

# STAFF REPORT TO COUNCIL

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**DATE:** October 20, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Deanna Wasnik, Director of Planning and Development

**SUBJECT:** Agricultural Land Reserve Application No. AR100036

Applicant: Albert Koehler for Panaich & Sandhu Holdings Ltd. Inc. No. BC0799696  
Location: 10515 Jutland Road

**ATTACHMENT(S):** Location and Existing Zoning Map  
Appendix "A" to AR100036  
ALC Application  
Ministry Letter

## RECOMMENDATION(S):

That Council:

1. SUPPORTS the proposed subdivision of The North  $\frac{1}{2}$  of the North East  $\frac{1}{4}$  of District Lot 624, Cariboo District as described in the report dated October 20, 2021 from the Director of Planning and Development, titled "Agricultural Land Reserve Application No. AR100036"; and
2. DIRECTS Administration to forward the resolution of support from Council to the Agricultural Land Commission (ALC).

## PURPOSE:

The applicant has proposed to subdivide 10515 Jutland Road (subject property) into two 16.2 hectare parcels. The subject property is located within the Agricultural Land Reserve (ALR), and is currently undeveloped and partially forested.

As the government agency responsible for the ALR lands, the Agricultural Land Commission (ALC) requires a response from the City of Prince George indicating Council's opinion on the subdivision request. The ALC will then consider Council's response as part of their deliberations and ultimately approve or deny the ALR subdivision application. Should the ALC support the requested subdivision, the applicant may proceed with a subdivision application to the City of Prince George.

## BACKGROUND:

### Site Characteristics

Location	10515 Jutland Road
Legal Description	The North ½ of the North East ¼ of District Lot 624, Cariboo District
Current Use	Vacant
Site Area	32.3 ha
Zoning	AF: Agriculture & Forestry

### Official Community Plan Bylaw No. 8383, 2011

Future Land Use	Rural Resource
Growth Management	Rural Resource

### Surrounding Land Use Table

North	Rural Residential, Vacant
South	Vacant
East	Jutland Road, Rural Residential
West	Vacant

## POLICY / REGULATORY ANALYSIS:

### **Canada Land Inventory**

The province's soil capability index mapping rates the agricultural capacity of soils with a range of classes from 0 (Organic Soils) to 7 (no capability for Arable Culture or Permanent Pasture). Each class may also include subclass notations regarding topography and climatic conditions based on the type and extent of limitations to agricultural uses.

The subject property is located within four soil classifications. The North East portion of the property is 60% Class 5 TP Land with topography constraints and soil stoniness, and 40% Class 7 TP Land with topography constraints and soil stoniness. The remainder of the property is 70% Class 4 T Lands with topography constraints and 30% Class 5 TD Lands with topography constraints and undesirable soil structure. Please see below for a breakdown of the soil classifications on the subject property.

**Class 5 TP** soils are characterized as appropriate for forage crops with feasibility for improvement. The T and P subclasses refer to topographical limitations and stoniness of the soil, respectively.

**Class 7 TP** soils are characterized as having no capability for arable culture or permanent pasture. The T and P subclasses refer to topographical limitations and stoniness of the soil, respectively.

**Class 4 T** soils are characterized as having severe limitations that restrict the range of crops or require special conservation practices. The T subclass refers to topographical limitations.

**Class 5 TD** soils are characterized as appropriate for forage crops with feasibility for improvement. The T and D subclasses refer to topographical limitations and undesirable soil structure, respectively.

### **Official Community Plan Bylaw No. 8383, 2011 (OCP)**

The subject property is designated as 'Rural Resource' on *Schedule B-6: Future Land Use* of the OCP. The intent of the Rural Resource designation is for areas used for agriculture, forestry and resource extraction that are important in the long-term health of the regional economy. The City should permit a minimum parcel size of 15.0 ha in Rural Resource areas (Policy 8.1.20).

Policy 8.1.8 of the OCP states that the City does not support farmland subdivisions in the ALR that produce any parcels smaller than 15 hectares in area.

The proposed subdivision would create two parcels, each approximately 16.2 hectares in area. As the proposed parcels are over the 15 hectare minimum identified within the OCP, the proposal is consistent with the Rural Resource designation and OCP policy. Therefore, Administration supports this application.

#### **Zoning Bylaw No. 7850, 2007**

The subject property is zoned AF: Agriculture and Forestry. The purpose of the AF: Agriculture and Forestry zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha in size. The zone also provides for a dwelling on large parcels and complementary residential related uses that are compatible with the secondary residential role of an agriculture and forestry area.

The proposed 16.2 hectare lots are consistent with the subdivision regulations of the AF: Agriculture & Forestry zone, and will not inhibit any of the permitted uses of the zone. Administration supports this application as the proposal is consistent with the Zoning Bylaw and OCP.

#### **Referrals**

##### Ministry of Agriculture, Food and Fisheries

The Ministry of Agriculture, Food and Fisheries (MoAFF) provided a letter with comments for Council's consideration. Please refer to the Ministry's letter dated August 5, 2021, which indicates the following items:

- No agricultural activity currently exists on the parcel;
- Subdivision and the creation of smaller lots can erode long-term agricultural and economic potential;
- While the property has some limitations, these do not preclude agricultural production;
- If approved, the ministry recommends both parcels be fenced; and,
- If approved, the resulting parcels will remain within the ALR and be subject to all requirements therein.

#### **ALTERNATIVES:**

1. Approve the resolution
2. Approve the resolution as amended
3. Refuse the resolution
4. Defer or otherwise deal with the resolution

Administration recommends that Council approve the resolution as written in the recommendation.

#### **SUMMARY AND CONCLUSION:**

The applicant has applied to the Agricultural Land Commission in order to subdivide the subject property to create two 16.2 ha lots within the Agricultural Land Reserve. Administration recommends Council send a resolution of support for the application for the reasons outlined in this report.

#### **RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Tristin Deveau, Planner

#### **APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2021/11/08