



May 14, 2025

Anastasia Moreau  
Planner 2  
Peace River Regional District

**Sent by email**

Dear Anastasia:

**Re: File 25-003 ALR SUB (ALC File: 103697) – Subdivision Application at 7137 North Pine Road (PID: 012-757-420) – The Subject Property**

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 25-003 ALR SUB that proposes to subdivide the 65.3 ha Subject Property into two lots of 12.1 ha and 53.2 ha. From an agricultural planning perspective, Ministry staff offer the following comments:

- As per the application materials, a purchase agreement exists that will consolidate the Subject Property with the neighbouring parcel to the south (PID: 031-142-737; henceforth Property 2) resulting in one ~177 ha parcel. Ministry staff note that the proposed consolidation does not actually form part of ALC File: 103697 and as such, it is unclear when/how this process will occur. Additionally, it is unclear if the purchase agreement was for the entire 65.3 ha Subject Property or only the 53.2 ha that is proposed to be subdivided.
- Ministry staff also note that ALC File: 58656 was approved by the ALC on August 12, 2019 that resulted in the neighbouring property to the south (formerly PID: 014-553-741) being subdivided into a 5 ha lot (PID: 031-142-729) and Property 2. As part of this approval, the ALC required the registration of a covenant prohibiting the construction of a residential structure on Property 2.
- Ministry staff also note that sometime within the past six years, it appears that Property 2 was consolidated with the adjacent property to the east, resulting in its current size of 124 ha.
- Without knowing any details associated with the aforementioned covenant, it is unclear if the covenant solely restricts a residential structure on that portion of Property 2 that was

associated with ALC File: 58656 or the now consolidated 124 ha Property 2. Additionally, it is unclear how the covenant may impact residential development on the Subject Property if the proposed subdivision that is the subject of this referral, is approved.

- Ultimately, without knowing additional details associated with the existing covenant and how it may impact future residential development on the Subject Property, Ministry staff do not possess enough information to comment on this subdivision referral.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Reed Bailey  
Team Lead – Land Use Planning  
778-698-3455  
[Reed.Bailey@gov.bc.ca](mailto:Reed.Bailey@gov.bc.ca)

Cc: Agricultural Land Commission – [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)