



June 30, 2022

Local Government File: 20-001 ALR Ex

Marc Villarosa  
Planner II  
Peace River Regional District (PRRD)  
VIA EMAIL: [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

**Re: ALC Exclusion application at 11114 271 Road, Fort St. John, Charlie Lake (PID: 004-347-358) – 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 application to exclude 10.79 ha (26.7 ac) of the 65.37 ha (161.5 ac) from the Agricultural Land Reserve (ALR) in order to subdivide the 10.79 ha into five lots. Ministry staff offer the following comments from an agricultural land use perspective:

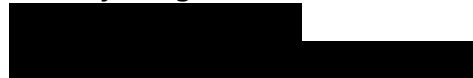
- The subject property is 65 ha and entirely in the ALR. The agricultural capability is designated as Class 2, 60% silty clay and 40% silt loam, moderately well drained with the limitation being adverse climate, Class 2 soils present some of the best soils in the area.
- The North Peace Fringe Area OCP Bylaw No. 1870, 2009 has designated the area Agriculture and the proposed parcel uses and sizes are not consistent with the NPFA OCP and would require a OCP bylaw amendment.
- The subject property bordered to the North, East, South and West by similar sized parcels, approximately 65 ha, in agricultural production.
- Ministry staff note there is a residential subdivision at 271 Road and 242 Road, southeast of the subject property, with parcels approximately 0.82 ha in size.
- Three of the 5 proposed lots are noted by the applicant as vacant, low lying, wet and treed with no agricultural capability. However, ministry staff would like to highlight the riparian and ecosystem value associated with this portion of the subject parcel.

- The creation of smaller lots through subdivision and fragmentation can often lessen the long-term agricultural and associated economic potential of a parcel.
- Subdivision and the creation of additional, smaller, residential lots has the potential to increase conflict between landowners and disrupt normal farming practices.
- The applicant is not clear how the excluded lots will be used and stated the use of these lots will be determined in consultation with the Regional District. Ministry staff recommend until the North Peace Fringe Area Official Community Plan, Bylaw No. 1870, 2009 is updated, the proposal for exclusion and subdivision into 5 lots will not protect the contiguous nature and use of existing agricultural zoning.
- An approved Agricultural Land Commission (ALC) exclusion could raise interest for additional exclusions in the neighbourhood, which, if also approved, would not be supportive of existing or future agricultural activities.
- An approved exclusion could also result in increased agricultural land prices in the area and potentially induce speculative land buying.
- Ultimately, the creation of smaller lots through subdivision on the subject parcel does not appear to be in the best interest of agriculture.

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

Sincerely,

Marisa McDonald, P. Ag  
Land Use Planner  
Ministry of Agriculture and Food



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

**City of Fort St. John Referral Response**

**June 28, 2022**

**PRRD File No: 20-001 ALR Exc Walter (KB Miller)**

The continued exclusion of small, unserviced parcels of lands from large active farmed parcels of lands within the ALR, moves away from the intent of the preservation of active agricultural land production and conservation. This approach erodes viable production of agricultural lands in the rural regional context and there is concern that this approach cannot be offset as mitigation plans to replace excluded lands with alternate viable farm lands have not been established.

The City recognizes that large agricultural land uses will primarily be located outside of the City, and that the exclusion of productive agricultural land in the rural region for non-farm uses is not supported by the City of Fort St. John.

There is concern that the exclusion of agricultural lands with no proposed future land use indicated is an unplanned approach to existing and future development and potential impacts cannot be determined, reviewed and or considered, and is not supported by the City of Fort St. John.

There may be agricultural production opportunities on the subject lands that the current owner of the lands is unaware of and consultation with the Ministry of Agriculture for information and resources is suggested.

NAME: [REDACTED]

TITLE: [REDACTED]

DATE: June 28, 2022.

AGENCY: \_\_\_\_\_