



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: 52568

Lee and Kristen Hall
PO Box 103
Hudson's Hope BC
V0C 1V0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **19/2012** 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.*

(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.

You are 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Peace River Regional District Attn: Owen Bloor file # 176/2011

GB/52568d1



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: #52568

PROPOSAL:

Non-farm Use - Campground. The applicants are asking to develop an RV campground for oil patch worker accommodation and some tourist accommodation. Over time they expect the tourism aspect will over-ride the worker component.

(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. There are no external factors that render the land unsuitable for agricultural use. The parcel has good agricultural capability as indicated by a CLI rating of 4X and is therefore suitable for agriculture
2. The surrounding land uses will not impair the parcel from being used for agriculture because they are substantially agricultural or forestry related.
3. The proposal will remove 4 ha of agricultural land from present or potential agricultural production;

4. That the proposal will adversely impact agriculture by introducing a high density residential land use to this rural/farming area. It is the Commission's experience that these two land uses are often incompatible, to the detriment of farm activities.
5. The proposal could be carried out on lands outside of the ALR on parcels that are not designated for agricultural priority. There are extensive lands to the west and southwest of the subject property which are outside the ALR and have lower agricultural potential.
6. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Gordon Gillette

SECONDED BY: Commissioner Jim Collins

THAT the application be refused as proposed for the above reasons.

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 # 19/2012