



**Agricultural Land Commission**  
133-4940 Canada Way  
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www.alc.gov.bc.ca

August 25, 2014

ALC File: #53659

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

Dear Ms. Goertzen:

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

Please find attached the Minutes of Resolution #238/2014 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', written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #238/2014  
Sketch Plan

cc: Peace River Regional District (File #041/2014)

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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 #53659.

### **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 |

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

To subdivide the 118 ha subject property into two parcels of approximately 50 ha and 68 ha as divided by Triad Road.

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### **PROPERTY INFORMATION:**

**Owners:** Henry and Betty Reimer

**Legal:** PID: 014-708-574

The East ½ of District Lot 698, Peace River District, Except Plan EPP 35043.

**Location:** Prespatou, north of Fort St. John

**Size:** 118 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.

**COMMISSION CONSIDERATION**

The Commission reviewed two previous applications involving the subject property:

|  |  |
|--|--|
| Application #45161<br>(Reimer, 2008)   | To subdivide the 128 parcel (60.6 ha in the ALR) into two 64 ha lots lengthwise. Refused due to impact on agricultural suitability of the subject property, by Resolution #587/2008. |
| Application #52820<br>(Reimer, 2012)   | To subdivide the subject property to create an 8.0 ha parcel. Allowed, subject to the inclusion of the land south of Triad Road, by Resolution #68/2012.                             |
| Application #53580<br>(Reimer, 2014)   | To include 27.8 ha of land into the ALR from The East ½ of District Lot 698, Peace River District, south of Triad Road. Approved by Resolution #194/2014.                            |
| <b>Note: The inclusion application was a condition of Resolution #68/2012.</b> |  |

1. Agricultural Capability

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 94A/14 for the subject property are Class 4 and Class 5.

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 of land are C (adverse climate), W (excess water) and X (combination of soil factors).

**Conclusion:** The subject property in its present size can support a restricted range of crops.

- 2. The subject property is designated in the Peace River Regional District (PRRD) Rural Official Community Plan (OCP) Bylaw No. 1940, 2011 as "Rural Neighbourhood" north of Triad Road, whereby the minimum parcel size is 1.6 ha and as "Rural Community" south of Triad Road, whereby the minimum parcel size is 63 ha. This proposal is consistent with the PRRD Rural OCP, and the Commission by Resolution #26N/2013 determined the PRRD Rural OCP Bylaw No. 1940, 2011 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 #26N/2013.

**IT WAS**

**MOVED BY:** Commissioner Miles

**SECONDED BY:** Commissioner Dempsey

THAT the proposal to subdivide the subject property into two parcels along Triad Road 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 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 #238/2014**



