



Agricultural Land Commission
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December 18, 2012

ALC File: #52767

Louis & Linda Meilleur
8652 Craig Road
Powell River, BC
V8A 0E5

Dear Sir/Madam:

Re: Application to Construct a Second Dwelling in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #440/2012 as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #52767

cc: Powell River Regional District

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 21, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52767.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Colin Fry	Executive Director

PROPOSAL

To construct a second dwelling for a family member on the 2.4 ha parcel.
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- to preserve agricultural land;
 - to encourage farming on agricultural land in collaboration with other communities of interest; and
 - 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

- 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 improved agricultural capability ratings applicable to the subject property are predominantly Class 7RT as well as Class 4PM, and Class 5PM.

Class 7 - land has no capability for soil bound agriculture.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Limitations: (P) stoniness and (M) moisture deficiency, (R) bedrock near the surface and (T) topography

The Commission noted that a portion of the property is located outside of the ALR, however Powell River Regional District staff state that the non-ALR portion is not topographically suited for a dwelling.

Conclusion:

The subject property has poor agricultural capability.

2. The Commission carefully considered recommendations provided by Jill Hatfield, Ministry of Agriculture District Agrologist. Ms. Hatfield conducted a site inspection and provided the Commission with her report and photographs (Letter dated May 16, 2012). The site-inspection report concluded that the property is "*clearly non-agronomic*" and does not have agricultural potential. In addition, Ms. Hatfield stated that the topography of the property would preclude the option of any non-soil based agriculture or placement of a manufactured home.

Conclusion:

The Commission believes that the subject property is not suitable for agriculture.

IT WAS

MOVED BY: Commissioner Bullock
SECONDED BY: Commissioner Johnson

THAT the request for a second dwelling be approved.

AND FINALLY THAT 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 #440/2012