



**Agricultural Land Commission**  
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March 11, 2014

ALC File: #53469

Hans and Emily Tugnum  
3985 Gilbert Road  
Smithers, BC V0J 2N0

Dear Mr. and Mrs. Tugnum:

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

Please find attached the Minutes of Resolution #55/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #55/2014  
Sketch plan

cc: Regional District of Bulkley-Nechako (File #1147)

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- (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 Canadian Land Inventory (CLI) map sheet 93L/14 for the subject property are varied but is predominantly Class 5.

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 M (moisture deficiency), P (stoniness), T (topographic limitations), and I (inundation).

**Conclusion:** The subject property has agricultural capability.

2. John Stevenson, the Ministry of Agriculture's Regional Agrologist for the Smithers area, reviewed the application and indicated that *"the subject property is bisected by Driftwood Creek, which combined with a very steep bank on the north creek side, would be a significant impediment to mechanized agricultural activities. The property owner has to access each side of the property by two different public roads"*. After reviewing the information provided and mapping available in this area, the Commission believes that in this particular case, the creek is a physical impediment to utilizing the land as a single agricultural unit.

**Conclusion:**

Driftwood Creek and a very steep bank create a significant impediment to farming the property as one agricultural unit.

## IT WAS

**MOVED BY:** Commissioner Bullock  
**SECONDED BY:** Commissioner Thibeault

THAT the proposal to subdivide the subject property be conditionally approved.

AND THAT the final approval is subject to:

1. The subdivision be in substantial compliance with the plan submitted with the application; and
2. The subdivision plan must be completed within three (3) years from the date of the Commission's letter communicating this decision.

AND FINALLY THAT 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 #55/2014**



**ALC #53469 (Tugnum)  
Approved Subdivision  
Resolution #55/2014**

ALR Application #1147  
Electoral Area "A"

Hans and Emily Tugnum

**Specific Location**

