



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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5th April, 2010

Reply to the attention of Simone Rivers
ALC File:50353

Nechako Development Ltd.
117 West 14th Avenue
Vancouver, BC
V5Y 1W8

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2311/2010 outlining the Commission's decision as it relates to the above noted application.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title # PC16237

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 black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Fraser Fort George Regional District (ALR 4204)
BC Land Title & Survey, Kamloops
BC Assessment, North Region

rc/
50353d1

Discussion

Assessment of Agricultural Capability

According to a soils report prepared in 1980 by Talisman for a somewhat larger area the bulk of the property, comprising the middle terrace, has Class 4 ratings with soil moisture deficiency, undesirable soils structure and low fertility characteristics. The remaining areas are rated as Class 4 and 5 with similar soil moisture and low fertility characteristics.

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.

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 considered that the isolated nature of the subject property, the close proximity of rural residential properties along Island Park Drive and the general location of the property in an area of rural subdivisions combine to limit agricultural potential. The Commission also noted that this property was the only one that was not excluded during the block exclusion process in 1997. Its decision at that time was influenced by a soils report undertaken in 1978 that suggested that the property has somewhat better soils than those indicated in the later Talisman report.

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 proposed exclusion of the property would have any significant impact on the agricultural potential of surrounding areas in view of its isolated nature and the fact that other areas within the ALR are separated from the property by the Nechako River.

Conclusions

1. That the land under application has no significant agricultural capability and is not appropriately designated as ALR.
2. That the land under application is not 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 W. Norton

SECONDED BY: Commissioner J. Collins

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 # 2311/2010