



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

September 21, 2007

Reply to the attention of Simone Rivers  
ALC File: # B - 37431

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

Dear Sir/Madam:

Re: Application subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 404/2007 outlining the Commission's decision as it relates to the above noted application. A copy of the plan submitted with the application is enclosed herewith.

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Greg and Elvira Manwaring, PO Box 2501, Vanderhoof, BC V0J 3H0  
District of Vanderhoof  
Regional District of Bulkley-Nechako

Enclosure: Minutes

SBR/lv  
37431d1



## **Discussion**

### **Assessment of 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, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is rated as Class 4 with climate limitations.

### **Assessment of Agricultural Suitability**

The Commission noted that the size of the subject property and the adjoining rural residential parcels between the Nechako River and Sackner Road mitigates against their use for agriculture.

### **Assessment of Impact on Agriculture**

The Commission noted that the area to the north of Sackner Road is generally in large parcels that are used for agriculture. It considered that Sackner Road forms a buffer between the area north of the road that is used for agriculture and has significant agricultural suitability from that to the south which is not generally used for any meaningful agriculture and has limited suitability.

### **Assessment of Other Factors**

The Commission noted previous decisions of the Commission that approved subdivisions south and refused applications north of Sackner Road.

### **IT WAS**

**MOVED BY:** Commissioner Erik Karlsen  
**SECONDED BY:** Commissioner William Norton

THAT the application be approved.

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.

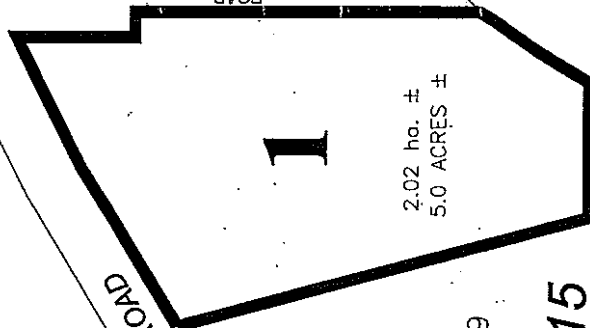
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 404/2007**

**SEC 15**

Frac SE 1/4

A  
Plan 6071  
**SEC 14**



2.02 ha. ±  
5.0 ACRES ±

REM A  
Plan PRP14599

**SEC 15**

**SEC 10**

B  
Plan PRP14599

C

Plan PRP14599

**PLAN OF PROPOSED  
SUBDIVISION**  
OF PART OF LOT A,  
SECTIONS 10 AND 15,  
TOWNSHIP 11, RANGE 5  
COAST DISTRICT, PLAN  
PRP14599.

**ALC APPLICATION B - 37431  
SUBDIVISION PLAN APPROVED IN TERMS OF RESOLUTION  
NUMBER 404/2007**

March 16, 2007

746\_prop.dwg

W.D. Mehtesh  
Land Surveying Ltd.  
Box 1230  
Vanderhoof, B.C.



**Staff Report**  
**Application # B – 37431**  
**Applicant: Greg and Elvira Manwaring**  
**Agent: W.D. McIntosh Land Surveying Ltd.**

**DATE RECEIVED:** May 15, 2007

**DATE PREPARED:** July 13, 2007

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** Subdivision for a Relative: To subdivide the 6.0 ha subject property into two (2) waterfront lots, creating one 2.0 ha lot and one 4.0 ha lots. There are currently two residences on the property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

District of Vanderhoof

**Legal Description of Property:**

PID: 023-307-684

Lot A, Section 10 and 15, Township 11, Range 5 Coast District, Plan PRP14599

**Purchase Date:**

January 1996

**Location of Property:**

Sackner Road, Vanderhoof

**Size of Property:**

6.0 ha (The entire property is in the ALR).

**Present use of the Property:**

Residential (two residences)

**Surrounding Land Uses:**

**WEST:** Sackner Road, hay/farmland  
**SOUTH:** Nechako River and residential  
**EAST:** Road right of way, residential  
**NORTH:** Sackner Road, hay/farmland

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93J/4  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

District of Vanderhoof OCP: Bylaw No. 993 (2006)  
Designation: Rural

**Zoning Bylaw and Designation:**

District of Vanderhoof Zoning: Bylaw No. 994 (2006)  
Designation: Rural Small Holdings  
Minimum Lot Size: 1.6 ha

**RELEVANT APPLICATIONS:**

**Application #18763-0**

**Applicant:** Smith, Don and Esther  
**Decision Date:** January 15, 1985  
**Proposal:** To subdivide 4 ha into two lots of 2 ha  
**Decision:** Refused on the grounds that the property, although located within a small block of "existing acreage housing" is surrounded by Agricultural land which is actively farmed. The Commission believed that the property has value for hobby farm purposes and that subdivision would diminish this value. It also believed that resultant subdivision would have been a major intrusion into this farming area.  
**Note:** This property is located north of Sackner Road.

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**Application #08583-0**

**Applicant:** Scott, Gene & Geraldine  
**Decision Date:** August 14, 1979  
**Proposal:** To subdivide the 4 ha property into two (2) two ha lots.  
**Decision:** Allowed as proposed.  
**Note:** This property is located south of Sackner Road, adjacent to the subject property.

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**Application #37139-0**

**Applicant:** Barclay, Robert and Frances  
**Decision Date:** April 24, 2007  
**Proposal:** To subdivide the 47.2 ha property to create a 6.4 ha parcel of land along Sackner Road, leaving approximately 40.7 ha.  
**Decision:** Allowed subject to binding of titles of the remainder with a nearby property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The Council for the District of Vanderhoof forwarded the application with a recommendation of support

**STAFF COMMENTS:**

Staff note the following:

- The land between Sakner Road and the River was largely subdivided into rural residential lots prior to the creation of the Agricultural Land Reserve.
- The Commission has allowed subdivision south of Sakner Road but has largely refused requests to subdivide the large agricultural properties that are located north of the road.

**ATTACHMENTS:**

- Sketch of proposed subdivision: (submitted by the applicants)
- ALC Context Map - 1:50,000 - 93J/4 (created by ALC Staff)
- Airphoto - 1:5000 (created by ALC Staff)

END OF REPORT

Simone Rivers  
Signature

July 13, 2007  
Date