



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Fax: 604 660-7033
www.alc.gov.bc.ca

November 28, 2007

Reply to the attention of Simone Rivers
ALC File: B-37525

W D McIntosh
Box 1250 (186 Health)
Vanderhoof, BC V0J3A0

Dear Mr. MacIntosh:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 619/2007 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: *Simone Rivers*

Erik Karlsen, Chair

cc: District of Vanderhoof

Enclosure: Minutes/Sketch Plan



A meeting was held by the Provincial Agricultural Land Commission on November 22, 2007 at the offices of the Ministry of Agriculture and Lands, Prince George, B.C.

PRESENT:	William Norton	Chair, North Panel
	John Kendrew	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # B- 37525
Applicant: Vanderhoof Veterinary Clinic
Agent: W. D. McIntosh
Proposal: Boundary adjustment: to subdivide a 30 ha and a 1.6 ha property into two (2) lots with the dividing boundary being Stoney Creek.
Legal: 1. PID: 011-597-062
Lot 1, Section 6, Township 11, Range 5 Coast District, Plan 4372
2. PID: 026-190-206
Lot 1, Section 5, Township 11, Range 5 Coast District, Plan BCP14435
Location: 1124 West Highway 16, Vanderhoof

Site Inspection

A site inspection was conducted on November 21, 2007. Those in attendance were:

- William Norton Chair, North Panel
- John Kendrew Commissioner
- Simone Rivers Staff
- Bill MacIntosh Agent
- Walter Wigmore Applicant

The Commission viewed the portion of the property where the vet clinic is located. A small portion of the property was cleared. The majority of the property was located on the south side of a creek. The property included a ridge that was quite steep. Upon driving around to the other side of the property the Commission could see that the top leveled off. The majority of the property was treed and was located next to the ALR boundary near an area of Vanderhoof where some rural residential lots had recently been surveyed and were in the process of being developed.

Mr. MacIntosh confirmed that the staff report dated November 5, 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 agricultural capability of the soil of the subject property is listed as being between Class 4, 5 and 7 with limitations of topography, undesirable soil structure and excess water.

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

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

The Commission believed that much of the property had very limited to no agricultural capability due to the steep ridge that runs through the property. Much of the land south of the creek did not appear to be arable.

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 does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has limited agricultural capability.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Kendrew

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

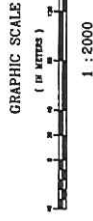
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 619/2007

PLAN OF PROPOSED SUBDIVISION

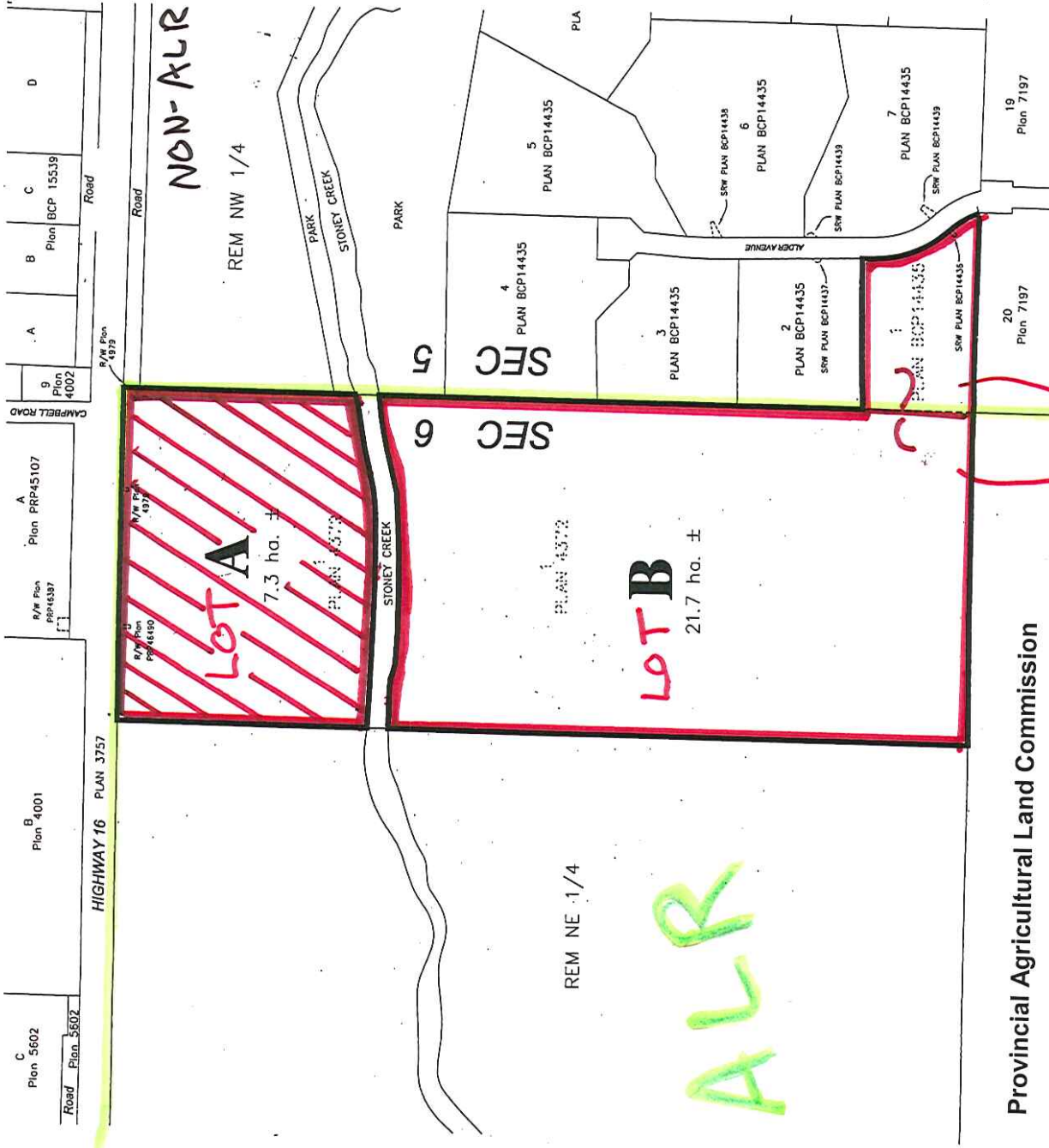
OF LOT 1, SECTION 5, PLAN BCP14435 AND LOT 1, SECTION 6, PLAN 4372, ALL TOWNSHIP 11, RANGE 5 COAST DISTRICT.



May 9, 2007

W.D. McIntosh
Land Surveying Ltd.
Box 1250
186 Health Centre Rd
Vanderhoof, B.C. V0J 3A0

3764_PROP.dwg




NON-ALR

ALR

AREAS TO BE CONSOLIDATED

Provincial Agricultural Land Commission

Application # B-37525
Resolution # 619/2007

-  Subject Property
-  Approved subdivision
-  Lots to be consolidated