



**Agricultural Land Commission**  
133 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
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May 18, 2012

Reply to the attention of Gordon Bednard  
ALC File: 52631

Greg and Fay Williams  
PO Box 60,  
Charlie Lake, B.C.  
V0C 1H0

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # **180/2012** 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.*

AND THAT the applicant be 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 blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Peace River Regional District file: #188/2011



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on May 17, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

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

### COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Brian Underhill	Executive Director

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### APPLICATION ID: #52631

**PROPOSAL:** To subdivide a 4 ha lot from the 62.7 ha property for the applicant's son who helps on the farm operation.

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

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### 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 subject property has typical CLI land capability ratings for the Charlie Lake area – 6:5X 4:4X. Portions (~30%) of the property are improved for agricultural purposes. The area proposed for subdivision is largely unimproved with the exception of a cleared strip parallel to the road. Other similar capability lands are cleared and improved for agriculture on surrounding parcels;
2. That a nearby parcel was refused a similar subdivision application in 1993.
3. The subject property lies north of the area endorsed for small lot subdivision in the North Peace Fringe Area Official Community Plan.
4. The Commission does not usually encourage small lot subdivision in agricultural areas because concerns of reduced agricultural potential, and the introduction of non farm

residents into farm areas. Subdivision also has the potential to raise expectations for further rural residential subdivision of lands in the immediate agricultural area, resulting and speculation rather than agricultural activity;

5. There is no certainty that the applicant's son will live on the property in the long term or contribute to the farm operation.
6. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

**IT WAS**

**MOVED BY:** Commissioner Dyson  
**SECONDED BY:** Commissioner Johnson

THAT the application to subdivide a 4 ha lot from the 62.7 ha property for a family member 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 # 180/2012**