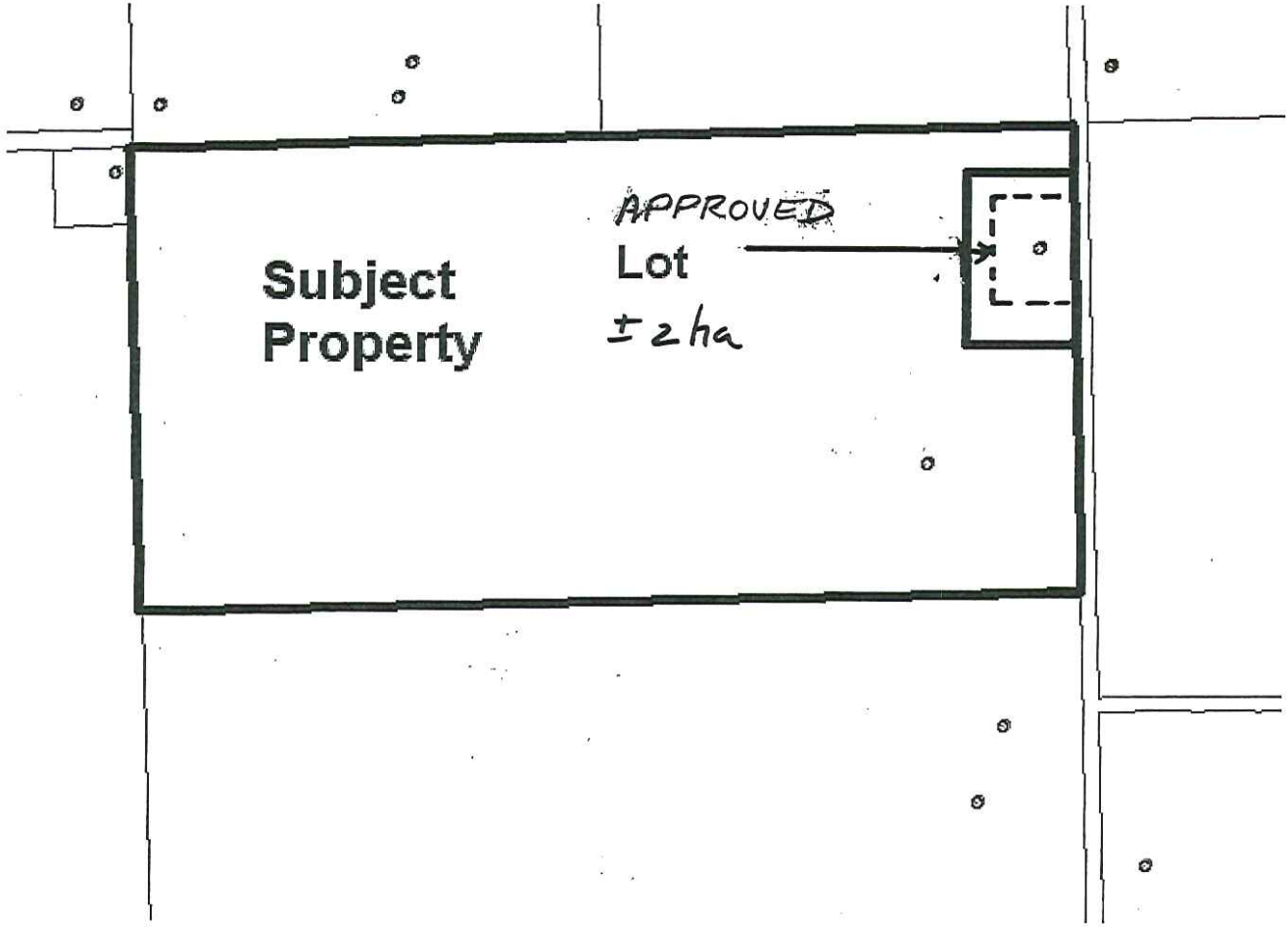
A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

cc: Peace River Regional District (076/2008)

Enclosure: Minutes/Sketch Plan

MC/
i/38305d1



ALC APPLICATION #W-38305
RESOLUTION #599/2008



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 24, 2008 at Chetwynd, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Martin Collins	Staff

For Consideration

Application:	# W- 38305
Applicant:	Peter W. Klassen
Proposal:	To subdivide 4 ha from the 128 ha subject property
Legal:	PID: 014-928-159 District Lot 2388, Peace River District, EXCEPT the South 1/2
Location:	21373 Loop Road, Altona

Site Inspection

A site inspection was conducted on Monday, September 22, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- John Kendrew Commissioner
- Martin Collins Staff
- Peter Klassen Applicant

Peter Klassen confirmed that the staff report dated September 3, 2008 was received and no errors were identified.

The Commissioners viewed an original title from the 1960's confirming that Peter Klassen owned the property prior to 1972 and that he qualified for consideration under Homesite Severance Policy. The Commission viewed the proposed 4 ha lot noting that it was occupied by a mobile home (a daughter lives there). Peter Klassen indicated that he really did not want a 4 ha lot because it was a waste of land – but was encouraged to request 4 ha by local government. He offered suggestions to the Commissioners about how to reduce the overall area of the proposed lot.

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

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is 4W.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The W limitation indicates that the land is affected by excess water

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 the proposal would have a minimal impact on existing or potential agricultural use of surrounding lands, particularly if the size of the proposed lot was reduced to exclude as much cultivated land as possible.

Assessment of Other Factors

The Commissioners noted that the applicant qualified for consideration under the Commission's *Homesite Severance Policy*. Peter Klassen also understood that he qualified for consideration under the *Homesite Severance Policy*.

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 is similar to a Homesite Severance and that by allowing the proposal no further consideration will be provided for the applicant under the *Homesite Severance Policy*.

IT WAS

MOVED BY: Commissioner D. Dowswell

SECONDED BY: Commissioner J. Kendrew

THAT the application to subdivide a 2 ha (approximately) lot from the 128 ha property be allowed. The Commission considers the decision as fulfilling the intent of *Homesite Severance Policy*.

- the subdivision must be completed within three (3) years from the date of this decision.
- approval to subdivide is granted for the sole benefit of the applicant and is non-transferable.

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 # 599/2008