



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

August 25, 2014

ALC File: #53384

Tryon Land Surveying Ltd.
10201 17th Street
Dawson Creek BC V1G 4C3

Dear Mr. Tryon:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #305/2014 as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) copies of the final survey plan to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Further correspondence with respect to this application is to be directed to Laurel Eyton (Laurel.Eyton@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Leyton' or 'Fry', with a long horizontal line extending to the right.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #305/2014
Sketch Plan

cc: Peace River Regional District (File #91/2011)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on August 7, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53384.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

Martin Collins	Planner
Jennifer Carson	Planner
Laurel Eyton	Planner
Colin Fry	Chief Tribunal Officer

PROPOSAL (Submitted pursuant to s. 21(2) of the *Agricultural Land Commission Act*)

To subdivide the subject property into three lots: 1.89 ha, 2.58 ha and 4.26 ha. The subject property is divided by a Right of Way and a creek system.

PROPERTY INFORMATION:

Owners: Ross and Linda Hayward

Legal: PID:008-169-420

Lot 1, Section 31, Township 78, Range 15, West of the 6th Meridian, Peace River District, Plan 24630.

Location: North West of Dawson Creek along the Alaska Highway

Size: 8.7 ha

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.

COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property:

Application #10385 (Cooper & Johnson, 1975)	To subdivide the 17.5 ha subject property into two 8.7 hectare lots. Approved by Resolution #1659/1975. Note: Plan 24630 was deposited on January 25, 1979 as per Resolution #1659/1979 and created the subject property being considered under application #53384.
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After considering the information the Commission concluded as follows:

1. In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The improved agricultural capability ratings identified on CLI map sheet 93P/16 for the subject property are Class 2C and Class 4W. The subject property land along the Alaska Highway is considered Class 2C, whereas the land on the south-western side of the property is considered Class 4W.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with this parcel of land are C (adverse climate) and W (excess water).

Conclusion: The subject property has good agricultural capability along the Alaska Highway but restricted agricultural capability in the southwestern half of the subject property.

2. Commission considered whether the property was suitable for agriculture. This consideration included details such as property size, surrounding land use and limitations to agriculture. The parcel is small (8.7 ha), is bisected by a creek, and is located along the Alaska Highway adjacent to a residential subdivision.

Conclusion: The Commission believes there are external factors (parcel size, fragmentation, and surrounding land use) that reduce the suitability for agricultural use in its current configuration.

3. The subject property is designated as "Rural Neighbourhood," whereby minimum parcel size is designated as 1.6 ha, in the South Peace Fringe Area OCP Bylaw 2048, 2012. This

proposal is consistent with the South Peace Fringe Area OCP, and the Commission by Resolution #1105/2009 determined the South Peace Fringe Area OCP Bylaw 2048, 2012 to be largely consistent with the *Agricultural Land Commission Act*.

Conclusion: The proposal under application is consistent with a specific planning decision made by the Commission under Resolution #1105/2009.

IT WAS

MOVED BY: **Commissioner Gillette**
SECONDED BY: **Commissioner Dempsey**

THAT the proposal to subdivide the subject property into three lots along the Right-of-Way and creek be conditionally approved.

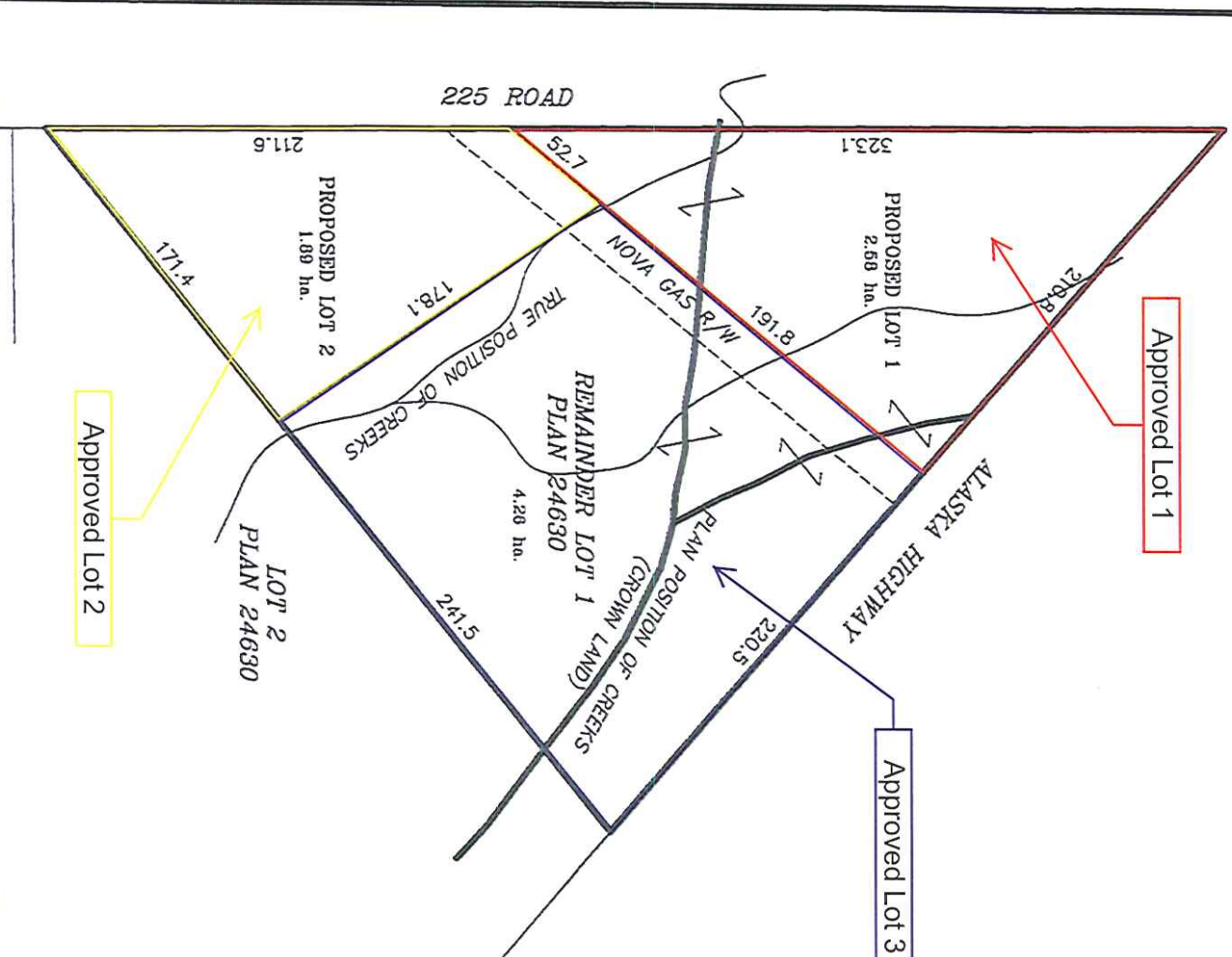
AND THAT the final approval is subject to:

1. The subdivision being in substantial compliance with the plan submitted with the application; and
2. The subdivision plan being completed within three (3) years from the date of the letter communicating this decision.

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 #305/2014

PROPOSED SUBDIVISION OF
A PORTION OF
LOT 1 SECTION 31 TOWNSHIP 78 RANGE 15 W6M
PEACE RIVER DISTRICT PLAN 24630



ALC application #533384
(applicants - Ross & Linda Hayward)
Resolution #305/2014

TRYON LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYOR
DAWSON CREEK B.C.
FILE NO. 2011-085PRO