



May 3, 2007

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

Reply to the attention of Simone Rivers
ALC File: B-36466

Colin & Shawna Brook
18553 Yellowhead Highway
Telkwa, BC V0J2X2

Dear Mr. and Mrs. Brook:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 181/2007 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

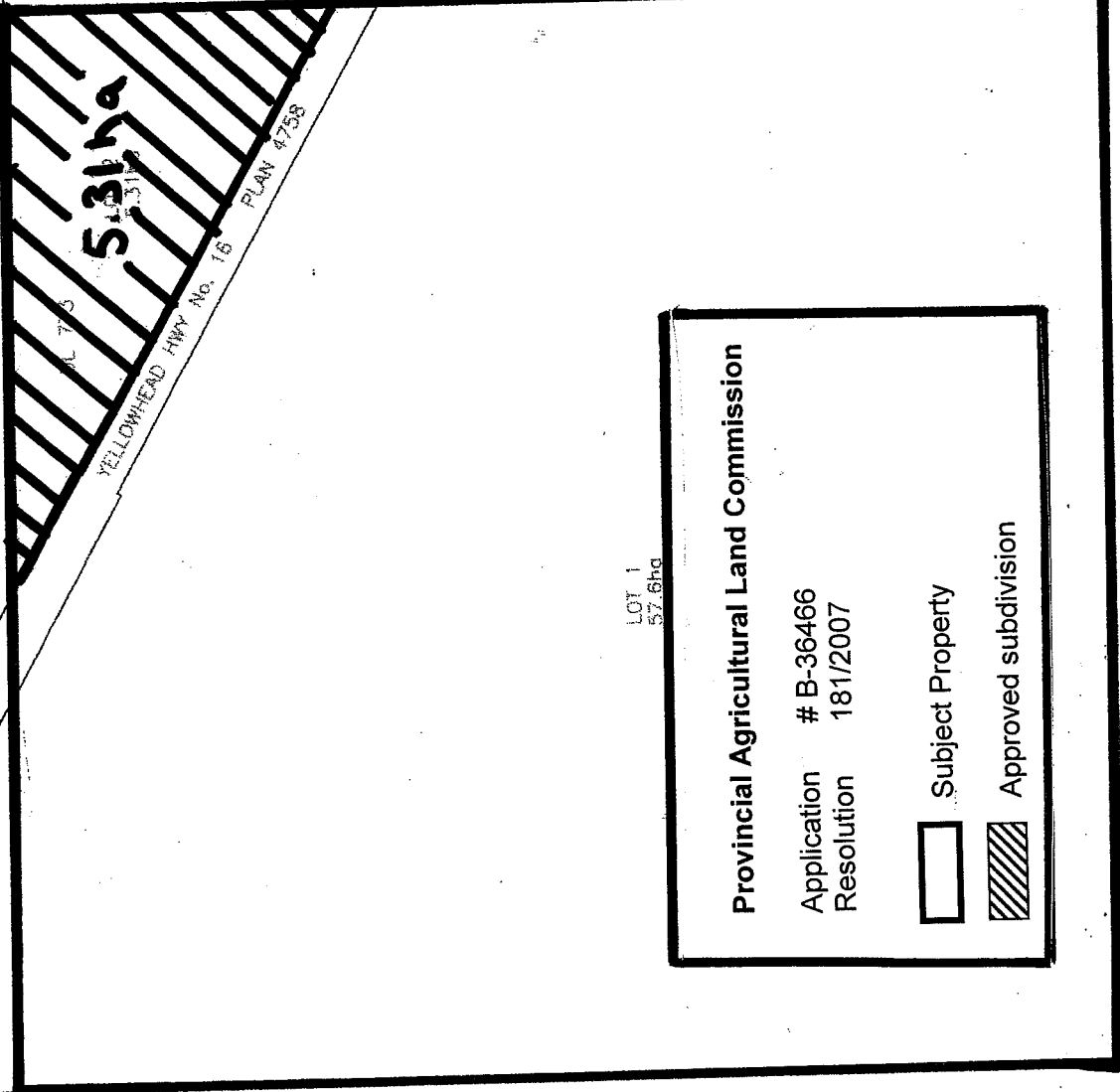
cc: Regional District of Bulkley-Nechako (1017)

Enclosure: Minutes/Sketch Plan

SR/eg
i/36466d2

BLOCK A
PLAN 2045

DL 756



5.31ha

PLAN 4758

YELLOWHEAD HWY No. 16
PLAN 4758

LOT 1
PRP46321

JUNIPER ROAD

DL 772

LOT 1
PRP46321

DL 775

LOT 1
57.6ha

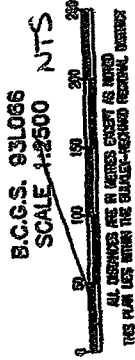
DL 774

Provincial Agricultural Land Commission

Application # B-36466
Resolution 181/2007

Subject Property
 Approved subdivision

PROPOSED SUBDIVISION PLAN OF
DL 773, RANGE 5, COAST DISTRICT,
EXCEPT PLAN 4758.



DL 767

DL 729

P. 199001
 265, 266
 COAST DISTRICT
 PLAN 773

STEPHEN HOWARD B.C.L.S.
 3903 34th AVENUE
 1601 6th STREET, S.W.
 VANCOUVER, B.C. V6J 2H0
 PHONE 1-250-699-3000
 REF. DATE: NOVEMBER 29, 2005



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 24, 2007 at Smithers, B.C.

PRESENT: Frank Read Chair, North Panel
William Norton Commissioner
Simone Rivers Staff

ABSENT: John Kendrew Commissioner

For Consideration

Application: # B- 36466
Applicant: Colin & Shawna Brook
Proposal: To subdivide the 62.9 ha property into a 5.3 ha lot and a 57.6 ha lot as divided by Highway 16. They would like to sell the 5.3 ha lot.
Legal: PID: 012-469-777
District Lot 773, Range 5 Coast District, EXCEPT Plan 4758
Location: 8 km east of Telkwa on Highway 16 and Juniper Road.

Site Inspection

A site inspection was conducted on April 24, 2007. Those in attendance were:

- Frank Read Chair, North Panel
- William Norton Commissioner
- Simone Rivers Staff
- Colin and Shawna Brook Applicants
- Amy Wainwright Planner 1, RDBN
- Maria Sandberg Planning Technician, RDBN

The Commission viewed the property on both sides of the road and noted that there were three dwellings on the property.

Discussion

The Commission viewed the property for the second time and reconsidered its decision. Upon reconsideration it determined that the subdivision would not have a negative impact on the agricultural use of the surrounding properties and was prepared to allow the subdivision as proposed.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Norton

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application

- the subdivision must be completed within three (3) years from the date of this decision.

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 # 181/2007