



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

November 1, 2006

Reply to the attention of SIMONE RIVERS
ALC File: #B - 36922

Silver King Woodlands Inc.
P.O. Box 2646
Smithers, B.C. V0J 2N0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #526/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

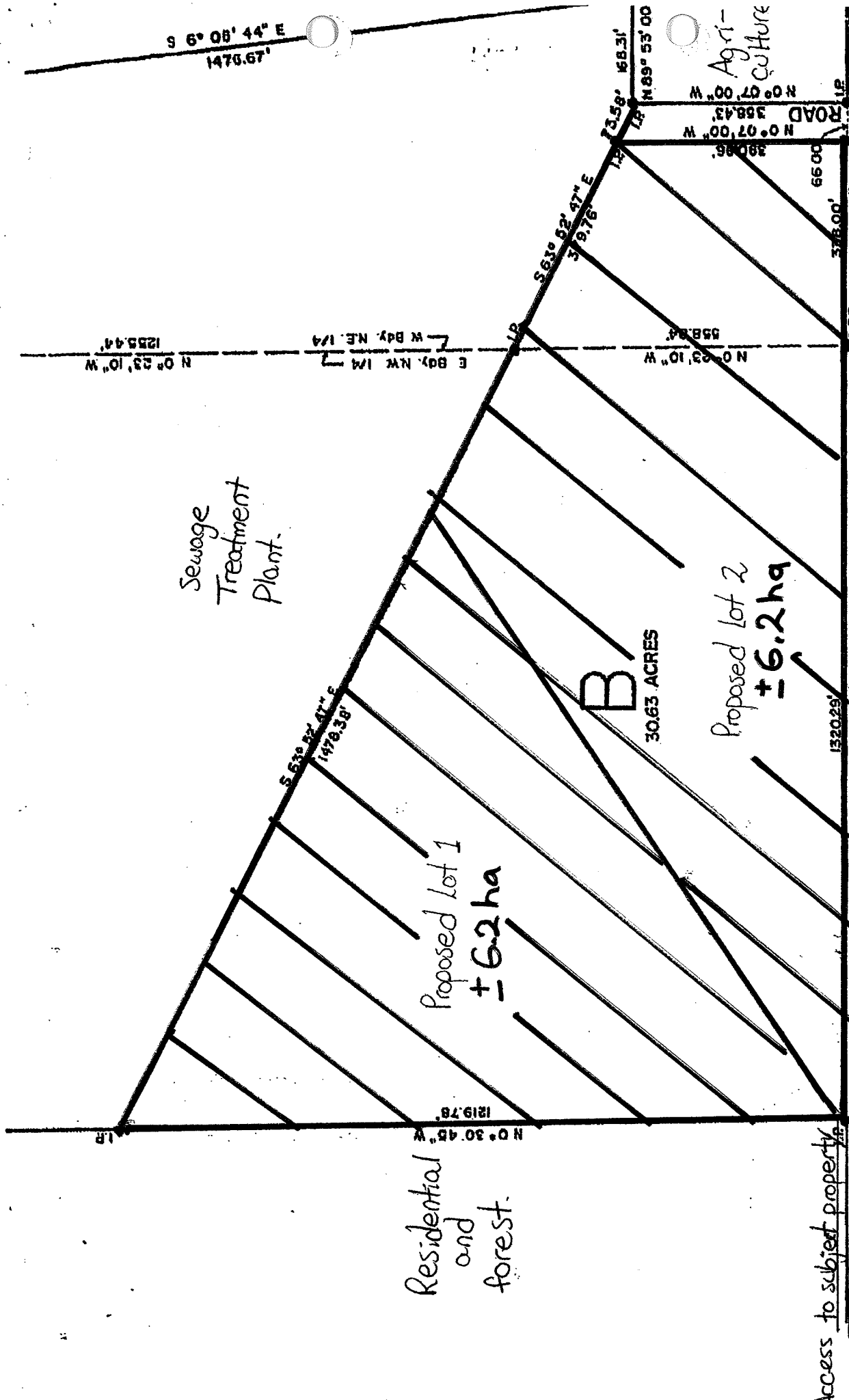
Per:

Erik Karlsen, Chair

cc: Town of Smithers (#ALC06-01)

SBR/lv/Encl.: Minutes/Sketch Plan
36922d1

MAP D.



Sewage Treatment Plant.

Proposed lot 1
± 6.2 ha

Proposed lot 2
± 6.2 ha

Residential and forest.


Access to subject property
via existing easement.

B
30.63 ACRES

Residential / Hobby farm / Forest

Provincial Agricultural Land Commission

Application B-36922
Resolution # 526/2006

 Subject Property

 Approved subdivision into two 6.2 ha lots.

Assessment of Agricultural Capability.

Due to steep slopes it appears that only about 3.2 ha of the 12.4 ha property are arable.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Although the Commission is generally reluctant to subdivide properties with agricultural capability, it noted that the property in question is small in size and is located close to the Town of Smithers. Although the flat portion of the property appeared to have agricultural potential, this area is only a small portion of the total property. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That a portion of the land under application has agricultural capability.
2. That a portion of the land under application is not suitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Craven
SECONDED BY: Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the the subdivision being in substantial compliance with the plan submitted with the application.

AND THAT the approval is only valid for three (3) years from the date of this decision. If the subdivision is not completed within this timeframe, the approval will lapse.

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 # 526/2006



Staff Report
Application # B – 36922
Applicant: Silver King Woodlands Inc

DATE RECEIVED: September 1, 2006

DATE PREPARED: September 22, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 12.4 ha parcel into two (2) equal sized lots to allow the owners to build two (2) homes.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Town of Smithers

Legal Description of Property:

PID: 009-987-991

Lot B, Section 1, Township 1A, Range 5 Coast District, Plan 6388

Purchase Date:

January 2005

Location of Property:

Located at 2760 Powell Street between Dohler Flats and Powell Street

Size of Property:

12.4 ha (The entire property is in the ALR).

Present use of the Property:

None

Surrounding Land Uses:

WEST: Residential, forest
SOUTH: Residential, Hobby farm, forest
EAST: Agricultural
NORTH: Sewage Treatment Plant

Agricultural Capability:

Data Source: Agricultural Capability Map # 93L/14
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Town of Smithers Official Community Plan Bylaw No. 1335 (2000) designates the property as Agriculture

Zoning Bylaw and Designation:

Town of Smithers Zoning Bylaw No. 14403 (2002) designates the property as A-1, Agriculture Zone
Minimum Lot Size: 16 ha.

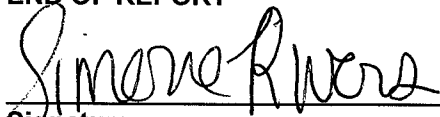
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Town of Smithers Regional Board forwarded the application with a recommendation of support

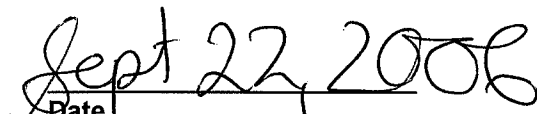
ATTACHMENTS:

- Application by a Landowner - submission describing the proposal (2 pages) (Submitted by the applicant)
- Map - Proposed Subdivision in ALR 2760 Powell Street (Submitted by the Town of Smithers)
- Sketch of proposed subdivision (Submitted by the applicants)
- Town of Smithers Report to Council - Dated August 16, 2006 (3 Page) (Submitted by the Town of Smithers).
- ALC Context Map - BCGS 93L.085 - 1:20,000 (Created by ALC Staff)

END OF REPORT



Signature



Date