



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

September 10, 2010

Reply to the attention of Simone Rivers
ALC File: 51754

Exton & Dodge Land Surveying Inc.
133 Borland St.
Williams Lake, BC
V2G 1R1

Attention: Doug Dodge

Re: Application to Subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2622/2010** 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:

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Cariboo Regional District (4035-20-E067)

RW
51754d1



A meeting was held by the Provincial Agricultural Land Commission on August 18, 2010 at Williams Lake, B.C.

PRESENT:	Richard Bullock	Chair
	Gordon Gillette	Vice Chair, Interior Panel
	Lucille Dempsey	Commissioner
	Denise Dowswell	Commissioner
	Ron Wallace	Staff

For Consideration

Application: 51754
Applicant: Henson Bulldozing Ltd.
Agent: Exton & Dodge Land Surveying Inc.
Proposal: To subdivide a 2 ha lot from the 63.3 ha property leaving a remainder of 61.3 ha. Only 53.4 ha of the subject property is in the ALR.
Legal: Lot A, District Lot 298 & 7570, Cariboo District, Plan 26701, EXCEPT Plans 28874 and 29314
Location: 2579 Dog Creek Road, Williams Lake

Site Inspection

A site inspection was conducted on August 17, 2010. Those in attendance were:

- Richard Bullock Chair
- Gordon Gillette Vice Chair, Interior Panel
- Lucille Dempsey Commissioner
- Denise Dowswell Commissioner
- Ron Wallace Staff
- Doug Dodge Agent
- Bob Henson Applicant

The Commissioners and staff met with the proponents and viewed the area of the property proposed for subdivision. The applicant explained that he does not live on the property and would like to sell the proposed 2 ha lot to the current renters who are living in the dwelling on the property.

The Commission noted the property slopes downward from the north side and that the property is used for hay production and seasonal grazing.

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 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.

Subclasses

- P stoniness
- T topography

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 believed the creation of a rural residential lot would reduce the agricultural potential of the subject property and be contrary to its mandate to preserve agricultural land. It noted the property is zoned Resource/Agricultural (RA 1) with a minimum lot size of 32 ha and that the proposed subdivision is not consistent with this zone. It is believed the proposed subdivision would create a rural residential use into otherwise an agricultural property.

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 negatively 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 Dowswell

SECONDED BY: Commissioner Dempsey

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
 - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration, that the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter, and that if the applicant sells or transfers the property within one (1) year of the decision the new owner is not eligible to submit a request for reconsideration.

CARRIED
Resolution # 2622/2010