



Agricultural Land Commission

133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

November 14, 2011

Reply to the attention of Liz Sutton
ALC File: 51757

Dediluke Surveying Inc
4801 Keith Avenue
Terrace, BC
V8G 1K6

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve


Please find attached the Minutes of Resolution # **358/2011** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Kitimate-Stikine (File #3370 20 # 286)

LS/
51757d2



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 27, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Roger Cheetham	Regional Planner
Liz Sutton	Land Use Planner
Colin Fry	Executive Director

APPLICATION ID: #51757

PROPOSAL: Reconsideration - To subdivide the ALR portion of the subject property into two approximately 4.1 ha lots. Additional subdivision and boundary adjustment is proposed for the area outside of the ALR (55.8 ha)

(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel 1

Parcel ID:	015-074-684
Legal Description:	The West 1/2 of District Lot 1110 Range 5 Coast District
Civic Address:	Terrace, BC
Size:	32.3 ha
Area in ALR:	8.2 ha

Parcel 2

Parcel ID:	013-170-961
Legal Description:	Assigned Block A (See 27460I), District Lot 1110, Range 5 Coast District, Plan
Civic Address:	Terrace, BC
Size:	29.3 ha
Area in ALR:	0 ha

Current Land Use: Vacant forested land

PROPERTY OWNER INFORMATION:

1. Christiaan and Georgina DeWit
2. David & Mariana Janse Van Rensburg

DATE PROPERTY ACQUIRED: January 15, 2008

SITE INSPECTION MEETING:

No site inspection was conducted.

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

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) system.

The agricultural capability of the soil of the subject property is

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.

With limiting subclasses of stoniness and soil moisture deficiency.

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 there are external factors that render the land unsuitable for agricultural use. The Commission noted that there are lots of similar size directly adjacent to the west of the property, and that subdivision of similar size and configuration is proposed elsewhere on the non-ALR portions of the property. The Commission believes that the size of the proposed subdivided parcels is still suitable for agriculture.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would negatively

impact existing or potential agricultural use of surrounding lands. The surrounding area has many lots of similar size which are within the ALR.

CONCLUSIONS:

1. That the land under application is suitable for agricultural use.
2. That the proposal will not negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Gordon Gillette

SECONDED BY: Commissioner Jerry Thibeault

THAT the application be allowed as proposed.

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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 358/2011

