



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: N-38199

August 18, 2008

Integrated Land Management Bureau
200-1488 - 4th Avenue
Prince George, BC, V2L4Y2

Dear Sir/Madam:

Re: Application to Include Land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 434/2008 outlining the Commission's decision as it relates to the above noted application. It is our understanding that the Integrated Land Management Bureau will inform the Registrar of Land Titles of the ALR status of the property when the title is transferred.

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 Fraser-Fort George (ALR 1759)
Steve Harrington (27335 Telachick Road, Prince George, BC V2N 6K5)

Enclosure: Minutes/Sketch Plan

TK/
i/38199d1.doc



A meeting was held by the Provincial Agricultural Land Commission on July 24, 2008 in Terrace, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	John Kendrew	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # N- 38199
Applicant: Steve Herrington
Owner: Integrated Land Management Bureau
Proposal: To include 29.0 ha into the Agricultural Land Reserve
Legal: Part of District Lot 1759, Cariboo District
Location: Tachintelachik and Kellogg Creeks

Site Inspection

No site visit was conducted.

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 agricultural capability of the soil of the subject property is identified as:

- 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 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

The Commission considered that the applicant wished to purchase the subject property to use for agriculture as an extension of his existing farm properties, which had similar agricultural capability

Assessment of Agricultural Suitability

The Commission assessed whether the 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.

Other Factors

The land is being Crown Granted for agricultural purposes and the application is consistent with the longstanding Memorandum of Understanding (MOU) between the Commission and the Integrated Land Management Bureau (ILMB) and its predecessors.

It is the Commission's understanding that, in accordance with ILMB's extensive agriculture policy for the Northern Service Region, the property will be bound by covenant to the applicants' other holdings as a condition of purchase.

Therefore, the Commission had no objection to the proposed inclusion.

Conclusions

1. That the land under application has agricultural capability.
2. That the land under application is suitable for agricultural use.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Dowswell

THAT the application be allowed.

The subject property now forms part of the ALR for the Regional District of Fraser-Fort George and is subject to the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

CARRIED

Resolution # 434/2008