



Agricultural Land Commission
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www.alc.gov.bc.ca

October 27th, 2010

Reply to the attention of Martin Collins
ALC File: 51942

Robert and Tabitha Dyer
PO Box 880
Charlie Lake, B.C.
V0L 1H0

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2705/2010 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. It will also confirm for the Registrar the area excluded from the ALR.

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: #113/2010

MC/51931/d1



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	Commissioner
	Jim Collins	Commissioner
	Lucille Dempsey	Commissioner
	Lindsay McCoubrey	Staff
	Martin Collins	Staff

For Consideration

Application: 51942
 Applicant: Robert and Tabitha Dyer
 Proposal: To exclude 16 ha from the 63 ha parcel from the ALR, in order to subdivide into four 4 ha lots.
 Legal: PID 016-618-858 SE ¼ of Sec. 14, Twp 84, R. 20, W6M, PRD, Except the South 4.267 meters and Plan 27378
 Location: Tea Creek Ridge – 244 Road

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 4 and 5:

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

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

The limiting subclasses are topography severe 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 notes that the parcel lies within the OCP area proposed for Low Density Rural Residential. Many smaller parcels have been subdivided in the surrounding area, resulting in parcel sizes that are unsuitable for agricultural use. However the subject parcel is large and partially developed for agriculture.

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 does not affect the existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that it has largely supported the North Peace Fringe OCP takes the view that lands that are not designated for agriculture will be permitted subdivision or exclusion as applications are received.

Conclusions

1. That the land under application has agricultural capability, is appropriately designated as ALR, and is suitable for agricultural use.
2. That the subdivision proposal will not impact agriculture.
3. That the proposed exclusion is consistent with the North Peace Fringe OCP.

IT WAS

MOVED BY: Commissioner J. Collins

SECONDED BY: Commissioner R. Bullock

THAT the application to exclude 16 ha from the ALR be allowed.

AND THAT the approval is subject to the following conditions:

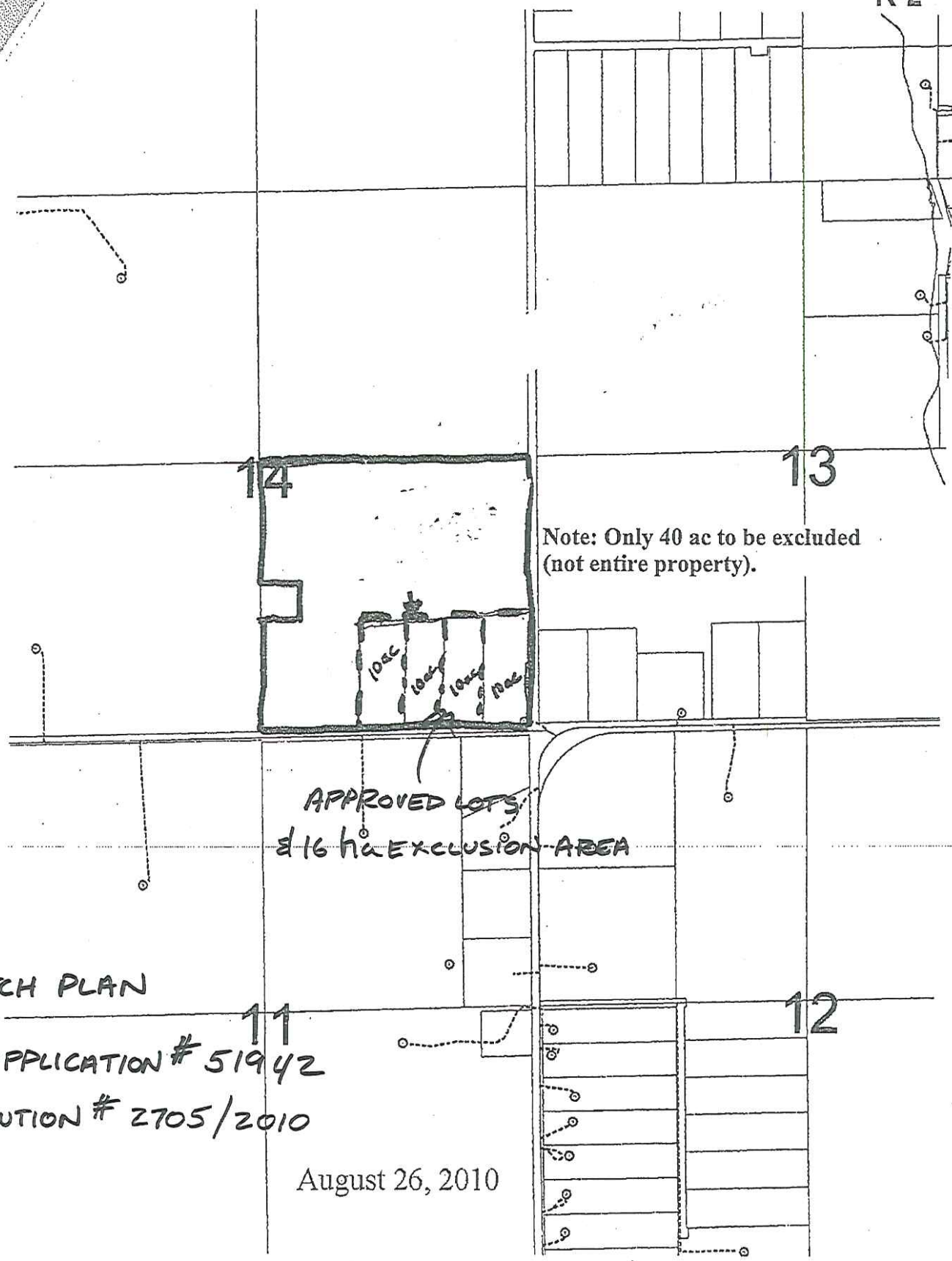
- the submission of a subdivision plan within three (3) years from the date of this decision consistent with the North Peace Fringe OCP designation.

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 # 2705/2010

R-2



Note: Only 40 ac to be excluded
(not entire property).

APPROVED LOTS
16 ha EXCLUSION AREA

SKETCH PLAN

ALC APPLICATION # 51942

RESOLUTION # 2705/2010

August 26, 2010