



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

May 22, 2012

Reply to the attention of Gordon Bednard
ALC File: 52650

Lance and Ann Delaronde
PO Box 266
Pouce Coupe, B.C.
V0C 2C0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #196/2012 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.*

Be advised a revised proposal does not constitute new information and will not be considered as a basis for reconsideration. The time limited 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 'B. Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Peace River Regional District File: 01/2012



PROVINCIAL AGRICULTURAL LAND COMMISSION

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
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: ID: #52650

PROPOSAL: To subdivide the 64.7 ha property into two lots of roughly equal size as divided by Berry Road.

(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 parcel has good agricultural capability as indicated by a CLI rating of 3X and is therefore suitable for agriculture;
2. There are no external factors that render the land unsuitable for agricultural use. The presence of Berry Road does not, in the Commission's mind, substantially impede the use of the land for agriculture;
3. The surrounding land uses do not impair the parcel from being used for agriculture because the properties are similar in size and rural in nature, and thus are compatible;

4. The subdivision proposal will sever the farm parcel, and potentially eliminate ~16 ha of land with potential for farm production from the larger farm parcel. Some of that arable land will be used for the site of a new residence and yard.
5. A 16 ha parcel is not an appropriate size for a farm parcel in the region.
6. The subdivision will likely not adversely impact existing or potential agricultural use of surrounding lands because the proposed new lot largely adjoins non ALR hillside areas;
7. The Commission recalled that it had previously refused the subdivision of the property because of concerns about reducing agricultural capability and creating negative impacts on adjoining and nearby ALR farm parcels.
8. The land could be subdivided along the ALR boundary without reference to the Commission.
9. The proposal could raise expectations for further subdivision in the Berry Road area.
10. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner J. Thibeault
SECONDED BY: Commissioner G. Gillette

THAT the application be refused as proposed.

CARRIED

Resolution # 196/2012