



**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

December 5, 2011

Reply to the attention of Liz Sutton  
ALC File: 52207

Mike Racz & Shelley Sansome  
PO Box 523  
1017 Lawnhill Road  
Village of Queen Charlotte, BC  
V0T 1S0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # **422/2011** 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. It will also confirm for the Registrar the area excluded from the ALR.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Skeena-Queen Charlotte Regional District

LS/  
52207d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 24, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Commissioner
Gordon Gillette	Commissioner
Sylvia Pranger	Commissioner
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

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### APPLICATION ID: #52207

**PROPOSAL:** To subdivide a 6 ha strip along the western edge of the 31.6 ha property. Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*

### PROPERTY INFORMATION:

**Parcel ID:** 017-959-519  
**Legal Description:** Block A of District Lot 259 Queen Charlotte District  
**Civic Address:** Lawnhill - Graham Island  
**Size:** 31.6 ha  
**Area in ALR:** 31.6 ha  
**Current Land Use:** Residential  
**Farm Classification:**  Yes  No  
(BC Assessment)

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### PROPERTY OWNER INFORMATION:

1. Mike Racz & Shelley Sansome

**DATE PROPERTY ACQUIRED:** September 13, 2004

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**SITE INSPECTION MEETING:**

No site inspection was conducted.

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**COMMISSION CONSIDERATION:**

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

**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) system.

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

- 5% Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 10% Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- 15% Class 5 – (Organic) Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- 70% Class 7 – Land in this class has no capability for arable or sustained natural grazing

The limiting subclasses are topography, adverse climate, excess water, stoniness, and undesirable soil structure.

**Assessment of Potential Impact on Agriculture**

The Commission does not believe the proposal would negatively impact existing or potential agricultural use of surrounding lands.

**CONCLUSIONS:**

1. That the proposed parcel for subdivision has limited to poor agricultural capability.
2. That the proposal will not negatively impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Jim Collins  
**SECONDED BY:** Commissioner Gordon Gillette

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- 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.

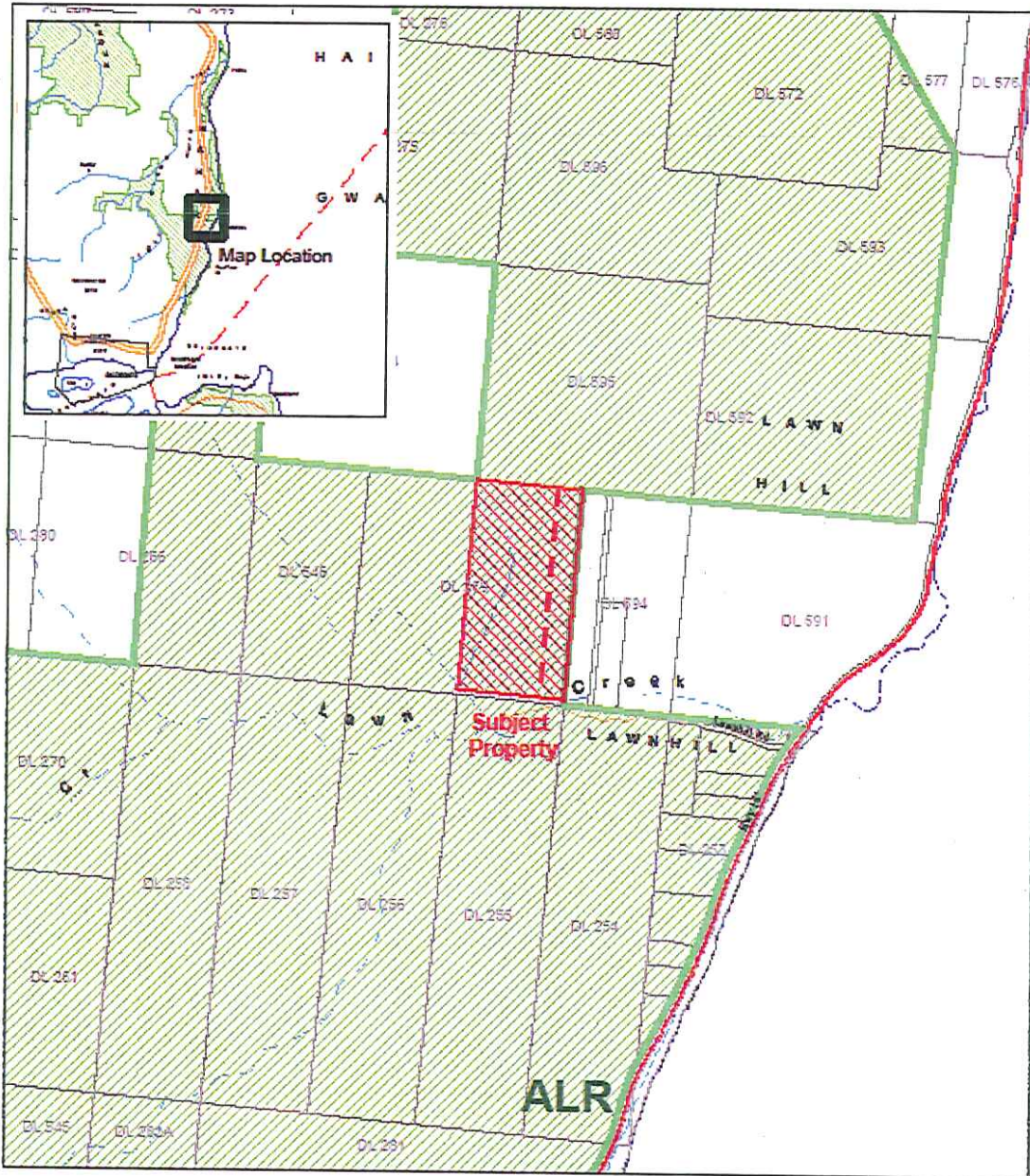
**CARRIED**  
**Resolution # 422/2011**





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**ALC Approved Subdivision (52207 – Racz) Resolution #422/2011**



**ALC Context Map**

Map Scale: 1:20,000



ALC File #: 52207  
Mapsheet #: 103G.041  
Map Produced: March 16, 2011  
Regional District: Skeena-Queen Charlotte