



Agricultural Land Commission
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July 14, 2009

Reply to the attention of Simone Rivers
ALC File: N-38753

Robert W Brophy
8715 Solitude Road
Prince George, BC V2K 5J5

Dear Mr. Brophy:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 300/2009 outlining the Commission's decision as it relates to the above noted application.

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 the 'Per:' label.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Regional District of Fraser-Fort George (ALR 2413/24537/26)
BC Assessment, Prince George

SBR/
i/38753d1



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: N-38753
 Applicant: Robert Brophy
 Proposal: To use 2 ha of the property for an autobody repair shop including bodywork and painting.
 Legal: PID: 008-227-934
 Lot 26, District Lot 2413, Cariboo District, Plan 34537
 Location: 8715 Solitude Road, Prince George

Site Inspection

A site inspection was conducted on June 18, 2009. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Roger Cheetham Staff
- Bob Brophy Applicant

The Commission noted that the proposed parking area will not be located on land with any agricultural potential and that the proposals do not entail any expansion of the auto repair facilities. The Commission noted that the proposal will not impact those areas of the property with agricultural potential, at present used for hay production. The applicant indicated that new standards requiring the future use of water based paints will overcome environmental concerns.

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 90% Class 3 with climate limitations and 10% Class 7 with excess water limitations.

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

Class 7 – Land in this class has no capability for arable or sustained natural grazing

The Commission noted from the site inspection that the rating does not recognize the debilitation of the areas affected by the proposed development.

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.

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 Board of the Regional District and its staff both supported the application.

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 Norton
SECONDED BY: Commissioner Dowswell

THAT the application be approved.

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 # 300/2009