

## **COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES**

### PRRD Bylaw Enforcement Officer

The PRRD does not have an active bylaw enforcement file on this property.

### PRRD GIS

Future civic addressing:

Lots 1, 2, and 3 would be assigned off the 279 Rd Road Allowance unless the Ministry of Transportation and Infrastructure (MoTI) assigns an official road name to this segment of Road Allowance from Hwy 97 N to the start of the Common Lot (shared driveway to Lots 1, 2 and 3).

Lot 4 would be assigned off whichever MoTI named road the driveway intersects. Either from Hwy 97 N or Robin Rd.

### Charlie Lake Fire Department

Interests unaffected.

### Pacific Northern Gas

No concerns.

### Ministry of Transportation and Infrastructure

The Ministry of Transportation and Infrastructure has no objections in principle to the proposed re-zoning of the subject lands. See attached letter.

### Ministry of Agriculture and Food

The Ministry will be discontinuing parcel-specific review of ALC subdivision applications for a trial period of 6 months based on the limited local government impact that their “not beneficial to agriculture” responses have. See attached letter.



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

Attention: Planning Department

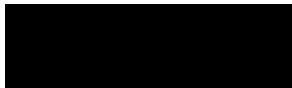
The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated May 2, 2023 to rezone property legally described as Lot 1, Plan PGP47460, Section 25, Township 84, Range 20, W6M, PRD (PID 025 220 811) from A-1 to R-5, to facilitate a 4 lot subdivision. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is in support of the proposal and has the following comments:

The Ministry of Transportation & Infrastructure has no objections in principle to the proposed re-zoning of the subject lands.

All other matters related to the subdivision of the lands will be addressed at time of subdivision.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Peace District Development Services at (250) 787-3237 or by email at [DevApps.FSJ@gov.bc.ca](mailto:DevApps.FSJ@gov.bc.ca)

Sincerely,



Leslie Stephens, Development Services Officer



March 8, 2023

**Sent by email**

Dear Local Government Planning Staff:

**Re: Ministry response for ALC subdivision application referrals**

Ministry of Agriculture and Food (Ministry) staff have noted that there has been a marked increase in Agricultural Land Commission (ALC) subdivision applications over the past few years, resulting in increased referral workload for local governments, Ministry and ALC staff.

A recent referral impact review project conducted by the Ministry, which reviewed 148 referrals from 26 local governments over a six-month period, showed that while 80% of ALC subdivision applications were assessed by Ministry staff as “not beneficial to agriculture” local government councils and boards opted to send these applications to the ALC for decision in nearly every instance. While local government decisions to forward these applications to the ALC are contrary to Ministry staff input, 92% of the time ALC decisions are consistent with Ministry staff’s assessment (i.e. applications identified as not beneficial to agriculture are refused).

Given the similar input provided by Ministry staff on most subdivision applications, the limited impact that Ministry referral responses appear to be having on local government decisions on subdivision applications, and current staff workload pressures, the Ministry will be discontinuing parcel-specific review of ALC subdivision applications for a trial period of 6 months. The aim will be to utilize this time to develop alternative outreach and education mechanisms to support land use decisions that benefit agriculture.

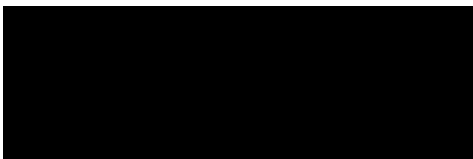
In the absence of a parcel-specific review, we encourage local government planning staff and decision makers to consider the following findings/key messages when reviewing ALC applications for subdivision on the Agricultural Land Reserve (ALR).

- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.
- Ministry data, through Agricultural Land Use Inventories (ALUI), consistently shows that smaller agricultural lots are less likely to be farmed.

- A recent 2022 Kwantlen Polytechnic University [study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of B.C. reviewed, “30% of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64% of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage becomes higher for subdivided parcels” (Summary Results, p.1-2).
- To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage ALR landowners to pursue alternative land access and tenure options, other than subdivision, (such as the leasing of portions of the property) as part of a coordinated succession plan. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.
- The Ministry also provides resources to producers to support successful farm transition, including support through the [B.C. Agri-Business Planning Program](#), as well as succession planning workshops and webinars to familiarize farmers with the steps and practices required for a successful farm transition.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information or to contact Ministry staff, please visit the Ministry [AgriService BC webpage](#) or email [AgriServiceBC@gov.bc.ca](mailto:AgriServiceBC@gov.bc.ca).

While the Ministry will not be providing a detailed review and response to this parcel-specific referral, please feel free to reach out to Ministry staff with specific questions or for advice on this referral or land use planning for agriculture in general.

Sincerely,



Mark Raymond  
Executive Director  
Extension and Support Services Branch  
Ministry of Agriculture and Food