



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: #53496

Jacob and Anna Reimer
PO Box 247
Prespatou, BC
V0C 2S0

Dear Mr. and Mrs Reimer:

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

Please find attached the Minutes of Resolution #123/2014 as it relates to the above noted application. 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 survey plan.

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 'Colin Fry', is written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #123/2014
Sketch plan

cc: Peace River Regional District (File #128/2013)

53496d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 28th, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53496.

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
Eamonn Watson	Planner
Colin Fry	Chief Tribunal Officer

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

To subdivide a 3.6 ha lot from the 128 ha property as divided by Steiner Road and Triad Road..

PROPERTY INFORMATION:

Owner: Jacob and Anna Reimer

Legal: PID: 014-927-446
District Lot 2955, Peace River District, Except Plans PGP36912 and PGP37945

Location: Prespatou, north of Fort St. John

Size: 128 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.
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COMMISSION CONSIDERATION

After considering the file 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 for the property, as identified on Canadian Land Inventory (CLI) map are 8:4X 2:5W.

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

Class 5 land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

The limiting subclasses associated with this parcel are excessive wetness(W) and limiting but minor soil conditions (X) with no one condition dominating.

The airphotos indicate that the subject property has agricultural capability but is primarily forested with a small area being cleared and developed for agriculture. Two homesites occupy the property. One homesite, lying south of Triad road and west of Steiner Road lies within the proposed 3.6 ha lot. The other homesite lies north of Triad Road

2. The Commission assessed the agricultural impacts of the proposed subdivision.

Conclusion:

The Commission does not believe that the subdivision of a 3.6 ha rural residential parcel is supportive of agriculture. Large parcels predominate in this farm area, and rural residential lots erode agricultural capability and can come into conflict with farm operations.

However, the Commission is supportive of the subdivision of the subject property into two lots as divided by Triad Road. This subdivision recognizes the division of the property by Triad Road, and results in two appropriately sized agricultural parcels (~36 ha and ~90 ha) each containing an existing homesite.

The Commission does not consider Steiner Road to be a significant impediment to utilizing the southerly agricultural parcel as a single unit.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Gillette

THAT the proposal to subdivide a 3.6 ha lot from the subject property be refused as proposed.

However the ALC approved the subdivision of the subject property into two lots as divided by Triad Road.

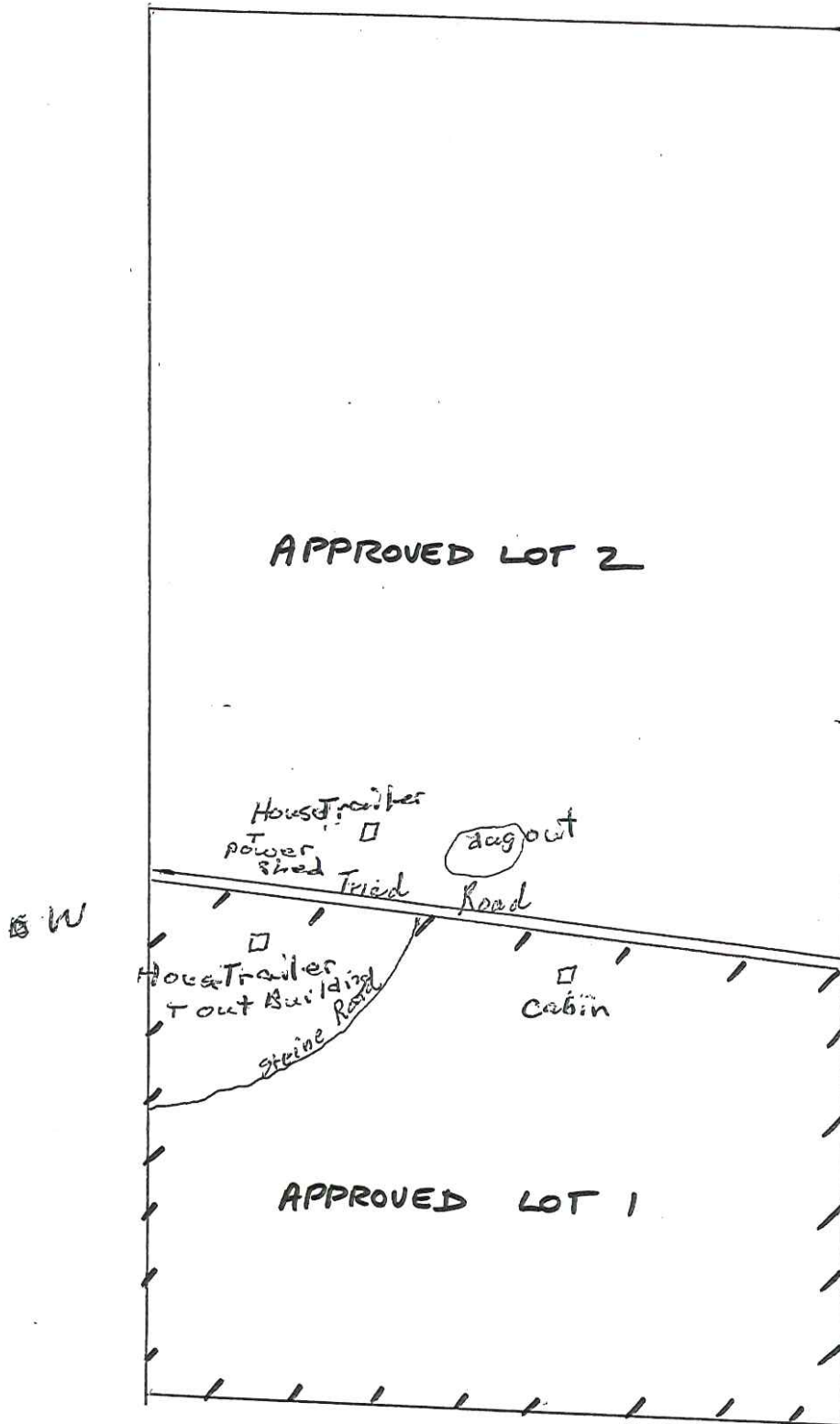
AND THAT the final approval is subject to:

1. The subdivision be in substantial compliance with the attached sketch;
2. The subdivision plan must be completed within three (3) years from the date of 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 #123/2014

N



ALC APPLICATION 53496
RESOLUTION #123/2014
SKETCH PLAN - APPROVED SUBDIVISION

N ↑

However the ALC has approved the subdivision of the subject property into two lots as divided by Triad Road.

AND THAT the final approval is subject to:

1. The subdivision be in substantial compliance with the attached sketch;
2. The subdivision plan must be completed within three (3) years from the date of 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 #123/2014