



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

August 28, 2007

Reply to the attention of Simone Rivers
ALC File: # N - 37440

Michael Sims
101 - 5132 Hartway Drive
Prince George, BC V2K 5B7

Dear Sir:

Re: Application to subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 403/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Prince George

Enclosure: Minutes

RC/lv
37440d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on 9th August 2007 at the offices of the Regional District of Bulkley - Nechako in Burns Lake, B.C.

PRESENT:	Erik Karlsen	Acting Chair, North Panel
	John Kendrew	Commissioner
	William Norton	Commissioner
	Roger Cheetham	Staff

For Consideration

Application: # N- 37440
Applicant: Michael Sims
Proposal: Subdivision for a Relative: To subdivide the 64 ha subject property into two (2) 32 ha parcels to provide a homesite for the owner's son who will assist with the farming activities.
Legal: PID: 003-529-240
District Lot 815, North West 1/4, Cariboo District
Location: 2068 Eichler Road, Prince George

Site Inspection

A site inspection was conducted on 8th August 2007. Those in attendance were:

- Erik Karlsen Acting Chair, North Panel
- John Kendrew Commissioner
- William Norton Commissioner
- Roger Cheetham Staff
- Michael Sims Applicant

The Commission noted that property has areas that have been cleared, that much of the property is under trees and that the property has significant topographic breaks. The applicant informed the Commission that he is at present running 30 head of cattle on the farm and he receives some help from his son.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They 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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

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 bulk of the property is mainly Classes 5 and 4 with topographic limitations. These Classes require special management practices and have a restricted range of crops and may be restricted to the production of perennial forage crops. The soils in the south west portion of the property are rated as Class 7 – Land in this class has no capability for arable or sustained natural grazing

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission did not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would reduce the agricultural options for the property and would bring more people into the area to the general detriment of the existing and potential future agricultural uses of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner John Kendrew
SECONDED BY: Commissioner William Norton

THAT the application be refused.

CARRIED

Resolution # 403/2007



**Staff Report
Application # N – 37440
Applicant: Michael Sims**

DATE RECEIVED: May 18, 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 64 ha subject property in half.

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

BACKGROUND INFORMATION:

The applicant wishes to subdivide so that he can divide the existing lot into 2 separate lots in order to build a second single family dwelling on the property. He further states that his son will live in the existing dwelling and himself and his wife will live in the new home. They are planning to operate a livestock and forage farm from the property with the assistance of his children.

Local Government:

City of Prince George

Legal Description of Property:

PID: 003-529-240
District Lot 815, North West 1/4, Cariboo District

Purchase Date:

May 2002

Location of Property:

2068 Eichler Road, Prince George

Size of Property:

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

Present use of the Property:

Residential, forage crops, haybarn and woodlot

Surrounding Land Uses:

WEST: Crown Land - Forestry
SOUTH: Woodlot - Forestry
EAST: Farming
NORTH: Rural Residential/farming

Agricultural Capability:

Data Source: Agricultural Capability Map # 93J/2
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

City of Prince George OCP Bylaw No. 7281 (2001)
Designation: Rural Resource and Significant Slopes

Zoning Bylaw and Designation:

City of Prince George Zoning Bylaw No. 7850 (2007)
Designation: AF - Agriculture and Forestry
Minimum Lot Size: 15 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Council for the City of Prince George forwarded the application with a recommendation of support.

STAFF COMMENTS:

Staff note the following:

- The subject property appears to be only partially arable.
- The currently cultivated area will be included in one of the lots.
- The property is located on the boundary of the City of Prince George and the Regional District of Fraser-Fort George.

ATTACHMENTS:

- Letter from the applicant describing the proposal
- Sketch of proposed subdivision (submitted by the applicant)
- Sketch showing arable areas and detailed contours (submitted by the applicant)
- Local Government Report submitted by the City of Prince George
- ALC Context Map - 1:50,000 - 93J/2
- Airphoto - 1:10,000

END OF REPORT



Signature



Date