



**Agricultural Land Commission**  
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Reply to the attention of Terra Kaethler  
ALC File: # A-37784

April 18, 2008

Nathan Sogge  
6199 Smith Road  
Port Alberni, BC V9Y8M1

Dear Sir:

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

Please find attached the Minutes of Resolution # 159/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: Regional District of Alberni-Clayoquot (AE07007)

Enclosure: Minutes

TK  
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# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on March 19, 2008 in Colwood, B.C.**

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff
	Roger Cheetham	Staff

### For Consideration

Application: # A- 37784  
 Applicant: Nathan Sogge  
 Proposal: To subdivide the existing 3.9 ha lot in order to create two (2) lots, one (1) at 2 ha and one at 1.9 ha.  
 Legal: PID: 003-687-929  
 Lot 6, District Lot 107, Alberni District, Plan 3468, Except that part in Plan VIP64792  
 Location: 6199 Smith Road, Beaver Creek area

### Site Inspection

A site inspection was conducted on March 17, 2008. Those in attendance were:

- Lorne Seitz                      Chair, Island Panel
- David Craven                    Commissioner
- Donald Rugg                    Commissioner
- Terra Kaethler                 Staff
- Roger Cheetham                Staff
- Ray Van Hullebush            Representative of Applicant

The Commission walked the property and noted that the south portion of the property contains the residence and accessory structures. The north portion of the property had been cleared, but some stumps and debris remain. There is a slight slope to the property resulting in low areas of excess water.

### 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**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings using 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 identified as Class 2. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. The Commission considered that the property has prime capability for agricultural use and as such it believed that subdivision of the property would decrease the agricultural potential of the property.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land.

In its discussion, the Commission reviewed its approval of the 5 lot subdivision of the adjacent parcel to the east. Approval was granted on the grounds that there appeared to be a limited supply of 2.0 -3.0 ha parcels in the valley and that approval would help ensure that the land was cleared and that water was made available thus creating more potential for agriculture. It was also noted that the previous decision on the adjacent property was made under strong recommendation of the Agricultural Advisory Committee, and was weighed against potential drawbacks, including the possibility of an increase in the unit cost for land, a possible decrease in the number of farming options and the possibility of setting a precedent for further subdivision in the area. In regards to the previous application, the Commission determined that on balance, the pros slightly outweighed the cons.

In regards to the subject property, the Commission also weighed the pros and cons of the application. The Commission believes that it is in the interest of agriculture to have a variety of lot sizes that allow for a range of agricultural activity. At the site visit, the Commission noted that the newly created adjacent lots were still on the market, and not being used for small scale agriculture. As such, the Commission was of the view that creating more lots in this size range would not be appropriate.

Further, it noted that the Agricultural Advisory Committee, as well as the Board and the Advisory Planning Commission, did not offer a specific recommendation regarding the proposal as had been done for the adjacent applicant.

Therefore, in this case, the Commission was of the view that the proposal would decrease in the number of farming options available on the subject property and negatively impact the potential agricultural use of the subject property. As such, the Commission was not prepared to allow the subdivision.

**Conclusions**

1. That the land under application has agricultural capability
2. That the proposal will impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Craven

**SECONDED BY:** Commissioner Rugg

THAT the application be refused.

**CARRIED**

**Resolution # 159/2008**