



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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April 23, 2012

Reply to the attention of Liz Sutton  
ALC File: #52552

David Posthuma  
PO Box 4257  
Smithers, BC  
V0J 2N0

Dear Mr. Posthuma:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # **117/2012** 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 Bulkley-Nechako (#1117)

JC/  
52552d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

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

### COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Colin Fry	Executive Director

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### APPLICATION ID: #52552

**PROPOSAL:** To subdivide 5.6 ha from a 13.9 ha property. Proposed Lot 1 is 5.6 ha and contains a fenced horse pasture. The remaining 8.4 ha contains a residence, a barn, and a shed. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

### PROPERTY INFORMATION:

<b>Parcel ID:</b>	026-199-491
<b>Legal Description:</b>	Lot 1 Sections 4 and 5 Township 2A Range 5 Coast District Plan BCP15942
<b>Civic Address:</b>	2485 McCabe Road
<b>Size:</b>	13.9 ha
<b>Area in ALR:</b>	13.9 ha
<b>Property Owner(s):</b>	Theadora Ewald
<b>Purchase Date:</b>	February 18, 2005

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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.

## **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

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

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

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

### **Subclasses**

P	stoniness
R	shallow soil / bedrock outcroppings
T	topography
X	cumulative and minor adverse

The Professional Agrologist reports submitted suggests that approximately 4.6 ha of the property should include portions of Class 7 land due to bedrock and water inundation.

## **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.

A Professional Agrologist report (dated 2004) submitted with the application offers the following observations:

*Although approximately half of the land in question is classified as arable, the overall limitation of the land for intensive agriculture (i.e. production of perennial hay crops) is limited owing to shallow soil limitation to bedrock and/or steep sided ridges. This makes the possibility of farming the area with conventional machinery awkward owing to the "sandwich" nature of arable portions among the 30-50 m wide bedrock ridges throughout the subject area. These steep ridges have slopes ranging from 45% to 70%. Conventional farming of this particular parcel (i.e. hay land) would not be very practical owing to the rock and topographic limitation and the land is likely best suited to grazing of forbs and shrubs by livestock, horses, and wildlife.*

Mr. Posthuma intends to farm the proposed lot and has suggested grazing animals such as goats or sheep. He has proposed an intensive rotational grazing system in order to deal with the varying terrain and agricultural capability of the property.



## **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 believes that there is an opportunity for the land to be better utilized by small animal agriculture as proposed by the applicant. The Commission does not believe the proposal would negatively impact existing or potential agricultural use of surrounding lands.

### **CONCLUSIONS:**

1. That the land under application may be suitable for small animal agricultural use as proposed in the application.
2. That the proposal will not adversely impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Thibeault

**SECONDED BY:** Commissioner Collins

THAT the application be allowed.

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 # 117/2012**

ALC #52552 (Ewald)  
Resolution #117/2012

