



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

December 13, 2013

ALC File: # 53080

Rich Petersen
101-9711 100th Avenue
Fort St John BC
V1J 1Y2

Dear Sir:

Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 155/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #155/2013
Sketch Plan

cc: Peace River Regional District file # 248/2012

GB/

53080d1



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A meeting was held by the Provincial Agricultural Land Commission on March 21, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53080.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner
Eamonn Watson	Land Use Planner

PROPOSAL

Exclusion of the 23.7 ha property from the ALR to facilitate construction of an RV park to be operated in conjunction with the existing store, gas bar, post office and liquor store.
(Application for exclusion submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: 487161 BC Ltd (Woo Li Kim) - Rich Petersen as agent

Legal:

Parcel A (P39008) of the Northeast $\frac{1}{4}$ of Section 1, Township 80 Range 17 West of the 6th Meridian, Peace River District
PID: 016-349-873

Location: Farmington

Size: 23.7 ha

EXCLUSION MEETING

An exclusion meeting was held on March 21, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. Those in attendance included the Commissioners and staff noted above. The applicant's agent was notified by e-mail of the meeting and declined to attend, asking that the Commission consider the application without his presence.

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

After considering the information in the application the Commission concluded as follows:

1. The subject property presently contains a convenience store, gas bar, liquor store and post office, and as such is a commercial community focal point. A large portion of the property on the north side of the creek has been debilitated by the above facilities and the parking area for the business.
2. The proposed 1.2 ha area for the proposed RV park is in close proximity to the store and other infrastructure. With proper buffering against the adjacent farm, the Commission feels it could be a negligible impact on agriculture in the area.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Thibeault

THAT the request for exclusion of the subject property be refused as the majority of the land has good capability for agriculture. However, the Commission appreciates that certain areas of the property have been historically used for commercial purposes and been debilitated and therefore would allow a 1.2 ha area to the west of the store to be used for an RV campground subject to the following conditions:

1. Construction and maintenance of a fence for the purpose of limiting the potential for trespass and other interference to farm activities on adjacent farmland to the west of the subject property. The fence must be constructed along the entire western boundary of the

subject property. The Commission suggests the applicant consult with Ministry of Agriculture representatives (District Agrologist), review the Commission's recommendations for fencing available on the Commission's website, and consult with the neighbouring property owner prior to construction of the fence. Fencing must be in place prior to construction and occupation of the RV campsite.

2. RV campsite must be located in the area immediately west of the existing store as per the proposal.
3. Non-farm development is not permitted on any other portion of the property without prior approval of the Commission.

AND FINALLY THAT 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 #155/2013