



Ministry of  
Transportation  
and Infrastructure

Our file: 2022-02677  
Your file: 22-003 ALR Sub  
Date: May 20, 2022

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attention: Planning Services

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated May 13, 2022 for an application to the Agricultural Land Commission to subdivide a 6.67 ha parcel and a 1.66 ha parcel off of the 2 existing 1/4 sections, respectively within the Agricultural Land Reserve.

The Ministry is in support of the proposal however has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer- conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the applicant have any questions, I encourage you to contact DevApps.FSJ@gov.bc.ca or 250-787-3237

Sincerely,

Peace District Development Services



June 16, 2022

Local Government File: 22-003 ALR Sub  
ALC ID: N/A

Anastasia.Zehetmeier@prrd.bc.ca  
Planner I  
Peace River Regional District (PRRD)  
VIA EMAIL: Anastasia.Zehetmeier@prrd.bc.ca

**Re: ALC Subdivision Application**

Dear Anastasia Zehetmeier:

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed Agricultural Land Commission (ALC) Application for Subdivision within the Agricultural Land Reserve (ALR) for Parcel 1, 64.5 ha (the South East ¼ of Section 1 Township 78 Range 16 West of the 6th Meridian) and Parcel 2, 64.5 ha (the North East ¼ of Section 1 Township 78 Range 16 West of the 6th Meridian Peace River). Ministry staff offer the following comments:

- The proposal is to subdivide the 64.5 ha subject parcel (Parcel 1) into two lots of 6.67 ha and 57.86 ha in size and an additional 64.5 ha parcel (Parcel 2) into two lots of approximately 1.66 and 64.84 ha each.
- Ministry staff note from the application package the subject parcel is zoned A-2 in Zoning Bylaw No, 1343, 2001 with a minimum parcel size of 63 ha. A zoning amendment is required to proceed with the proposed subdivision plan for Parcel 1 and Parcel 2.
- Ministry staff note in the application package the subject area is designated Ag-Rural in the Rural OCP Bylaw 2048, 2012. The minimum parcel size is 63 ha, therefore an OCP amendment is also required to proceed with the proposed subdivision plan.
- The subject parcels are bordered by large parcels, all approximately 64 ha in size, in various states of pasture and crop production. It should be noted that subject parcels are surrounded by the ALR.

- Based on available aerial imagery, and the submission by the applicant, the subject parcels appear to be in significant agricultural production including 85% crop and grain production on both parcels.
- According to the Canada Land Inventory, the soils for both Parcel 1 and Parcel 2 are classified as 100% Class 2 with a limiting factor of climate.
- Details of the agricultural operation on the subject parcels and how the proposal may benefit agriculture in the long-term were not provided in the application package.
- The submission does not include details of the applicant's historical use of the land.
- it is noted there are sensitive riparian areas in Parcel 2 that may require additional management; this should not be considered a barrier to agriculture.
- Additional dwellings and subsequent residential development resulting from the subdivision of agricultural land may also have the following impacts: a loss of potential productive farmland, an increased residential presence on the ALR, an increased demand on infrastructure and the potential for future conflict between adjacent land use activities

If you have any questions or concerns about these comments, please do not hesitate to contact me.

Sincerely,

Marisa McDonald, P. Ag  
Land Use Planner  
Ministry of Agriculture and Food  
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Email: [Marisa.McDonald@gov.bc.ca](mailto:Marisa.McDonald@gov.bc.ca)

Email copy: Agriculture Land Commission, [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)