



**Agricultural Land Commission**  
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November 10, 2005

Reply to the attention of Simone Rivers

Sylvia and David Smith  
PO Box 93  
Southbank, BC – V0J 2P0

Dear Mr. and Mrs. Smith:

Re: **Application #B – 36285-0**  
**The North ½ of District Lot 1703, Range 4, Coast District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 2 ha lot and a 1.2 ha lot from the above mentioned property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on November 1, 2005. While reviewing your file, both onsite and in later discussion, the Commission noted that there is no Community Plan or Zoning Bylaws for the area south of Francois Lake. They also noted that many parcels in the area are split by roads. The Commission was not prepared to set a precedent by allowing subdivision in this area where most parcels are large. The Commission did not feel that the creation of small residential lots was appropriate in this area.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution #595/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako – File # 1009

SR/lv  
36285d1



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**IT WAS**

**MOVED BY:** Commissioner Kerr

**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application to subdivide a 2 ha lot and a 1.2 ha lot from the 129.5 ha parcel described as the North ½ of District Lot 1703, Range 4, Coast District, be refused on the grounds that the Commission did not feel that small lot residential subdivision was appropriate in this area and that it did not wish to set a precedent in this area.

CARRIED



**Staff Report**  
**Application # B – 36285 – 0**  
**Applicant: David and Sylvia Smith**

**DATE RECEIVED:** September 30, 2005

**DATE PREPARED:** October 13, 2005

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide a 2 ha lot and a 1.2 ha lot from the 129.5 ha property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The proposed parcels are divided from the main body of the parcel by Uncha Lake Road and are divided from each other by Church Camp Road.

**Local Government:**

Regional District of Bulkley-Nechako

**Legal Description of Property:**

PID: 014-859-114

The North 1/2 of District Lot 1703, Range 4, Coast District

**Purchase Date:**

1978

**Location of Property:**

Southbank between Francois Lake and Uncha Lake on Uncha Lake Road.

**Size of Property:**

129.5 ha (The entire property is in the ALR).

**Present use of the Property:**

Residential and hobby farm

**Surrounding Land Uses:**

**SOUTH:** Hobby farms (ALR)  
**WEST:** Grazing (ALR)  
**EAST:** Crown land (non-ALR)  
**NORTH:** Hay and grazing (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93F/13  
The majority of the property is identified as having secondary ratings.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Planning Staff:** Planning staff note that the proposed subdivision would occur at natural divisions in the property. It would be very unlikely that the users of this property would ever be able to utilize these small portions of land separated from the parent parcel by the two roads. Therefore the Planning Department has no objections to the proposal.

**OTHER COMMENTS:**

**Resource Stewardship Agrologist:** The Resource Stewardship Agrologist does not support the application. Her letter to the Local Planning Staff stated the following: "I must recommend denial until further information is available. It is not in the best interests of long term agriculture to support fragmentation of the ALR and create smaller, less sustainable units of land for farming. Class 4 & 5 lands within this region have good potential for livestock forage crop and pasture production... It is impossible to know exactly what is the actual Agricultural Capability rating of the area to be subdivided. It may be in the best interests of the applicant to have a qualified agrologist conduct a field assessment of the proposed lots 1 & 2. I would be willing to review my recommendation on this application upon receipt of the report.

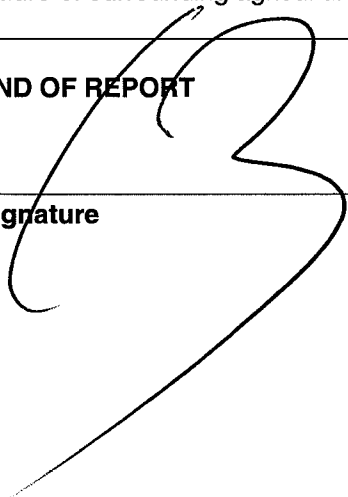
**STAFF COMMENTS:**

Staff recommend a site visit to determine the agricultural capability of the parcel as well as the nature of surrounding agricultural uses.

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**END OF REPORT**

**Signature**



**Date**

*Oct 14/05*

