



Agricultural Land Commission
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October 26, 2010

Reply to the attention of Martin Collins
ALC File: 51048

Wayne, Joan and Shannon Thompson
PO Box 50
Cecil Lake, B.C.
V0C 1G0

Dear Sir/Mesdams:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2712/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Peace River Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Martin Collins', is written over the printed name of the Executive Director.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District File: #153/2009

MC/51048



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20th, 2010 in Fort St John B.C.

PRESENT:	Richard Bullock	Chair,
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Lucille Dempsey	Commissioner
	Lindsay McCoubrey	Staff
	Martin Collins	Staff

For Consideration

Application: 51048
 Applicant: Wayne, Joan and Shannon Thompson
 Proposal: To subdivide 3.2 ha from the 64 ha subject property and consolidate the 3.2 ha with the adjoining 0.8 ha church property, resulting in a 4 ha church parcel.
 Legal: PID 014-665-816 NE ¼, Sec. 24, Twp 84, R. 17, W6M, PRD, Except DL 1479
 Location: Cecil Lake

Site Inspection

A site inspection was conducted on October 20th, 2010. Those in attendance were:

- Richard Bullock Chair,
- Denise Dowswell Commissioner
- Jim Collins Commissioner
- Lucille Dempsey Commissioner
- Lindsay McCoubrey Staff
- Martin Collins Staff
- Joan Thompson Applicant

Ms Thompson confirmed that the staff report dated February 17th, 2010 was received and no errors were identified.

The Commission viewed the area proposed for addition to the church parcel, noting that the sewage disposal site and a large lawn area used by the church were located on the applicant's parcel. However the majority of the 3.2 ha proposed for transfer to the 0.8 ha church parcel was not cleared or developed for agriculture.

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 3X.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The "X" subclass represents cumulative and minor adverse soil conditions. The area proposed for subdivision is not cleared or improved for agricultural use.

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 use of portions of the 3.2 ha proposed for subdivision by the Church rendered the land unsuitable for agricultural use. These uses included a septic pond, house and yard area.

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 boundary adjustment proposal would not substantively affect the existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That portions of the 3.2 ha area under application is unsuitable for agricultural use due to church infrastructure.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner D. Dowswell

SECONDED BY: Commissioner L. Dempsey

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- consolidation of the 3.2 ha area with the 0.8 ha church parcel,
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution #2712/2010

HIGHWAY

○ other
homestead

10 ACRES

CHURCH

MAUSE

FRRES

APPROVED
4 ha LOT



④

⑦

099

owners'
homestead

○

SKETCH PLAN

ALC APPLICATION #51048

RESOLUTION # 2712/2010