



**Agricultural Land Commission**  
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October 8, 2008

Reply to the attention of Simone Rivers  
ALC File: W-38400

Nelson and Janet London  
PO Box 433  
Dawson Creek, BC V1G4H3

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 586/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Peace River Regional District (99/2008)

Enclosure: Minutes

MC/  
i/38400d1



## **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;

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The site visit confirmed that the area rated by the CLI maps as Class 3 was cleared and used for pasture/hay purposes. The Class 5 land remained in forest cover. However, Class 5 land can be developed for agriculture in this region.

### **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. Generally this area has more historic small lot subdivision than other areas in the south Peace (west of Dawson Creek) because it was lay on early transportation routes

### **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 impact existing or potential agricultural use of surrounding lands.

It is the Commission's experience that small lot, rural residential subdivision in farm areas tends to erode agricultural land and reduce farm activity. Although the area proposed for subdivision has not been cleared, the Commission believes that the land could be used for agriculture and that subdivision would result in the permanent loss of 16 ha from potential agricultural uses. In addition, increasing rural residential parcels in farm areas tends to increase the potential for farm/residential conflict, which also tends to reduce agricultural activity.

Finally the Commission believes that subdivision would result in heightened expectations in this farm area, and precipitate similar applications. If routinely permitted, these types of subdivision would result in less farm activity and alienate farmland from potential agricultural uses.

## 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 negatively 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 W. Norton  
**SECONDED BY:** Commissioner J. Kendrew

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) *evidence not available at the time of the original decision has become available,*
  - (b) *all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

## CARRIED

**Resolution # 586/2008**