



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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October 8, 2008

Reply to the attention of Simone Rivers  
ALC File: W-38314

Thomas & Alma Gallagher  
RR1 - S16 - C31  
Fort St John, BC V1V4M6

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 600/2008 outlining the Commission's decision as it relates to the above noted application. Also attached is a sketch plan.

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 (086/2008)

Enclosure: Minutes/Sketch Plan

MC/  
i/38314d1

APPLICATION W-38314

RESOLUTION # 600/2008

R-4



rainbow

pipelines

dam - O  
Remainder

APPROVED  
lot

JUN 26 2008

67





## **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, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is 2C which indicates that the land has good agricultural capability.

### **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 believed that the land lying east of the railway is unlikely to be used for agricultural purposes, because of existing small lot subdivision.

### **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 recalled that it refused the subdivision of a similar sized parcel lying to the west of the subject property (Herron – W-38132) in June 2008. However it believes that the subject property, lying to the east of the railway, is less suitable for agriculture due to existing small lot subdivision and the narrow property configuration.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is largely unsuitable for agricultural use due to its small size, configuration, and adjoining small parcels.
3. That the proposal will not affect agriculture.

## **IT WAS**

**MOVED BY:** Commissioner J. Kendrew  
**SECONDED BY:** Commissioner W. Norton

THAT the application to subdivide a 2 ha lot from the 6.7 ha property be allowed subject to the following condition.

- the subdivision must be completed within three (3) years from 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 # 600/2008**