



July 8, 2022

Local Government File: 22-004 ALR SUB

Marc Villarosa
Land Use Planner
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: ALC Subdivision application – 8345 213 Road, Dawson Creek (PID 010-806-342) – The Subject Property

Dear Marc Villarosa:

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed Agricultural Land Commission (ALC) application to subdivide 3.5-hectares from a 64.6-hectare parcel located in the Agricultural Land Reserve (ALR) in order to retain the original homesite and sell the remainder to a neighbouring landowner.

Ministry staff offer the following comments from an agricultural land use perspective:

- Ministry staff note that the proposed subdivision is not required for a neighbouring landowner to farm the agricultural portion of the subject property. A lease agreement with a neighboring farmer could enable the current owners to remain on site and age in place.
- The applicant's rationale regarding the likelihood of maintaining the agricultural utility of the land through subdivision does not appear in-line with section 6(2) of the *Agricultural Land Commission Act*, given the ALC's priority of protecting the continuity of the ALR land base.
- Additional dwellings that may result from this subdivision (if approved) on the resulting 61.1 ha parcel could have the following impacts: a loss of potential productive farmland, an increased residential presence on the ALR, which can lead

to increased farm nuisance complaints, an increased demand on infrastructure, and a potential increased speculative pressure on the price of farmland.

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

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Email copy: Agriculture Land Commission, ALC.Referrals@gov.bc.ca