



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

5<sup>th</sup> December, 2011

Reply to the attention of Roger Cheetham  
ALC File: 52062

Robert Stephen  
W.D. McIntosh Land Surveying Ltd  
PO Box 1250  
Vanderhoof, BC  
V0J 3A0

Dear Sir:

**Re: Application for Subdivision in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # **397/2011** 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:

A handwritten signature in black ink, appearing to read 'B. Underhill', is written over a horizontal line. The signature is fluid and cursive.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley Nechako (#1102)

rc/  
52062d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 26<sup>th</sup>, 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
Jim Collins	Commissioner
Denise Dowswell	Commissioner

### COMMISSION STAFF PRESENT:

Colin Fry	Executive Director
Roger Cheetham	Regional Planner

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### APPLICATION ID: # 52062

APPLICANT: Robert Rubis

AGENT: W.D.McIntosh Land Surveying Ltd

PROPOSAL: To subdivide a 115.9 ha property to create an approximately 2.0 ha parcel.

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

### PROPERTY INFORMATION:

PID: 010-039-571

The Fractional East ½ of District Lot 2030 Range 5 Coast District Except: Part Subdivided by Plan 5809 and BCP 32332

CURRENT LAND USE: Generally under trees with a workshop.

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<b>SITE INSPECTION MEETING:</b>
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A site inspection meeting was conducted on 31<sup>st</sup> August 2011 following which a report was prepared.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before the vote. The site inspection meeting report constitutes a written record of the site inspection meeting and has been provided to all Commission members recorded above.

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**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.

**Discussion**

**Assessment of Agricultural Capability**

Based on the information contained in Map 93K.2 (Scale 1:50,000) of the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the agricultural capability ratings are identified as being:

The bulk of the property including the area of the proposed subdivision has unimproved and improved ratings of 5T,

**Class and Subclass Descriptions**

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

T topography

**Assessment of Agricultural Suitability and Impact on Agriculture**

The Commission noted that the proposed subdivision is at the eastern edge of the block of ALR within which it is located. It further noted that Simon Bay Road runs along the edge of steeper ground outside the reserve to the east. The proposed subdivision includes a steep portion east of Simon Bay Road that appears to have no agricultural capability or suitability and a portion west of the road that has limited suitability. This area west of the road is necessitated by a need for an area for a septic lagoon. The Commission did not consider that the inclusion of this area in the proposed subdivision would have any material impact on the property's overall agricultural potential.

**IT WAS**

**MOVED BY:** Commissioner D. Dowswell.

**SECONDED BY:** Commissioner J. Thibeault.

THAT the application be approved

AND THAT the approval is subject to the following conditions:

ALC Application #52062  
Resolution #397/2011

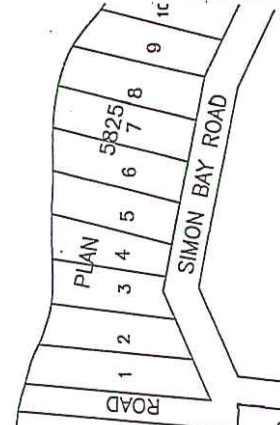
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 397/2011**

D.L. 2169

FRASER LAKE



**PLAN OF PROPOSED  
SUBDIVISION**

OF PART OF THE FRACTIONAL  
EAST 1/2 OF DISTRICT LOT  
2030 RANGE 5 COAST  
DISTRICT EXCEPT: PART  
SUBDIVIDED BY PLAN 5809  
AND BCP32332  
BCGS 93K.006

1  
PLAN BCP32332

2  
PLAN BCP32332

REM FRAC. EAST 1/2  
D.L. 2030



GRAPHIC SCALE  
( IN METERS )



REM FRAC E1/2  
D.L. 2030

REM D.L. 2194

269.4

128.6

(1.1 ha.±)

188.6

SIMON BAY ROAD PLAN 5809

67.3

119.7

189.7

REM FRAC E1/2  
D.L. 2030



(2.0 ha.±)

TOTAL AREA  
3.1 ha.±

79.3

123.2

PLAN 5809

SHARPE ROAD

D.L. 1172

July 21, 2010

W.D. McIntosh  
Land Surveying Ltd.  
Box 1250  
186 Health Centre Rd  
Vanderhoof, B.C. V0J 3A0

4102\_PROP.dwg

**ALC Application 52062**

**Subdivision approved in terms of**

**ALC Resolution Number 397/2011**