



October 26, 2021

Melissa Nitz
Planner 1
City of Prince George
Sent by email

Dear Melissa:

Re: File AR100037 – Subdivision Application at 9808 Kelly Road North (PID: 004-989-368) – The Subject Property

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) staff the opportunity to comment on File AR100037 that proposes to subdivide the 63.7 ha Subject Property into two parcels of 63 ha and 0.7 ha. From an agricultural perspective, the Ministry offers the following comments:

- The Subject Property is bisected by Highway 97 and the proposed subdivision would result in the 63-ha parcel found north of the highway while the 0.7 ha parcel would be located south of the highway.
- Approximately 48 ha of the proposed 63 ha parcel is cultivated with forage crops while the remaining 15 ha is forested. The parcel also has a residence, garage and two barns.
- The proposed 0.7 ha parcel is entirely forested, does not contain any structures and borders a residential subdivision to the southeast that is not located within the Agricultural Land Reserve.
- The entire Subject Property has an agricultural capability rating of 80 percent 4M and 20 percent 5TM where M is the potential for moisture limitations and T is the potential for topographical limitations.
- Given that the Subject Property is bisected by the highway, farming both pieces as one unit may present some logistical/safety challenges; specifically, transporting farm equipment across the highway from the 63 ha portion of the Subject Property to the 0.7 ha portion. Additionally, given both the potential challenges and small size of the 0.7 ha portion of the Subject Property, it may not be logical/economic for the farmer to utilize this portion for forage production.

- While Ministry staff recognize that if the subdivision is approved, the 0.7 ha parcel will likely be used as a rural residential property given both the small size and relative location of the parcel, the subdivision would likely have neither a positive nor negative impact on agriculture on the Subject Property itself or on the greater vicinity of the Subject Property.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

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