



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

Reply to the attention of Terra Kaethler
ALC File: N-37951

May 29, 2008

L & M Engineering Ltd
1210 - 4th Avenue
Prince George, BC V2L3J4

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 279/2008 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: City of Prince George (AR100020)

Enclosure: Minutes

TK
/i/37951d1.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- 37951
Applicant:	Panaich and Sandhu Holdings Ltd
Agent:	L & M Engineering Ltd
Proposal:	To exclude the subject property for the purpose of subdividing the property into 2.0 ha lots for a rural residential use.
Legal:	PID: 014-962-322
Location:	District Lot 624, North 1/2 of the North East 1/4 of, Cariboo District 10515 Jutland Road, Prince George

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
- Heather Oland Agent
- Pascal Charest Agent

The Commission met with the agents at the property and discussed the proposal. The Commission noted that the property was mostly flat and had not been cleared.

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 majority of the subject property is rated as 70% Class 4 and 30% Class 5 with limitations of topography and undesirable soil structure.

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.

Although the Commission recognized that the agricultural capability of the subject property has limitations, it believes that the property has sufficient agricultural capabilities to warrant its retention in the ALR.

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 noted that the subject property is bordered by a non-ALR residential subdivision to the east. However, given the large size of the property, 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. The Commission considered that the subject property is not unique to the area in terms of soil capabilities or parcel size. The Commission believed the proposal would impact existing or potential agricultural use of the subject property and surrounding lands.

As such, the Commission believed that it was in the best interest of agriculture to retain the subject parcel in the ALR.

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 Norton
SECONDED BY: Commissioner Dowswell

THAT the application be refused.

CARRIED

Resolution # 279/2008