



**Agricultural Land Commission**  
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July 13, 2009

Reply to the attention of Simone Rivers  
ALC File: B-38590

Brian Beal  
9105 Sturgeon Point Road  
Vanderhoof BC V9J 3A2

Dear Mr. Beal:

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

Please find attached the Minutes of Resolution # 311/2009 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.

The Commission will take steps to remove the covenant as soon as the consolidation has taken place. Please notify the Commission when this has been done.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes

cc: Regional District of Bulkley-Nechako (1059)

SBR/  
i/38590d1



## **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 comprising the bulk of the subject property is rated as Class 5 with cumulative and minor adverse limitations. The soil of the remaining portions of the property along the eastern periphery are also rated as Class 5 with similar cumulative and minor adverse limitations and also some undesirable soil structure limitations.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

### **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 did not believe there are external factors that render the land unsuitable for agricultural use.

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

The Commission considered that the proposal would benefit agriculture by enabling the expansion of the Halltray farm, particularly if the removal of the covenant between the two eastern quarter sections was subject to the consolidation of the south east ¼ with the south west ¼ .

### **Assessment of Other Factors**

The Commission noted that the Regional Board, the Advisory Planning Commission, the RD staff and the Ministry of Agriculture all supported the application.

### **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 not impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Norton

**SECONDED BY:** Commissioner Karlsen

THAT the application be approved

AND THAT the approval is subject to the following conditions:

The consolidation of the south east  $\frac{1}{4}$  with the south west  $\frac{1}{4}$  of Section 20, TP 10, R.5

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

### **CARRIED**

**Resolution # 311/2009**