



Agricultural Land Commission
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November 27, 2007

Reply to the attention of Simone Rivers
ALC File: B-37698

Robert and Dianne Grebliunas
23033 Hwy 16 West
Smithers, BC V0J2N1

Dear Mr. and Mrs. Grebliunas:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 614/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (1041)

Enclosure: Minutes/Sketch Plan

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

The agricultural capability of the soil of the subject property is rated as between Class 3 and Class 5 with limitations of stoniness and soil moisture deficiency.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

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

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

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The Commission also noted that the property was divided by Toboggan Creek. Although the banks of the creek were steep in places, the Commission noted that the applicant had access to the remainder of the property. The Commission did not believe that Toboggan Creek reduced the suitability of the subject property 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. The Commission noted that the majority of properties in the area are large holdings. It is the Commission's belief that small lots are not compatible with larger agricultural holdings and that retaining the parcel in its present size and configuration is consistent with its mandate to preserve agricultural land and encourage farming. It further believes that subdivision would diminish the agricultural capability of the subject property.

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 Norton

SECONDED BY: Commissioner Dowswell

THAT the application be refused.

CARRIED

Resolution # 614/2007