



**Agricultural Land Commission**  
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December 18, 2012

ALC File: #52832

Hoa & Roger Britton Jr  
5124 Seaplane Base Road  
Telkwa, BC  
V0J 2X1

Dear Sir/Madam:

**Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #413/2012 as it relates to the above noted application.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

- 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.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #413/2012  
cc: Regional District of Bulkley-Nechako (File: 1127)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52832.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
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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### PROPOSAL

To subdivide the 52.6 ha parcel along Quick Station Road and Lawson Road to create one 12.1 ha lot, one 19.5 ha lot, and one 22.9 ha lot.

(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

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### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
  - (a) to preserve agricultural land;
  - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) 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.

**COMMISSION CONSIDERATION**

After considering the information the Commission concluded as follows:

1. Comments from the Regional District of Bulkley-Nechako indicate that Lawson Road and Quick Station Road are not high-traffic roads and therefore the roads would not interfere with the agricultural use of the subject property as a single unit. The Commission considered the impact of the roads as well as other factors relating to agricultural suitability including details such as property size, surrounding land use and limitations to agriculture.

**Conclusion:**

The Commission concurs with the Regional District and does not consider the roads to be a significant impediment to using the property as a single agricultural unit.

2. 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 CLI ratings applicable to the subject property include:

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations. Limited by soil (D) structure and (T) topography.

The subject property is located in an area of predominantly large agricultural parcels within the ALR. The applicable CLI ratings are characteristic of agricultural lands in the area and are generally more productive in larger parcels.

**Conclusion:**

The property has agricultural capability and as such the proposal for subdivision of a large agricultural parcel into three smaller parcels is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve and encourage agriculture.

**IT WAS**

**MOVED BY:** Commissioner Bullock

**SECONDED BY:** Commissioner Dyson

THAT the request be refused.

**CARRIED**

**Resolution #413/2012**