



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

April 9, 2014

ALC File: #53409

Patrick and Angela Collins
3041 206 Road
Dawson Creek, B.C. V1G 0C2

Dear Mr. and Mrs. Collins:

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

Please find attached the Minutes of Resolution #114/2014 as it relates to the above noted application.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

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.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #114/2014

cc: Peace River Regional District (File #166/2013)

53409d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53409.

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
Lindsay McCoubrey	Planner
Colin Fry	Chief Tribunal Officer

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

SUBDIVISION: To subdivide the 65 ha subject property into two (2) parcels of approximately 6 ha and 59 ha as divided by a small creek.

PROPERTY INFORMATION:

Owners: Patrick and Angela Collins

Legal: PID: 011-883-031
The North East ¼ of Section 6, Township 78, Range 15, West of the 6th Meridian,
Peace River District

Location: 3041 - 206 Road, Dawson Creek

Size: 65.1 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

After considering the information the Commission concluded as follows:

1. The Commission assessed the agricultural capability of the subject property.

Conclusion:

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 Canadian Land Inventory (CLI) map are 80% 2C and 20% 6:2C 4:3X.

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 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are C (severe climate) and X (a combination of soil factors with no one factor dominating).

The subject property has good agricultural capability and in its present size, could support a wide range of crops.

2. The Commission assessed the agricultural impacts of the proposed subdivision, and whether there are reasonable alternatives for access to the 6 ha area, or if the creek represented a significant impediment to using the property as an agricultural unit.

Conclusion:

The Commission noted that the majority of properties in the area are ¼ sections, and that a 6 ha property was not a suitable size from an agricultural perspective. Subdividing a residential lot is not supportive of agriculture and also represented a loss of productive potential.

Finally, the Commission believed that it was possible to access the 6 ha area divided by the creek from the road.

IT WAS

MOVED BY: Commissioner Thibeault

SECONDED BY: Commissioner Dyson

THAT the proposal to subdivide the subject property be refused.

CARRIED

Resolution #114/2014