

Agricultural Land Commission

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www.alc.gov.bc.ca

October 28, 2010

Reply to the attention of Martin Collins ALC File: 51829

Artur and Irina Schaefer PO Box 968 Charlie Lake, B.C. V0C 1H0

Dear Sir/Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2701/2010 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

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District File: 71/2010

MC/51829

A meeting was held by the Provincial Agricultural Land Commission on October 18th, 2010 in Fort St John B.C.

PRESENT:

Richard Bullock

Chair.

Denise Dowswell Jim Collins Lucille Dempsey

Commissioner Commissioner

Lindsay McCoubrey

Commissioner Staff

Martin Collins

Staff

For Consideration

Application:

51829

Applicant:

Artur and Irina Schaefer

Proposal:

Top subdivide a 2 ha lot from the 5 ha subject property.

Legal:

PID 007-058-110 Lot 9, Section 20, Twp 85, R. 20, W6M, PRD, Plan

Location:

Lyndon Subdivision west of the Alaska Highway

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 5C:

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The limiting subclass is adverse climate.

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 believes the small size of the subject property and adjoining 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 proposal would not have any impact on the existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that the subject property was designated for medium density residential uses in the North Peace Fringe Area OCP, permitting lots as small as 0.8 ha. The Commission recalled that it had not objected to the medium density designation in its review of the OCP.

Conclusions

- 1. That the land 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 J. Collins

SECONDED BY:

Commissioner L. Dempsey

THAT the application to subdivide a 2 ha lot from the 5 ha subject 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 # 2701/2010

