



**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

November 28, 2007

Reply to the attention of Simone Rivers  
ALC File: B-37697

William Wookey and Laurie North  
4764 Telkwa High Road  
Smithers, BC V0J2N7

Dear Mr. Wookey and Ms. North:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 616/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (1043)

Enclosure: Minutes/



### **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 subject property is given ratings of between Class 3 and Class 5 with limitations of topography, stoniness and soil moisture deficiency

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 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.

The Commission believed that the entire property has agricultural capability and is correctly designated as ALR. The Commission believes that the agricultural capability of the subject property would be diminished if it were divided.

#### **Assessment of Agricultural Suitability**

The Commission assessed whether 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 Commission acknowledges that there has been some development around Tyhee Lake and that there is traffic on the road leading to the lake; however, it does note that the much of the area is in large holdings that are in 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, when it considers applications for subdivision, generally takes the view that subdivision is not consistent with long term agricultural activity and productivity. Not only will the subdivision erode the productive capacity of the parent farm parcel, it also introduces another permanent resident into the farm area which may be incompatible, or conflict with typical farm practices. The Commission believes the proposal would impact existing or potential agricultural use 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 Kendrew

**SECONDED BY:** Commissioner Dowswell

THAT the application be refused.

**CARRIED**

**Resolution # 616/2007**