



Agricultural Land Commission
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June 15th, 2010

Reply to the attention of Simone Rivers
ALC File: #51686

John and Beverly Miller
RR #2 S18 C7
Dawson Creek, BC
V1G 4E8

Dear Sir/Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2474/2010 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 your local government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District File: #25/2010

MC/51686d1



A meeting was held by the Provincial Agricultural Land Commission on June 4, 2010 at Fort St John, B.C.

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

For Consideration

Application: #51686
Applicant: John and Beverly Miller
Proposal: To subdivide a single 1.8 ha lot from the northwest corner of the 65 ha property for a family member.
Legal: PID 007-076-924 SW 1/4 , Sec. 16, Twp 79, R. 15 W6M Peace River District
Location: Kilkerran, north of Dawson Creek

Site Inspection

A site inspection was conducted on June 3, 2010. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Jim Collins Commissioner
- Martin Collins Staff
- John Miller Applicant

Mr Miller confirmed that the staff report dated May 7, 2010 was received and no errors were identified.

The Commissioners viewed the proposed site for the homesite with the applicant. It was noted that the 1.8 ha area was an alkaline flat and was not developed for agriculture. The majority of the 65 ha property is 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:

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The limiting subclass is adverse climate.

Although the property and surrounding area generally has very good agricultural capability, the Commission believed that the alkaline soil conditions in the northwest corner of the property were unsuitable for soil based agriculture.

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 does not believe that the subdivision of a single lot would significantly impact the existing or potential agricultural use of surrounding lands.

Conclusions

1. That the 1.8 ha area under application has very limited agricultural capability and is unsuitable for agricultural use.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Jim Collins
SECONDED BY: Commissioner Denise Dowswell

THAT the application to subdivide a 1.8 ha lot from the 65 ha property be allowed.

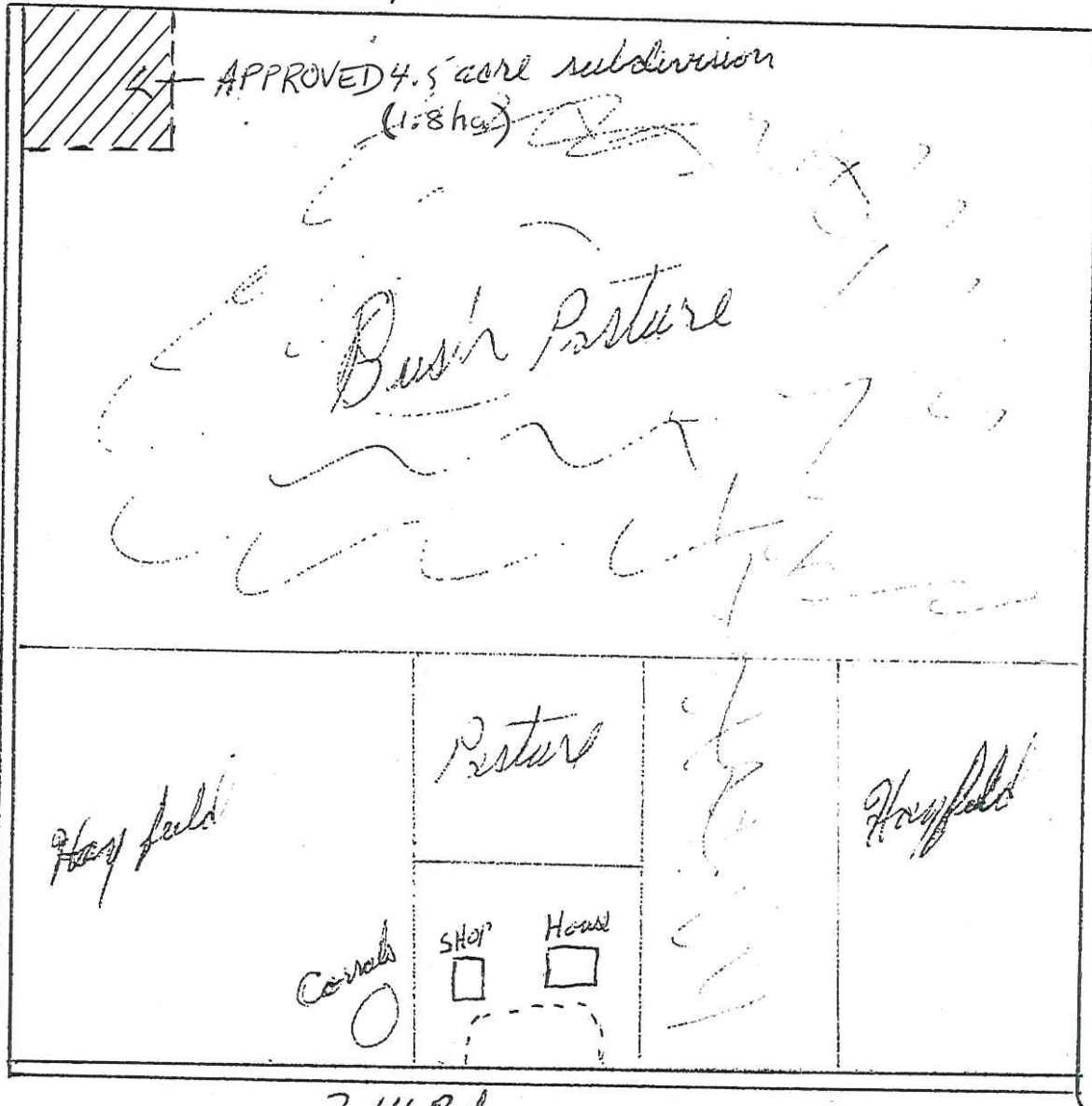
AND THAT the approval is subject to the following conditions:

- 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 # 2474/2010

SW 1/4 16 79 15 W6



Rd 223

214 Rd

ALC APPLICATION # 51686
RESOLUTION # 2474/2010

March 25, 2010