



August 5, 2021

Local Government File: AR100036 -10515

ATTN: Kali Holahan, Planner
City of Prince George
1100 Patricia Blvd., Prince George, BC, Canada V2L 3V9

VIA EMAIL: Kali.Holahan@princegeorge.ca

Re: ALC Subdivision application referral – 10515 Jutland Road

Dear Kali Holahan:

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries with the opportunity to comment on the proposed Agricultural Land Commission (ALC) Subdivision application to subdivide a parcel into two portions within the Agricultural Land Reserve (ALR). Ministry staff have reviewed the referral and offer the following comments:

- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. Ministry staff note that there is currently no agricultural activity taking place on the parcel and no proposed agricultural business planning identified as part of the provided information. The ALC application has not been provided in the referral package.
- Ministry staff note that the proposed 16-hectare parcels may result in reduced options for economically viable agricultural production (particularly of forage crops) as a result of their smaller size. Subdivision and the creation of smaller lots can erode the long-term agricultural and economic potential of the property as well as increase land cost per acre, which can both limit farm business opportunities. In some circumstances, it has been shown to increase contentious issues between adjacent land uses.
- The subject parcel is located in an area of mixed Agricultural Capability Classes. The south half is 70 percent 4T and 30 percent 5TD, with some limitations due to topography and poorly drained soils. The north half is 60 percent 5TP and 40 percent 7TP with limitations due to topography and stoniness. It is important to note that capability subclasses do not preclude agricultural production but provide

insight into management considerations in terms of practices used, crop selection and other factors. Areas within the ALR in addition, can be suitable for non-soil based agriculture.

- If approved, it is strongly encouraged that lawful fences are established for all resulting parcels. This is an important step in agricultural areas and can be a key step in protecting both parcels and any owners/future owners from legal issues such as livestock being at large and reduces the potential for complaints and conflict. For more information on fencing requirements in rural areas please refer to Section 10 of the provincial [Trespass Act](#).
- If the subdivision is approved, the resulting parcels would remain in the ALR and continue to be subject to all pertinent regulations and policies. Any access points and structures that could be established should be sited to minimize the impact on the most arable/productive areas and/or areas required for farming operations. The applicant/owner may wish to review with City of Prince George staff the Ministry's [Guide for Bylaw Development in Farming Areas](#) for information on siting, size, and building setback guidance.

For your information, on July 21, 2021, the Ministry announced new rules under the *Agricultural Land Commission Act* Use Regulation which allow, under specific conditions, both a principal residence and a small secondary residence, without application to the ALC. These new ALR rules come into effect December 31, 2021. For more information on these changes, including house and parcel size specifications, please review the Ministry's [News Release](#) and the [Order-in-Council](#).

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

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