



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: N-38141

August 15, 2008

Integrated Land Management Bureau
200-1488 - 4th Avenue
Prince George, BC, V2L4Y2

Dear Sir/Madam:

Re: Application to Include Land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 433/2008 outlining the Commission's decision as it relates to the above noted application. It is our understanding that the Integrated Land Management Bureau will inform the Registrar of Land Titles of the ALR status of the property when the title is transferred.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

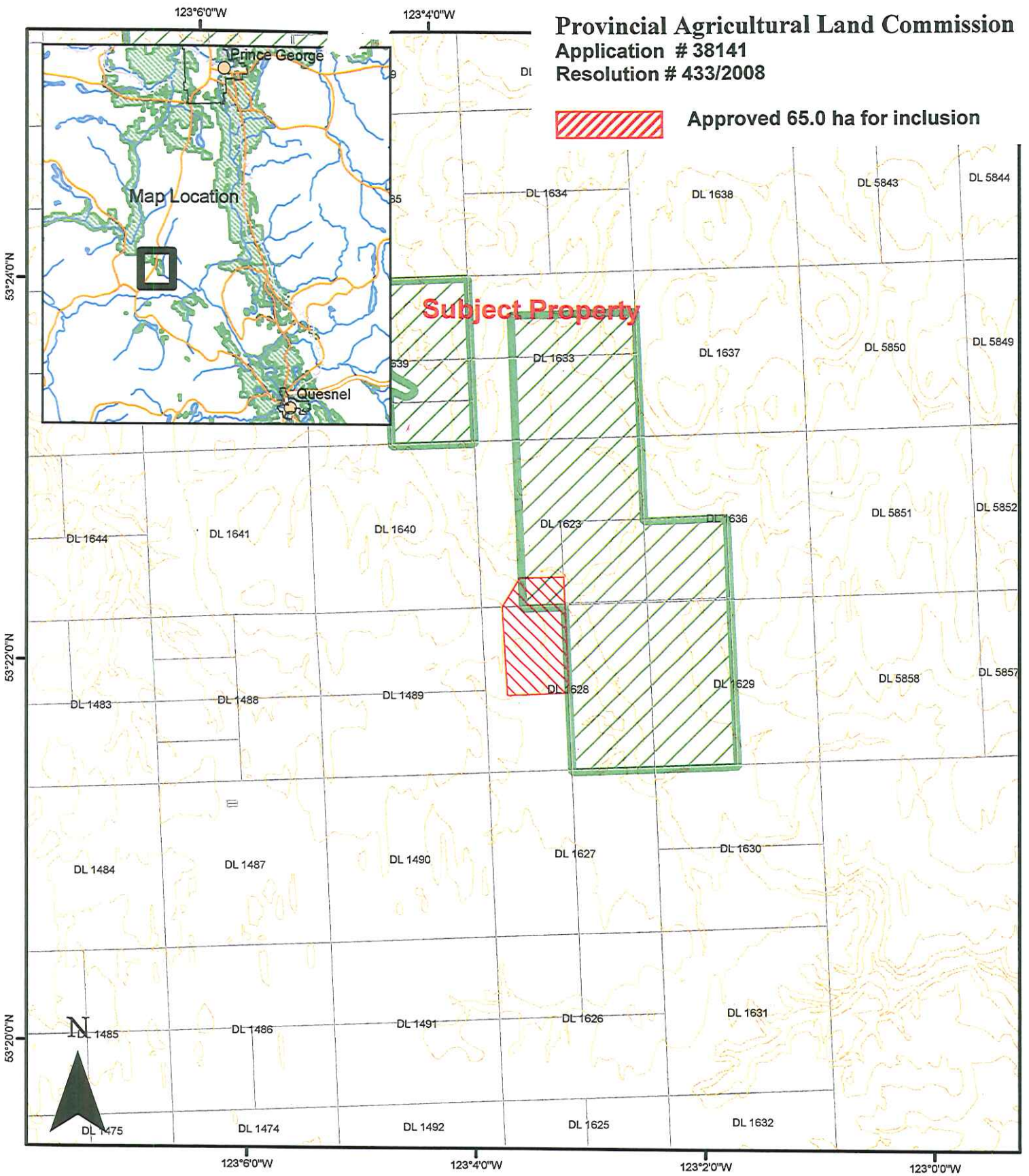
cc: Regional District of Fraser-Fort George (1623/1628)
Shirley Lawlor (2165 Bartkow Close Road, Quesnel, BC V2J 7B3)

Enclosure: Minutes/Sketch Plan

TK/
i/38141d1.doc

Provincial Agricultural Land Commission
Application # 38141
Resolution # 433/2008

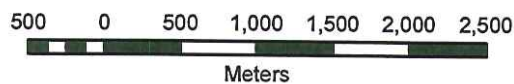
 Approved 65.0 ha for inclusion



ALC File #:	11-2008-38141
Mapsheets #:	93G.035
Map Produced:	May 9, 2008
Regional District:	Fraser-Fort George

ALC Context Map

Map Scale: 1:50,000





A meeting was held by the Provincial Agricultural Land Commission on July 24, 2008 in Terrace, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # N- 38141
Applicant: Shirley Lawlor
Owner: Integrated Land Management Bureau
Proposal: To include the 65.0 ha subject property into the Agricultural Land Reserve
Legal: Part of District Lot 1628 and part of South West 1/4, District Lot 1623 Cariboo District
Location: South of Punchaw Lake, east of the Blackwater Road

Site Inspection

No site visit was conducted.

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 agricultural capability of the soil of the subject property is identified as:

- 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.

The Commission considered that the applicant wished to purchase the subject property to use for agriculture as an extension of the applicant's adjacent property, which is currently farmed and had similar agricultural capability.

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.

Other Factors

The land is being Crown Granted for agricultural purposes and the application is consistent with the longstanding Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) and its predecessors.

It is the Commission's understanding that, in accordance with ILMB's extensive agriculture policy for the Northern Service Region, the property will be bound by covenant to the applicants' other holdings as a condition of purchase.

Therefore, the Commission had no objection to the proposed inclusion.

Conclusions

1. That the land under application has agricultural capability.
2. That the land under application is suitable for agricultural use.

IT WAS

MOVED BY: Commissioner Norton
SECONDED BY: Commissioner Dowswell

THAT the application be allowed.

The subject property now forms part of the ALR for the Regional District of Fraser-Fort George and is subject to the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

CARRIED

Resolution # 433/2008