



March 27, 2023

Local Government File: 22-009 ALR NFU
ALC ID: 62326

Anastasia Zehetmeier
Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: ALC NFU application – 13805 Rose Prairie Road (PID: 030-945-461) – The Subject Property

Dear Anastasia Zehetmeier,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed Agricultural Land Commission (ALC) Non-Farm Use application. The application proposes to bring various non-farm uses occurring on the Subject Property that were never approved by the ALC into compliance with the *ALC Act* and Regulations. From an agricultural planning perspective, Ministry staff offer the following comments:

- The applicant proposes to use 20.2 ha of the 373.1 ha Subject Property for various non-farm uses including, but not limited to, a shop used for commercial purposes, a fourth residential structure currently used for storage and a quonset used for commercial sandblasting. The applicant states that all commercial activity has ceased. It is unclear however, if the applicant desires to re-commence the various commercial activities as part of the application process.
- Based on B.C's [Soil Information Finder Tool](#) (SIFT) the soil on the Subject Property is comprised of moderately well drained Silty Clay and Silty Clay Loam soils. The western third of the Subject Property (where it appears the fescue is being grown) has an agricultural capability rating of 3C. The central third of the Subject Property (where the majority of non-farm uses are located) has an agricultural capability rating of 80% 2C and 20% 3T while the eastern edge has an agricultural capability rating of 70% 3C and 30% 4X. Lands classified with capability ratings of 1-3 are considered 'prime agricultural lands' with only minor restrictions to agricultural

production. Lands with capability ratings of 4 have some limitations which may restrict the range of crops that can be grown and may require special management practices. The subclass rating of 'C' indicates an adverse climate (excluding precipitation), that may cause production limitations. The subclass rating of 'T' indicates topographic limitations. The subclass rating of 'X' indicates cumulative and minor adverse conditions. None of the limitations listed above preclude the land from being used for agricultural production, but rather indicate that more moderate management practices may be required.

- Ministry staff are concerned that a significantly large area of the Subject Property is currently being used for numerous unapproved non-farm uses. Commercial/industrial businesses, such as the sandblasting quonset, are more suitably located in areas outside of the ALR. An approved non-farm use for this purpose, as well as the host of other non-farm uses occurring on the Subject Property, may also raise expectations for similar non-farm uses on other ALR properties.
- In addition, constructing new structures on agricultural parcels generally raises the assessed value of the property by B.C. Assessment. This increased value from any non-farm buildings can often make the parcel less appealing and/or more cost prohibitive for prospective buyers that are interested in farming the property in the future.
- Ultimately, the proposed non-farm use activities do not appear to provide any short or long-term benefit for agriculture in the area.

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

Sincerely,

Reed Bailey
Land Use Planner
Ministry of Agriculture and Food
Phone: [REDACTED]
Email: [REDACTED]

Brenna Schilds P. Ag
Regional Agrologist - BC Peace
Ministry of Agriculture and Food
Phone: [REDACTED]
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Email copy: Agriculture Land Commission, [REDACTED]

BC Ministry of Agriculture

Cc: Jacqueline Burton, Development Services Coordinator, Peace River Regional District



Ministry of
Agriculture

Ministry of Agriculture
10043 – 100th Street
Fort St John BC V1J 3Y5
Phone: (250) 787-3241

October 31, 2018

Agricultural Land Commission
4940 Canada Way
Burnaby, BC
V5G 4K6

RE: PRRD 18-188 (ALC 57842) Lot 16, Township 85, Range 18, W6M, PRD Plan 3986 Except Plan 18648 and Plan EPP713, PID 006-853-943

Thank you for providing the staff at BC Ministry of Agriculture the opportunity to comment upon the application from Paul Walter to allow existing three homes to remain intact on Lot 16 of the Agricultural Land Reserve (ALR). Having some experience with communal-type residence in the Drumheller area of Alberta, I would like to submit comments.

During 2013 – 2015, I lived and worked in the Drumheller area of Alberta and became very familiar with the German Hutterites in the area (approximately, 7 – 10 colonies). Their communal lifestyle may be difficult to understand for Canadians; however, their activities are beneficial to agricultural activities. Working as a team, they efficiently manage large areas of agricultural land. When the population of the colony reaches a certain number, it divides and a portion of the individuals moves to a new location. In reality, each family takes up a small footprint in the landscape. In many cases, they have sufficient resources to contribute with the local community through taxes and purchasing agricultural inputs. With this said, the application indicates that this is a large Russian-German family that has constructed three free-standing homes and they live and survive off the farm. The Canadian nature embraces diversity of religion, and diversity of race.

Should you have any questions or concerns regarding this response, please contact me at shauna.bader@gov.bc.ca or 250-787-3241.

Sincerely,

Shauna Bader, P.Ag.
Regional Agrologist