



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

5th December, 2011

Reply to the attention of Roger Cheetham
ALC File: 52239

Donna Carroll
Box 5018
Smithers, BC
V0S 2N0

Dear Sir:

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

Please find attached the Minutes of Resolution # **401/2011** 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.

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 light blue horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Regional District of Bulkley Nechako (ALC Application #1110)

rc/
52239d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 26th, 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

APPLICATION ID: # 52239

APPLICANT: Loren George

AGENT: Donna Carroll

PROPOSAL: Non-farm Use: The installation of a pet crematorium on a 115 ha subject property

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

PID: 015-586-812

The Fractional West ½ of Section 32, Township 5, Coast District Except Plans 1157 and 9394

CURRENT LAND USE: Mobile home and shop on the property. Also recently erected pet kennels and the pet crematorium for which application is made

SITE INSPECTION MEETING:

A site inspection meeting was conducted on 31st August 2011 following which a report was prepared. The report was approved by the applicant in a number of e-mails the last being dated 29th September 2011.

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.

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 93L.11 (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 has unimproved and improved ratings of Class 4 PT. The south west corner has unimproved and improved ratings of Class 5 PM and a small area in the corner where the proposed crematorium is sited has unimproved and improved ratings of Class 6W

Class and Subclass Descriptions

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.

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

P stoniness
T topography
M soil moisture deficiency
W excess water

Assessment of Agricultural Suitability and Impact on Agriculture

The Commission noted that the proposed pet crematorium is located in an area of the property *within which there are already a number of buildings*. The Commission noted that this area is not used for agriculture and has no meaningful agricultural potential. Moreover the Commission noted that the footprint of crematorium is small. With regard to adjoining land within the ALR the Commission did not consider that the use would have any negative impact on the agricultural use of these areas.

IT WAS

MOVED BY: Commissioner J. Collins

SECONDED BY: Commissioner D. Dowswell

THAT the application be approved, as proposed.

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 # 401/2011