



**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

October 8, 2008

Reply to the attention of Simone Rivers  
ALC File: W-38389

Lorenzo and Luisa Quarenghi  
SS2 - Site 25 - Comp 21  
Fort St. John, BC, V1J4M7

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 601/2008 outlining the Commission's decision as it relates to the above noted application. A sketch showing the Commission's decision is also attached.

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: 

Erik Karlsen, Chair

cc: Peace River Regional District (109/2008)

Enclosure: Minutes/Sketch Plan

MC/  
i/38357d1



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 soils of the northwest portion (16 ha) of the subject property is 6:3T 2:2C, suggesting that the land has good capability for agricultural development.

### **Assessment of Agricultural Suitability**

The Commission assessed whether there are factors that have caused or will cause the land to become unsuitable for agriculture. The Commission noted that two homes occupy the northwest corner of the property and are sited so that it is unlikely that large farm equipment could be used on the land. The adjoining land to the north is used for farming. Lands to the east, west and south are uncultivated because of topographic limitations.

### **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 subdivision proposal would not affect existing or potential agricultural use of either the subject property or 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 largely unsuitable for agricultural use due to its small size, rough topography and the location of the two homes.
3. That the subdivision proposal will not impact agriculture.

## **IT WAS**

**MOVED BY:** Commissioner Denise Dowswell

**SECONDED BY:** Commissioner William Norton

THAT the application to subdivide a 6 ha lot from the 64 ha property be allowed subject to the following condition.

- the subdivision must be completed within three (3) years from the date of this decision.

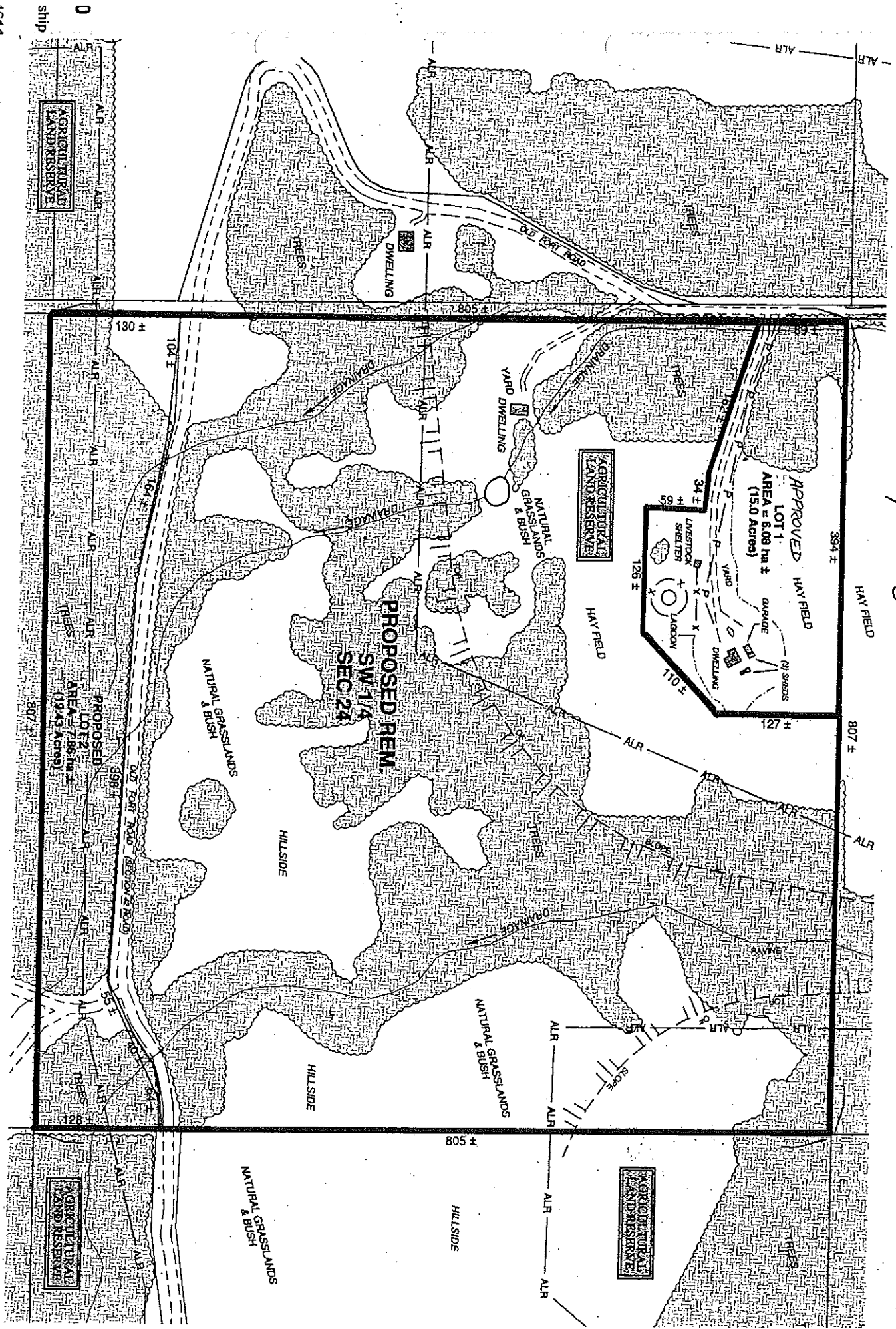
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

Page 3 of 3 Resolution # 601/2008  
Application # W-38389

**CARRIED**  
**Resolution # 601/2008**

0226 APPLICATION # W-38389

RESOLUTION # 601/2008



ship

0

1611