



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

June 6, 2012

Reply to the attention of Gordon Bednard
ALC File: 52474

Pollyanne Moorman
PO Box 2182
Dawson Creek, B.C.
V1G 4K9

Dear Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #18/2012 outlining the Commission's decision as it relates to the above noted application.

The applicant is 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.

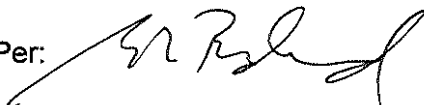
S.33 (1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that

- (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.*

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Peace River Regional District File: #139/2011



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 19, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Colin Fry	Executive Director

APPLICATION: #52474

PROPOSAL: To subdivide an 8 ha lot from the 48 ha parcel for a homesite for the applicant's son. The proposed lot would encompass the son's existing home (the second home on the property).

(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

After review of all file information presented the Commission has concluded as follows:

1. The 48 ha parcel has reasonably good agricultural capability as indicated by CLI ratings of 5C and is therefore suitable for agriculture. However, the property is only partially cleared and developed for agriculture. Two residences and dugouts occupy the property, reducing its agricultural potential.
2. There are no external factors that render the land unsuitable for agricultural use. A scout camp adjoins the subject property to the east (which encompasses a firehall site). Neither of these uses render the subject property unsuitable for farm uses. The property lies in a farm area and the surrounding lands are a similar size and are used for agricultural purposes.
3. It is the Commission's experience that subdividing small lots in the ALR is not supportive of agriculture. Often owners of small lots conflict with adjoining or nearby farm

operations because of different expectations about appropriate land uses. In addition subdividing smaller lots raises expectations of land use change and further parcelization. Changed expectations tend to result in speculation, subdivision proposals, and residential development, none of which encourages or enhances 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 Gord Gillette

SECONDED BY: Commissioner Jim Collins

THAT the application be refused.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 18/2012