



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: N-37847

May 29, 2008

Tyler and Janet Ellery
4140 15 Mile Road
Prince George, BC V2N5Y4

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 280/2008 outlining the Commission's decision as it relates to the above noted application.

Further, in reference to discussion at the on-site meeting, the Commission wished to remind you that a permanent dwelling and one manufactured home for immediate family members, or one secondary suite within the permanent dwelling, is permitted under the ALC Act. ALC Act and Regulations, Section 3(1)(b):

3(1) The following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable first nation government:

(b) for each parcel,

(i) one secondary suite within a single family dwelling, and

(ii) one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family;

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erikat', written over a white background.

Erik Karlsen, Chair

cc: Regional District of Fraser-Fort George (ALR1968)

Enclosure: Minutes

TK/
i/37847d1.doc



A meeting was held by the Provincial Agricultural Land Commission on May 6, 2008 at the offices of the Regional District of Fraser-Fort George located at 155 George Street, Prince George, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Simone Rivers	Staff
	Terra Kaethler	Staff

For Consideration

Application: # N- 37847
Applicant: Tyler and Janet Ellery
Proposal: To subdivide the 14 ha subject property into four (4) lots, creating three (3) 4.0 ha lots and one (1) 1.8 ha lot around the existing double wide manufactured home.
Legal: PID: 014-743-337
Location: Lot 1, District Lot 1968, Cariboo District, Plan 9647
4140 15 Mile Road, less than 1km west off Cariboo Highway 97 South

Site Inspection

A site inspection was conducted on May 6, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Simone Rivers Staff
- Terra Kaethler Staff
- Tyler and Janet Ellery and family Applicants

The Commission met with the applicants and walked the property. It was noted that the property was mostly treed and had wet soils. There was one manufactured home on the property.

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. 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 soil of the subject property is Class 4 with limitations of undesirable soil structure and topography. Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The Commission considered that the subject property had agricultural potential and that subdivision would decrease the agricultural opportunities available. Further, the Commission considered that the agricultural capability ratings for this property are similar to other lands in the area.

Assessment of Agricultural Suitability

The Commission considered whether the property was suitable for agriculture. This consideration included details such as property size, surrounding land uses and other external limitations to agriculture. The Commission did not believe there were 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. In the Commission's view, reduction of parcel size generally reduces the available options for agricultural use. The Commission believed that the subject parcel had more agricultural value as a single unit and that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

Further, the Commission believed that the proposal would encourage further parcelization of ALR properties within the area and may negatively impact existing or potential agricultural use of surrounding lands. Although there were smaller parcels bordering the property to the south, the majority of properties in the area were large rural holdings. The Commission did not believe that the introduction of a four small lots in this area would be beneficial to agriculture.

Therefore, the Commission believed the proposal would negatively impact existing agricultural use of the subject property as well as surrounding lands and as such is not prepared to allow subdivision of the property. The intent of the Act is to preserve and protect agricultural lands and farm communities in the long-term and the Commission felt that subdivision of the subject property as proposed was not in keeping with that mandate.

Conclusions

1. That the land under application has agricultural capability.
2. That the land under application is suitable for agricultural use.
3. That the proposal will negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Dowswell

THAT the application be refused.

CARRIED

Resolution # 280/2008