



**Agricultural Land Commission**  
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October 28, 2010

Reply to the attention of Martin Collins  
ALC File: 51926

Harry Bolliger  
PO Box 451  
Hudson's Hope  
B.C. V0C 1V0

Dear Sir:

**Re: Application to Subdivide within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #2698/2010 and a sketch plan 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 the District of Hudson's Hope.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: District of Hudson's Hope

MC/51926/d1



**A meeting was held by the Provincial Agricultural Land Commission on October 18<sup>th</sup>, 2010 in Fort St John B.C.**

<b>PRESENT:</b>	Richard Bullock	Chair,
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Lucille Dempsey	Commissioner
	Lindsay McCoubrey	Staff
	Martin Collins	Staff

### **For Consideration**

Application: 51926  
Applicant: Harry Bolliger  
Proposal: To subdivide five 2 ha lots and six 1 ha lots from the 75 ha subject property. Approximately 50%(8 ha) of the proposed lots are in the ALR  
Legal: PID 006-636-055 Block A, DL 3180, PRD  
Location: Williston Lake

### **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.

The agricultural capability of the soil of the subject property is 4TM.

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

The limiting subclasses are soil moisture deficiency and topography.

### **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 does not believe the 8 ha area proposed for subdivision is suitable for agriculture given its location and scale.

### **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 believes the proposal would not have any impact on the existing or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

The Commission recalled that it had previously approved the recreational lodge on the property in 2003.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is unsuitable for agricultural use given its location and existing recreational use.
3. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner J. Collins

**SECONDED BY:** Commissioner D. Dowswell

THAT the application to subdivide five 2 ha lots and six 1 ha lots from the 75 ha subject parcel be allowed.

AND THAT the approval is subject to the following conditions:

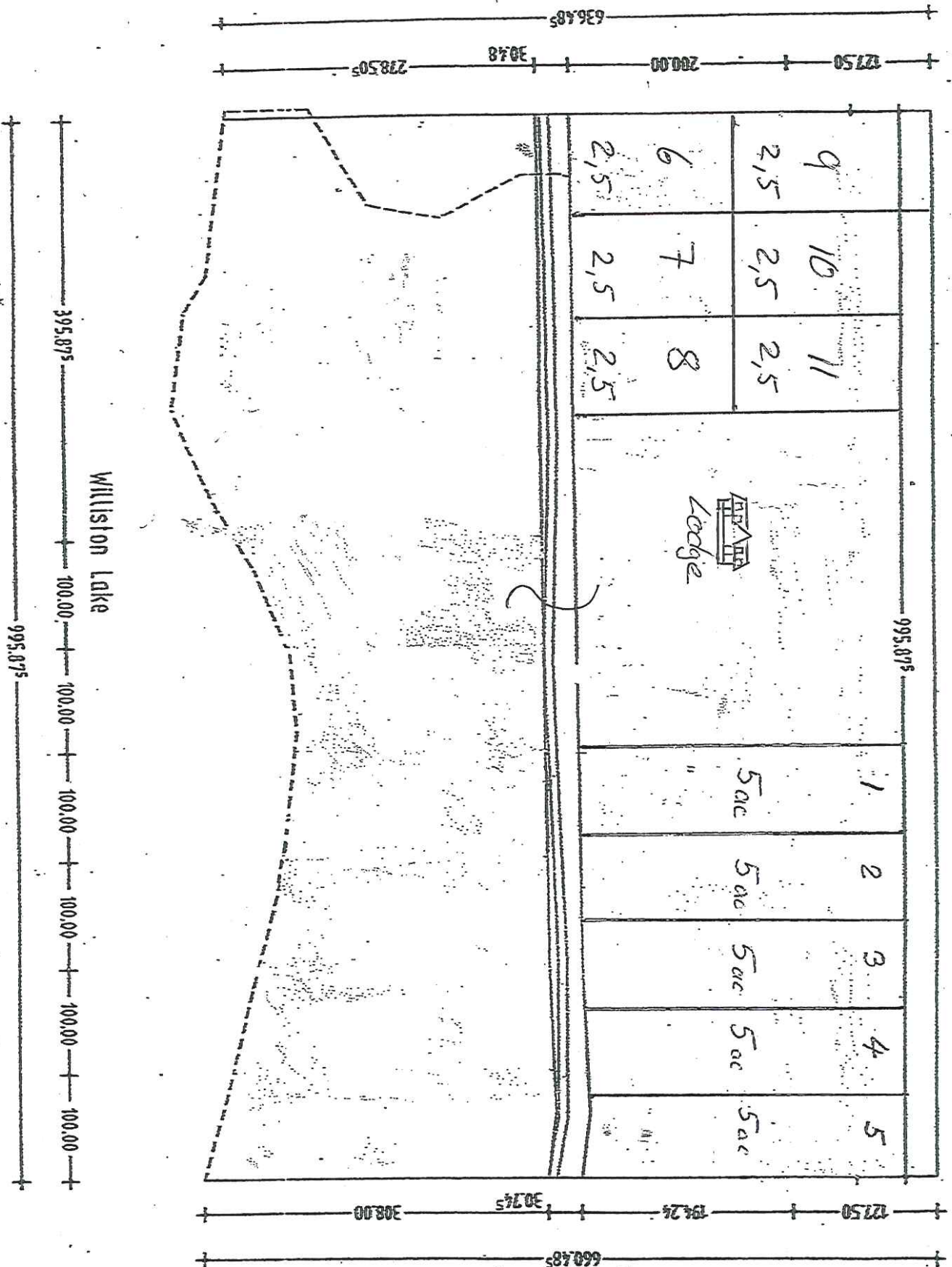
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 2698/2010**

# SKETCH PLAN - APPLICVED LOTS



ALC APPLICATION # 51926

RESOLUTION # 2698/2010

10/23/2010  
M 4/15/10

The Land

