



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

February 21, 2013

ALC File: #52865

William and Elizabeth Campbell
35754 Cariboo Highway
Prince George, BC V2N 5Z4

Dear Mr. and Mrs. Campbell:

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

Please find attached the Minutes of Resolution #39/2013 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: Minutes of Resolution #39/2013

cc: Regional District of Fraser-Fort George (File: 1508/B/NE1/4)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 22, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52865.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair (Acting Chair)
Jennifer Dyson	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
Colin Fry	Executive Director

PROPOSAL: To subdivide the 61.8 ha parcel along the Cariboo Highway to create a 51.4 ha lot west of the highway and two 5.2 ha parcels east of the highway for the applicants' children. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: William and Elizabeth Campbell

Legal: PID: 015-020-592
The South East ¼ of District Lot 1506, Cariboo Regional District, Except Plan H606

Location: Prince George

Size: 61.8 ha

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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. 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 improved agricultural capability ratings identified on CLI map sheet 93G/10 applicable to the subject property is 60% Class 4T, 20% Class 4D, and 20% Class 5TD.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

The limiting subclasses associated with this parcel of land are D (undesirable soil structure) and T (topographic limitations).

Conclusion: The subject property has agricultural capability.

2. The Commission received comments from Brent Barclay, Resource Stewardship Agrologist with the Ministry of Agriculture advising that the portion of land proposed for a two lot subdivision (east side of the highway) is Class 4 land and is the most productive land on the farm. Mr. Barclay states that, "*Subdivision of the hayfields into rural lots will significantly diminish the capacity of this small farm with the new lots having very limited agricultural capability*". In addition, the Prince George Cattlemen's Association has concern regarding adequate fencing.

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land and considered the comments provided by Mr. Barclay and the Prince George Cattlemen's Association. The Commission also noted that the property is currently being used for hay production and is located in an area of predominantly large agricultural parcels.

Conclusion:

Subdivision as proposed will sever productive hayfields and ultimately divide the arable portions of the property. The Commission believes the parcel has greater agricultural utility as a larger farm parcel.

IT WAS

MOVED BY: Commissioner Dowswell

SECONDED BY: Commissioner Dyson

THAT the proposal to subdivide be refused.

CARRIED

Resolution #39/2013