



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

April 23, 2012

Reply to the attention of Liz Sutton
ALC File: #52456

Larry Allen
17900 West Thompson Road
PO Box 2647
Prince George, BC V1N 4T5

Dear Mr. Allen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 133/2012 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 black ink that reads "Liz Sutton". The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Fraser-Fort George, 155 George St., Prince George, B. C. , V2L 1P8 (ALR 2500/C)

JC/52456d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
Liz Sutton	Land Use Planner
Jennifer Carson	Land Use Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

APPLICATION ID: #52456

PROPOSAL: To subdivide a 39.9 ha (36.4 ha ALR) parcel into three lots consisting of two 2 ha lots, and one 32.4 ha remainder. One of the 2 ha lots will be used as a recreational property. The subject property has one permanent home and a double-wide mobile home already established on it. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID:	015-038-106
Legal Description:	Block C of District Lot 2500 Cariboo District, Except Plans 30345
Civic Address:	Nukko Lake
Size:	39.9 ha
Area in ALR:	36.4 ha
Property Owner(s):	Larry Allen and Sandra Sandy
Purchase Date:	June 4, 1996

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

Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

C adverse climate
P stoniness
T topography

The property also contains organic soils along a watercourse running through the property.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

Other Factors

The Commission considered the report from Fraser-Fort George Regional District which confirmed steep terrain and a water course in the areas of proposed subdivision.

The property was allowed a previous subdivision of three 1.6 ha lots along Nukko Lake which were partially in the ALR.

CONCLUSION:

That the proposal will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Thibeault

SECONDED BY: Commissioner Dempsey

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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 133/2012

