



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

June 3, 2014

ALC File: #53284

Shauna Goertzen  
SS2, Site 7, Comp 12  
Fort St. John, B.C.  
V1J 4M7

Dear Ms. Goertzen:

**Re: Application to Include Land into the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #171/2014 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:

A handwritten signature in black ink, appearing to read 'M. Fry', is written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #171/2014

cc: Peace River Regional District (File #5/2013)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53211.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

### COMMISSION STAFF PRESENT:

Gordon Bednard	Planner
Jennifer Carson	Planner
Martin Collins	Regional Planner
Colin Fry	Chief Tribunal Officer

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**PROPOSAL** (Submitted pursuant to section 17(3) of the *Agricultural Land Commission Act*)

**INCLUSION:** To include 0.9 ha of the 64.7 ha subject property into the ALR to facilitate a subdivision.

The applicants have also submitted a concurrent application (#53284) to subdivide a 14.5 ha lot from the subject property which encompasses the 0.9 ha subject area.

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### PROPERTY INFORMATION:

**Owners:** Lorraine and Conord Isenbecker

**Legal:** PID: 005-170-443  
The South East  $\frac{1}{4}$  of Section 27, Township 84, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District

**Location:** Pineview area, north of Fort St. John

**Size:** 64.7 ha

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### 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 application information the Commission concluded as follows:

1. The Commission considered the agricultural capability of the inclusion area.

##### **Conclusion:**

The Canada Land Inventory (CLI) rating for the 0.9 ha inclusion area is 8:2C 2:3CT, indicating that the land has capability for soil based agriculture, and can support a wide variety of crops. The limiting factors are severe climate and topography. The land is presently cultivated.

2. The Commission considered the agricultural benefits of inclusion.

##### **Conclusion:**

Though the 0.9 ha inclusion area has good capability for agriculture and is used for agriculture, the purpose of inclusion is to facilitate subdivision of a retirement homesite. If the subdivision is approved, the proposed inclusion area would lie within the residential lot, and may not be used for agriculture as it is now.

The ALC refused the concurrent subdivision application (53211) by Resolution #90/2014, and though the land is used for agriculture, it is not willing to include the land into the ALR without consent from the landowner, understanding that the inclusion request is contingent upon approval of the subdivision application.

#### **IT WAS**

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Thibeault

THAT the proposal to include 0.9 ha into the ALR be refused.

#### **CARRIED**

**Resolution #171/2014**