



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

March 4, 2013

ALC File: #52974

Glen Klassen
3560 Highway 20
Riske Creek, BC V0L 1T0

Dear Mr. Klassen:

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

Please find attached the Minutes of Resolution #46/2013 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 #46/2013

cc: Harley Mulvahill and Brittany Wittal,
#25 - 560, Soda Creek Road, Williams Lake, BC V2G 5E5
Cariboo Regional District (File: 4035-20-K20120038)

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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 #52974.

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 |
|------------|------------------|

PROPOSAL: To subdivide the 11.7 ha parcel into two approximately 6 ha parcels.
(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: Glen Klassen, Harley Mulvahill, Brittany Wittal

Legal: PID: 014-974-878
The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 54, Lillooet District,
Except The Most Westerly 5 Chains Thereof

Location: Riske Creek

Size: 11.7 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 BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings identified on BCLI map sheet 92O.097 for the subject property are 70% Class 5TP and 30% Class 6TP.

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

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are P (stoniness) and T (topographic limitations).

Conclusion (a):

The BCLI ratings of the subject property are characteristic of agricultural lands in the area and are generally more productive in larger parcels.

Conclusion (b):

The Commission does not support the subdivision of ALR properties into smaller parcels as it often reduces the types of agriculture that can occur on the property.

2. The mandate of the Commission is to preserve agricultural land and to encourage farming within the Agricultural Land Reserve. The applicant does not provide any agricultural rationale for the proposed subdivision.

Conclusion:

The proposal for subdivision is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve and encourage agriculture.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Johnson

THAT the proposal to subdivide be refused.

CARRIED

Resolution #46/2013