



Agricultural Land Commission
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www.alc.gov.bc.ca

July 14, 2009

Reply to the attention of Simone Rivers
ALC File: B-38665

Truman and Patricia Bradley
11420 Hislop Road
Telkwa BC V0J 2X1

Dear Mr. and Mrs. Bradley:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 315/2009 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley-Nechako (1065)

SBR/
i/38665d1



A meeting was held by the Provincial Agricultural Land Commission on June 19, 2009 at the offices of the Regional District of Fraser-Fort George, Prince George, BC

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Erik Karlsen	Chair, ALC
	Roger Cheetham	Staff

For Consideration

Application: B-38665
 Applicant: Truman and Patricia Bradley
 Proposal: To subdivide the 32 ha property into two parcels of 18 ha and 13 ha as divided by Hislop Road.
 Legal: PID: 005-311-195
 Lot B, District Lot 791, Range 5 Coast District, Plan 10435
 Location: 11420 Hislop Road, Smithers

Site Inspection

A site inspection was conducted on June 17, 2009. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Roger Cheetham Staff
- Truman Bradley Applicant

Mr. Bradley explained his proposal and indicated that the property has limited agricultural potential and the parcel is naturally split into two components by Hislop Road. He indicated that the new subdivision would be acquired by his son. The Commission noted that the portion of the property on the northern side of the road has been developed with a dwelling. Its northern part is being used for hay production.

Commissioner Eligible to Vote

Commissioner Karlsen was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

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 the subject property is rated as Class 4 with topographic and stoniness limitations.

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

The impression was gained at the site inspection that the southern section of the property has less agricultural capability and the ratings for this area may be somewhat high.

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. The Commission did not believe there are external factors that render the land unsuitable for agricultural use. Further the Commission did not consider that the subdivision along the road would inhibit the agricultural potential of the property

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 did not believe that the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that the Regional Board and its staff support the application and the Ministry of Agriculture had no objection.

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 not impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Dowswell

SECONDED BY: Commissioner Norton

THAT the application be approved

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 315/2009



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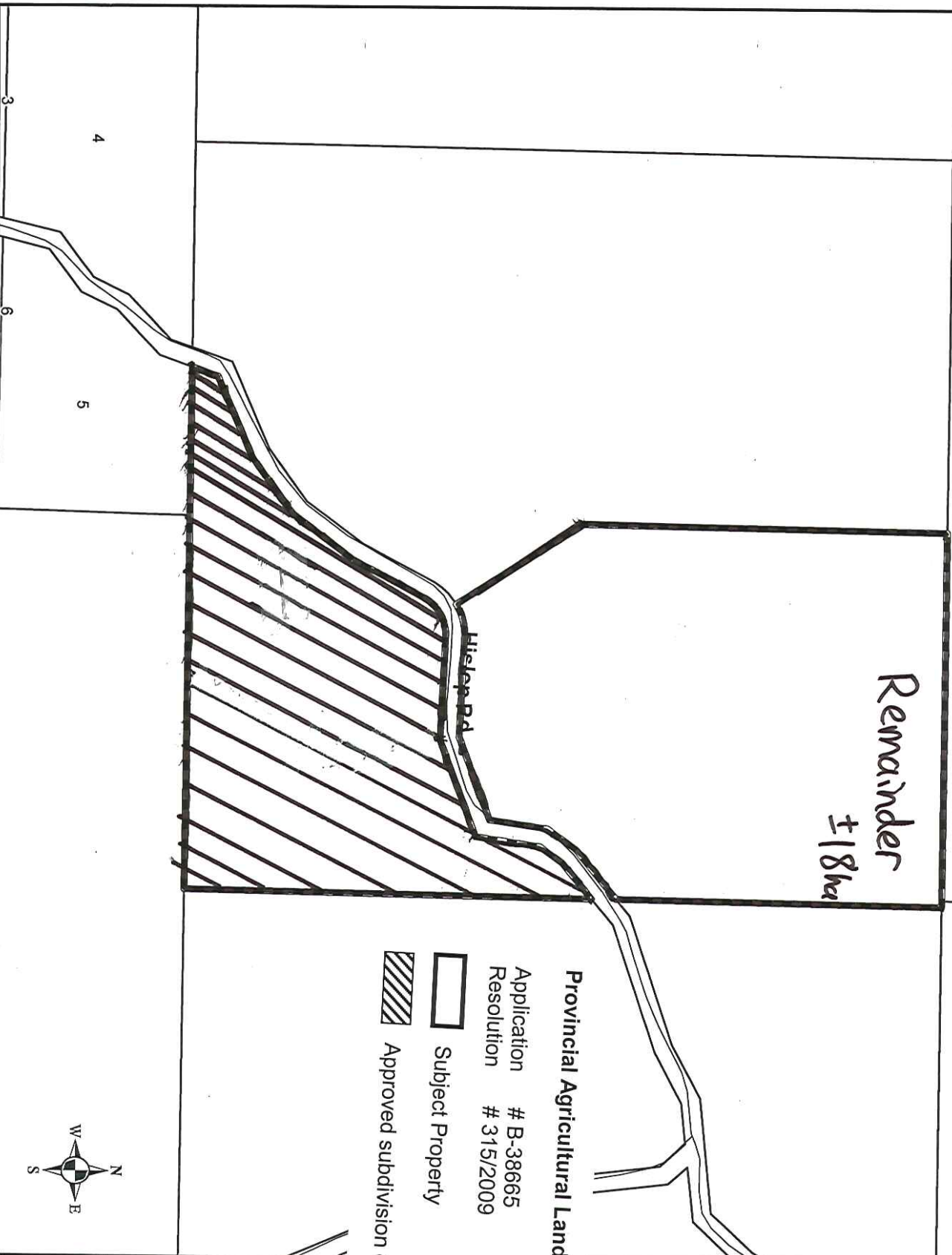
Legend

- Forest Service Road
- Ferry Route
- Major Highway
- Major Secondary Road
- Minor Secondary Road
- City Street
- Railway
- Cadastre
- Lakes

Provincial Agricultural Land Commission

Application # B-38665
Resolution # 315/2009

- Subject Property
- Approved subdivision of ±13 ha



This map is an approximate representation and should only be used for reference purposes.

Created by the
Regional District of
Bulkley-Nechako
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