



Agricultural Land Commission
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June 15th, 2010

Reply to the attention of Simone Rivers
ALC File: #51718

Jeffery and Valerie Johnson
9635 Goldie Road
Vanderhoof, BC
V0J 3A2

Dear Sir/Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2486/2010 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: District of Vanderhoof

MC/51718d1

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. It was noted that there were a number of 2 ha to 4 ha parcels in the area. However, the Commission does not believe the presence of these parcels renders 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 believes the subdivision of 2.2 ha from the subject parcel will erode its agricultural potential and raise expectations that further subdivision will be permitted on the remainder, or in the surrounding ALR.

It is the Commission's general experience that the subdivision of rural residential lots is not supportive of agriculture and is unsuitable for farm areas because of the erosion of agricultural capability and the potential for conflict between rural residents and farmers.

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 Jim Collins
SECONDED BY: Commissioner William Norton

THAT the application to subdivide a 2.2 ha lot from the 17.6 ha property 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 # 2486/2010