



Agricultural Land Commission

133 – 4940 Canada Way
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August 13, 2012

Reply to the attention of Gordon Bednard
ALC File: 52674

James Little
SS2, Site 13, Comp 23
Fort St. John, B.C.
V1J 4M7

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 281/2012 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify your client of the Commission's decision.

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.*

In this case a revised proposal will be considered new evidence. 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/Sketch Plan

cc: Peace River Regional District: File: #32/2012



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: # 52674

PROPOSAL: To subdivide the 64 ha subject property into two 16 ha lots and four 8 ha lots.

Legal: PID 014-633-612 SW ¼, Section 22, Twp. 84, Range 20, W6M, Peace River District, Except the West 14 feet.

(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 subject property is designated for agriculture in the North Peace Fringe Area Official Community Plan. However, the Commission recalled that this property and surrounding parcels were designated for rural residential subdivision in the previous *North Peace Official Community Plan* and the *Fort St John and Area Comprehensive Development Plan*;

2. The subject property has a Canada Land Inventory (CLI) rating of 5C indicating that the land has limited potential for agricultural development. Only a small portion of the property (approx. 6 ha fronting Road 283) has been cleared and improved for agriculture;
3. An on-site soils analysis completed by James Little (P.Ag) revises the CLI rating from 5C to 7:6T 3:5SP confirming that the property slopes away to the east and that severe topography represents a significant additional limitation on agricultural development;
4. The Commission concurred with the agrologist assessment that the subject property had very limited agricultural potential. However, the Commission also believed that the proposed subdivision configuration would effectively alienate the easterly portions of the property for any potential agricultural uses (given the topography of the property). It is the Commission's experience that long narrow parcels (such as are proposed) would not be cleared and that only a small portion near the road would be used for a residence. In the interest of ensuring that the entire property is efficiently utilized, the Commission refused the application as proposed. However, it is prepared to reconsider a revised subdivision proposal which proposes a road pattern that ensures access and development of the easterly half of the subject property;
5. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner D. Dowswell

SECONDED BY: Commissioner L. Dempsey

THAT the application be refused as proposed.

CARRIED

Resolution #281/2012