



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

October 28th, 2010

Reply to the attention of Martin Collins
ALC File: 51916

Laurie Youb
PO Box 21019
Dawson Creek, B.C.
V1G 4X8

Dear Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2706/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District File: 101/2010

MC/51916/d1



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: 51916
 Applicant: Roberta Youb
 Agent: Laurie Youb
 Proposal: To subdivide a 6 ha lot from the 65 ha subject property for the applicant's daughter.
 Legal: PID 013-709-259 SW ¼, Sec. 24, Twp. 78, R. 18, W6M, PRD
 Location: Arras/Progress south of Highway 97S on the 251 road

Site Inspection

A site inspection was conducted on October 19th, 2010. Those in attendance were:

- Richard Bullock Chair,
- Denise Dowswell Commissioner
- Jim Collins Commissioner
- Lucille Dempsey Commissioner
- Lindsay McCoubrey Staff
- Martin Collins Staff
- Laurie Youb Agent
- Ed McClarty friend of family

Ms Youb confirmed that the staff report was received and no errors were identified.

The Commission viewed the proposed 6 ha lot, noting that the land was not arable due to a severe topographic break, the separation of the 6 ha area from the remainder by a road, and the use of most of the arable flat area for access, buildings, septic pond, dugout and yard area.

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 6:3X 4:4T.

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The limiting subclasses are topography and minor, but unspecified adverse conditions.

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 generally support the subdivision of rural residential lots in farm areas because of concerns about loss of arable land and impacts of residents on adjoining farms. However it was noted that the residential use is well established and little or no arable land is affected.

The Commission remained concerned about the potential for additional dwellings to be constructed on the farm remnant which would erode the land's agricultural capability, and result in future requests to subdivide another homesite lot.

Conclusions

1. That the 6 ha area under application has very limited agricultural capability and is unsuitable for agricultural use.
2. That the subdivision will not impact agriculture.
3. That a covenant be registered against the 59 ha remainder prohibiting additional dwellings to help ensure that arable lands are not used for residential purposes

IT WAS

MOVED BY: Commissioner D. Dowswell
SECONDED BY: Commissioner J. Collins

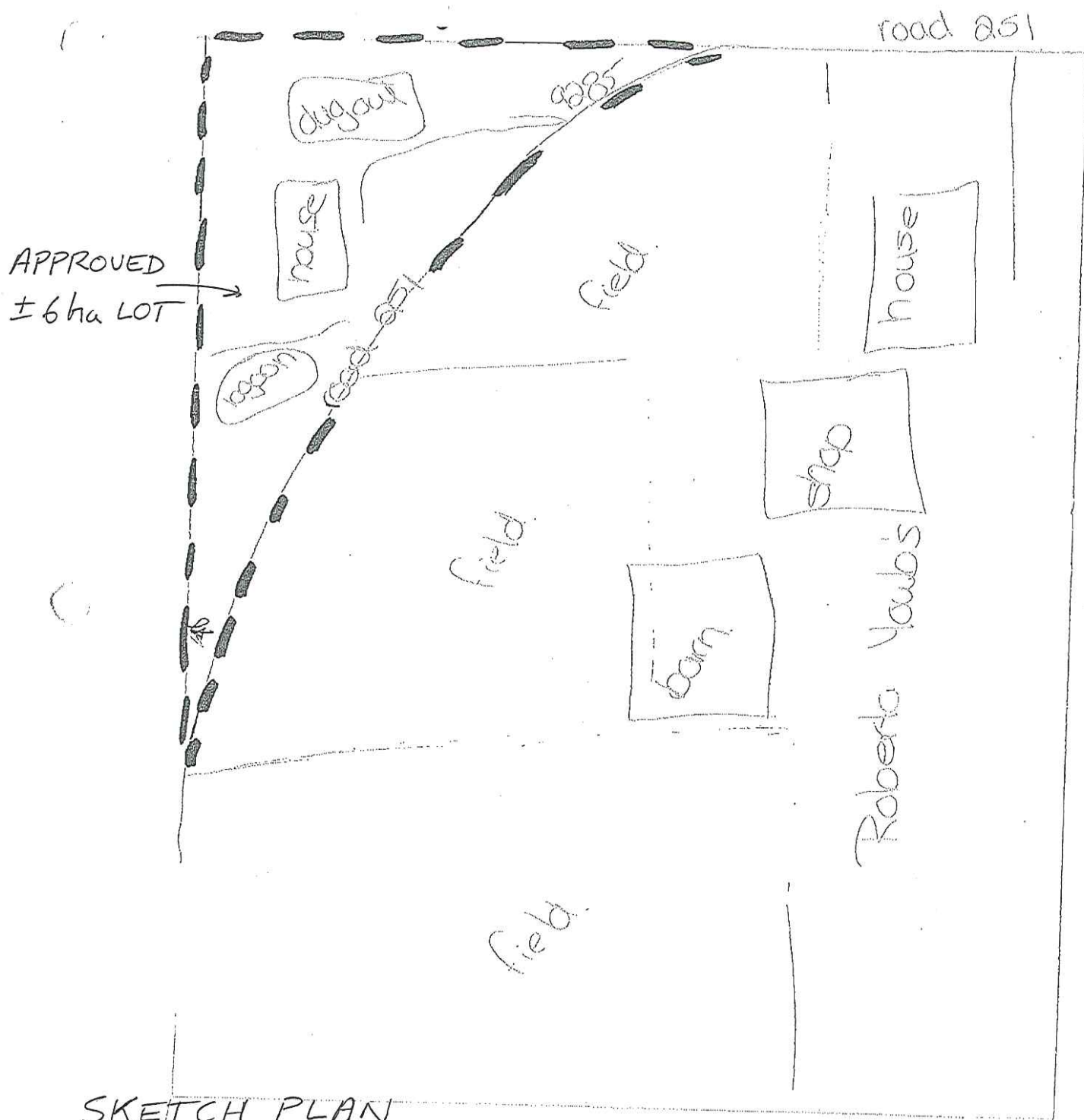
THAT the application to subdivide a 6 ha lot from the 65 ha property be allowed;

AND THAT the approval is subject to the following conditions:

- The registration of a covenant against the title of the 59 ha remnant prohibiting more than a single dwelling,
- 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 # 2706/2010



SKETCH PLAN

ALC APPLICATION #51916
RESOLUTION Z706/2010

0010