



**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

September 2, 2014

ALC File: #53702

Brandy and Jarrett Berg  
6374 – 233 Road  
Box 2437  
Dawson Creek, BC V1G 4T9

Dear Mr. and Mrs. Berg:

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

Please find attached the Minutes of Resolution #306/2014 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.

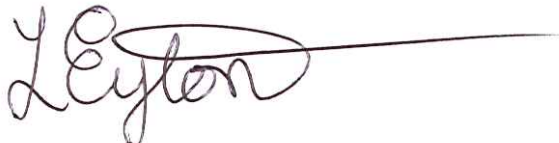
- 33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:
- (a) evidence not available at the time of the original decision 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 Laurel Eyton (Laurel.Eyton@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #306/2014

cc: Peace River Regional District (File #55/2014)

53702d1



## 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 #53702.

### 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

---

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

To subdivide a 2.73 ha parcel from the 65.2 ha subject property, along the natural boundary of Saskatoon Creek.

---

### PROPERTY INFORMATION:

**Owners:** Brandy and Jarrett Berg

**Legal:** The South West ¼ of Section 9, Township 79, Range 15, West of the 6<sup>th</sup> Meridian, Peace River District.

**PID:** 009-571-761

**Location:** Kilkerran, north of Dawson Creek

**Size:** 65.2 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 two previous applications involving the subject property:

Application #8005 (Waberski Darrow Survey Group, 1997)	Non-farm use application to construct a 58 km pipeline mostly through multiple properties in the ALR. Approved by Resolution #235/1997.
Application #52147 (Sharp Environmental, 2011)	Non-farm use application to construct a 49 km, 10 inch diameter, below ground water pipeline to transport reclaimed water for oil and gas purposes. Approved by Resolution ##154/2011.

After considering the information the Commission concluded as follows:

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 93P/16 for the subject property are Class 2 and Class 3.

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 (adverse climate), and W (excess water).

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

2. Introduction of residential parcels would increase the residential use of agriculturally designated land and may lead to further pressures for subdivision. The applicant does not provide any agricultural rationale for the proposed subdivision.

**Conclusion:** The introduction of a small residential parcel into an area of large agricultural parcels would be inconsistent with the objective of the *Agricultural Land Commission Act* to preserve and encourage agriculture.

**IT WAS**  
**MOVED BY:**           **Commissioner Miles**  
**SECONDED BY:**      **Commissioner Thibeault**

THAT the proposal to subdivide a 2.73 ha parcel from the 65.2 ha subject property, along the natural boundary of Saskatoon Creek, be refused.

**CARRIED**  
**Resolution #306/2014**