



**Agricultural Land Commission**  
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November 28, 2007

Reply to the attention of Simone Rivers  
ALC File: B-37520

James and Lynn Breit  
3544 McGeachy Pit Road  
Vanderhoof, BC V0J3A1

Dear Mr. and Mrs. Breit:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 620/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (1038)

Enclosure: Minutes/



A meeting was held by the Provincial Agricultural Land Commission on November 22, 2007 at the offices of the Ministry of Agriculture and Lands, Prince George, B.C.

<b>PRESENT:</b>	William Norton	Chair, North Panel
	John Kendrew	Commissioner
	Denise Dowswell	Commissioner
	Simone Rivers	Staff

**For Consideration**

Application: # B- 37520  
Applicant: James and Lynn Breit  
Proposal: To subdivide a 3.6 ha parcel from the 181.8 ha parent property.  
Legal: PID: 012-878-138  
Lot 2, Section 10 and 15, Township 2, Range 4 Coast District, Plan 12252  
Location: Located at 3544 McGeachy Pit Road, approximately 5.5 km south of Vanderhoof

**Site Inspection**

A site inspection was conducted on November 21, 2007. Those in attendance were:

- William Norton              Chair, North Panel
- John Kendrew                  Commissioner
- Denise Dowswell              Commissioner
- Simone Rivers                  Staff
- James & Lynn Breit      Applicants

The Commission met the applicants at the property and saw the area that was proposed for subdivision. The area was divided from the rest of the property by a road and there was a mobile home on the site that the applicants were currently renting out. Portions of the remainder of the property were cleared and in agricultural production.

The Breit's confirmed that the staff report dated October 31, 2007 was received and no errors were identified.

**Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of half of the subject property is rated as 70% Class 5T – 30% Class 6T. The other half is rated as 100% Class 5T.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Subclasses: T topography

The Commission believes that the property has agricultural capability and is correctly designated as ALR.

### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. As the property is located in an area of predominantly large holdings, the Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It is the Commission's belief that rural residential lots are not consistent with long term agricultural activity and productivity. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands and believes that retaining the parcel in its present size and configuration is consistent with its mandate to preserve agricultural and encourage farming.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

**IT WAS**

**MOVED BY:** Commissioner Kendrew

**SECONDED BY:** Commissioner Norton

THAT the application be refused.

**CARRIED**

**Resolution # 620/2007**