



**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

June 10, 2010

Reply to the attention of Simone Rivers  
ALC File: 51682

Leah Jill-Anne Macknak  
PO Box 2121  
Smithers, BC  
V0J 2N0

Dear Ms Macknak:

**Re: Application to subdivide within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #2487/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley Nechako File: #1089

MC/51682d1



**A meeting was held by the Provincial Agricultural Land Commission on June 4, 2010 at Fort St John, B.C.**

<b>PRESENT:</b>	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Martin Collins	Staff

### **For Consideration**

Application: 51682  
Applicant: Leah Jill-Anne Macknak  
Proposal: To subdivide the 64 ha parcel into two 32 ha lots.  
Legal: PID 011-513-951 DL 1188, Range 5 Coast District  
Location: Malkow Road, north of Smithers

### **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.

The agricultural capability of the soil of the subject property is;

- 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.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

The limiting subclasses are topography and stoniness. The majority of the property is comprised of CLI Class 5 and 6 soils.

### **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 does not believe there are 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 believes that the property has very limited agricultural potential due to poor soils and rough topography. Although the surrounding ALR parcels are used for pasture and grazing, it is the Commission's view that the subdivision of two 32 ha lots would not substantively affect nearby farm operations.

### **Conclusions**

1. That the land under application has very limited agricultural capability and is largely unsuitable for agricultural use.
2. That the subdivision proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner William Norton

**SECONDED BY:** Commissioner Jim Collins

THAT the application to subdivide the 64 ha parcel into two 32 ha lots be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision must be completed within three (3) years from the date of this decision.

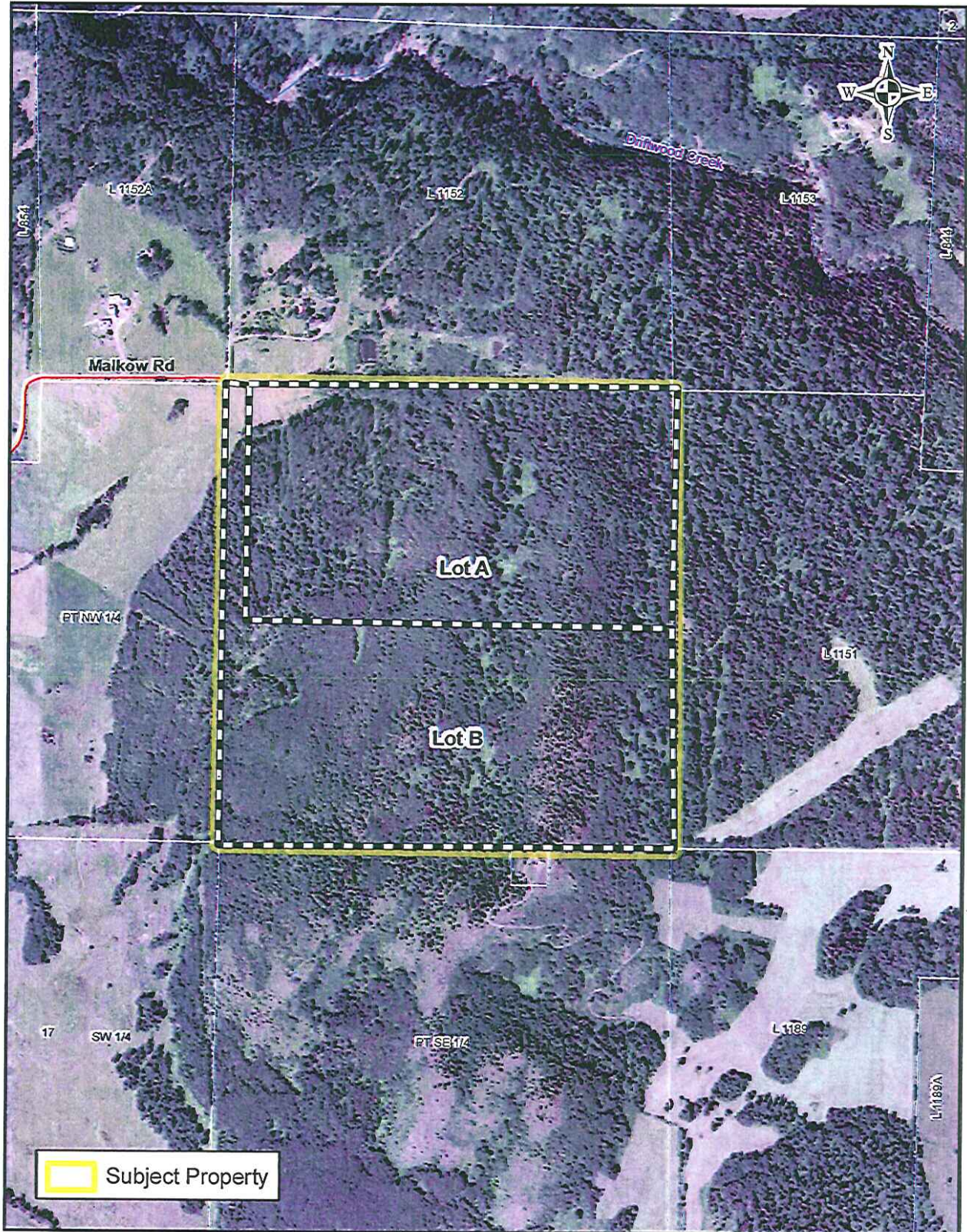
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

### **CARRIED**

**Resolution # 2487/2010**



Specific Location



ALC APPLICATION # 51682  
RESOLUTION # 2487/2010

APPROVED TWO  
LOT SUBDIVISION