



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

Attn: Devin Croin, Planner 3

The Ministry of Transportation and Transit has received and reviewed your referral on April 24, 2025, to subdivide a 4.04 ha (10 acre) portion of the property off into a separate lot for the purpose of intergenerational living and senior care living. The proposed lot sizes are: Lot 1: 4.047 ha and Lot 2: 60.233 ha. This would be located at 13136 237 Road within THE NORTH WEST ¼ OF SECTION 31 TOWNSHIP 77 RANGE 16 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT and the Agricultural Land Reserve. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Transit's formal approval.

The Ministry has the following comments:

- 1) The Ministry has not received a conventional subdivision application (or Section 514 if for a relative) 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.

The proposed future subdivision must meet the Ministry of Transportation & Transit's subdivision guidelines and/or conditions identified during the subdivision approval process. Support of the above noted referral does not imply acceptance of the subdivision. Please see attached link for information: http://www.th.gov.bc.ca/DA/Subdivision_Home.asp

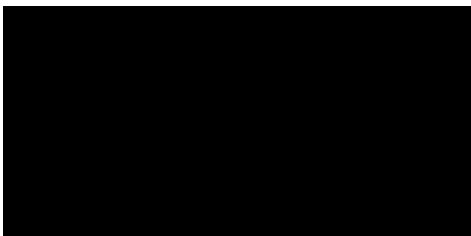
- 2) The applicant should be aware there is a chance the area may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.



Our file: 2025-01987
Your file: 25-004 ALR SUB
Date: April 25, 2025

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Sarah Trouwborst at [REDACTED] or by email at [REDACTED]

Sincerely,



Sarah Trouwborst, Development Services Technician



February 20, 2025

File:



Ref:

Dear Local Government Planning Staff:

Ministry of Agriculture and Food (the 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 government, the Ministry and ALC staff.

An 18 month referral impact review project conducted by the Ministry between March 2023 – October 2024, revealed that the vast majority of ALC subdivision applications referred to the Ministry by local governments were assessed by Ministry staff as “not beneficial to agriculture”. However, 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 inconsistent with Ministry staff input, the overwhelming majority of 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 and the limited impact that Ministry referral responses appear to have on local government decisions, the Ministry has adopted a new approach when responding to local government ALC subdivision application referrals. Specifically, when the Ministry receives an ALC subdivision application referral from a local government, Ministry staff will conduct a preliminary assessment of the application. If Ministry staff determine that the application is “not beneficial to agriculture”, staff will respond to the referral request by sending a copy of this letter to the relevant local government staff member. If, however, Ministry staff determine that the application is “beneficial to agriculture” or even has a neutral impact to agriculture, staff will conduct a more detailed parcel-specific review of said application which will entail providing a rationale for how and why the application is beneficial/benign to agriculture.

In the absence of a parcel-specific review, local government planning staff and decision makers are encouraged to consider the following 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

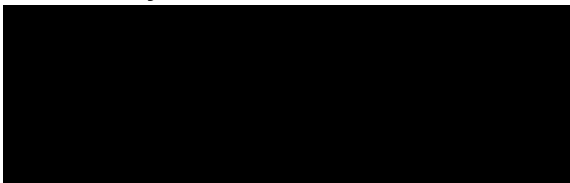
accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots, irrespective of where they are located in the province, are less likely to be farmed.
- A [2022 Kwantlen Polytechnic University study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of British Columbia (B.C.) reviewed, “30 percent of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64 percent 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.

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.

complete

Sincerely,



Arlene Anderson

Executive Director

Phone:

Email:

