



Agricultural Land Commission

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August 14, 2012

Reply to the attention of Gordon Bednard
ALC File: 52673

William and Sandra Wilson
PO Box 40
Rose Prairie
B.C. V0C 2H0

Dear Sir/Madam

Re: Application to Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **283/2012** 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.*

The applicant is 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: #37/2012



PROVINCIAL AGRICULTURAL LAND COMMISSION

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

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Denise Dowswell	Commissioner
Jim Collins	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Gord Gillette	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner

APPLICATION: # 52673

PROPOSAL: To subdivide a 260 ha property into two 65 ha lots and a 130 ha lot. Approximately 220 ha lies within the ALR.

Legal: PID 014-586-762: Section 4, Twp. 88, Range 19, W6M, Peace River District, Except the West 25 meters

(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 reviewing all the file information presented, the Commission concluded as follows:

1. The subject property has a Canada Land Inventory (CLI) rating of 6:4X 4:5W indicating that the land has potential for agricultural development. The majority of the property is cultivated.
2. The proposed configuration of the lots would result in one of the 65 ha lots as having only 32 ha in the ALR. This would be much smaller than the average size of nearby

and surrounding lots. The Commission does not want to raise expectations that it will routinely subdivide full and half sections into ¼ sections.

3. The Commission expressed concern that if the two ¼ sections are subdivided and sold that the farm unit would be broken up, and that new homesites would be constructed on each new parcel, eroding the arable land base.
4. The Commission believes that farm parcels are more likely to be used for agriculture if they are kept as large as possible. Most active farms operations in the Peace River region are comprised of multiple ¼, ½ or full sections.
5. The Commission is concerned about the growing tendency to use ¼ sections for residential lots in the Peace River region. The Commission is unconvinced that the proposed subdivision would result in similar or greater agricultural activity on the property.

IT WAS

MOVED BY: Commissioner J. Thibeault

SECONDED BY: Commissioner D. Dowswell

THAT the application be refused as proposed.

CARRIED

Resolution #283/2012