



Agricultural Land Commission
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November 23, 2007

Reply to the attention of Simone Rivers
ALC File: ZZ-37447

James Lambert
6545 - 121 Street
Surrey, BC V3W1C6

Dear Mr. Lambert

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 605/2007 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify the land owners accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'.

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-I-79)

Enclosure: Minutes/



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 7, 2007 at Quesnel City Hall, Quesnel, B.C.

PRESENT: Grant Huffman Chair, Interior Panel
 Holly Campbell Commissioner
 Gordon Gillette Commissioner
 Simone Rivers Staff

For Consideration

Application: # ZZ- 37447
 Applicant: Christian Ranch Ltd.
 Agent: James Lambert
 Proposal: To subdivide the 64.8 ha subject property on the north side creating a
 10.1 ha parcel.
 Legal: PID: 003-396-762
 District Lot 8, Group 2 Kamloops Division of Yale District, EXCEPT
 Plan KAP76150
 Location: Cache Creek

Site Inspection

A site inspection was conducted on November 5, 2007. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- James Lambert Applicant, agent for the land owner.

The Commission viewed the area proposed for subdivision and saw that a portion of the property was flat and had good agricultural capability and that remainder had limited capability due to steep topography. It noted that there were currently no houses on the subject property. Mr. Lambert’s company leases a portion of the subject property for the production of mushroom compost which is then shipped to the coast for mushroom production.

Mr. Lambert confirmed that the staff report dated August 2, 2007 was received and no errors were identified.

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.

Discussion

Assessment of Agricultural Capability

The Commission believes that the subject property has agricultural capability and is correctly designated as ALR. Of the portion that the applicant proposed to subdivide some is given ratings as high as Class 3 with limitations of salinity and low fertility. Part of the property is steep and rated as Class 6 with limitations of topography and shallow soil/bedrock outcroppings.

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately 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.

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 does not believe there are external factors that render the land unsuitable for agricultural use. The subject property is located in an area of large agricultural holdings. The mushroom compost facility on the south side of the property is the only development in the immediate area.

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 was concerned with the impact of creating a new lot in this agricultural area. The Commission generally takes the view that smaller lots are not consistent with long term agricultural activity and productivity. The Commission believes that retaining the parcel in its present size and configuration is consistent with its mandate to preserve agricultural land and encourage farming. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission also notes that there is currently no house on the subject property and therefore a subdivision is not necessary to permit a home to be built on the property. However, if the property is subdivided this would mean that two new houses could possibly be built in the area further increasing the long term impact of the subdivision on surrounding agricultural operations.

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 Gillette
SECONDED BY: Commissioner Huffman

THAT the application be refused.

CARRIED

Resolution # 605/2007