



Agricultural Land Commission
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April 29, 2008

Reply to the attention of Simone Rivers
ALC File: W-37766

Dale and Juanita Hansen, Richard and Christy Thompson
PO Box 18, Mile 24 Alaska Highway
Farmington, BC V0C1N0

Dear Sirs/Mesdams:

Re: Application to Subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 178/2008 and a sketch plan 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

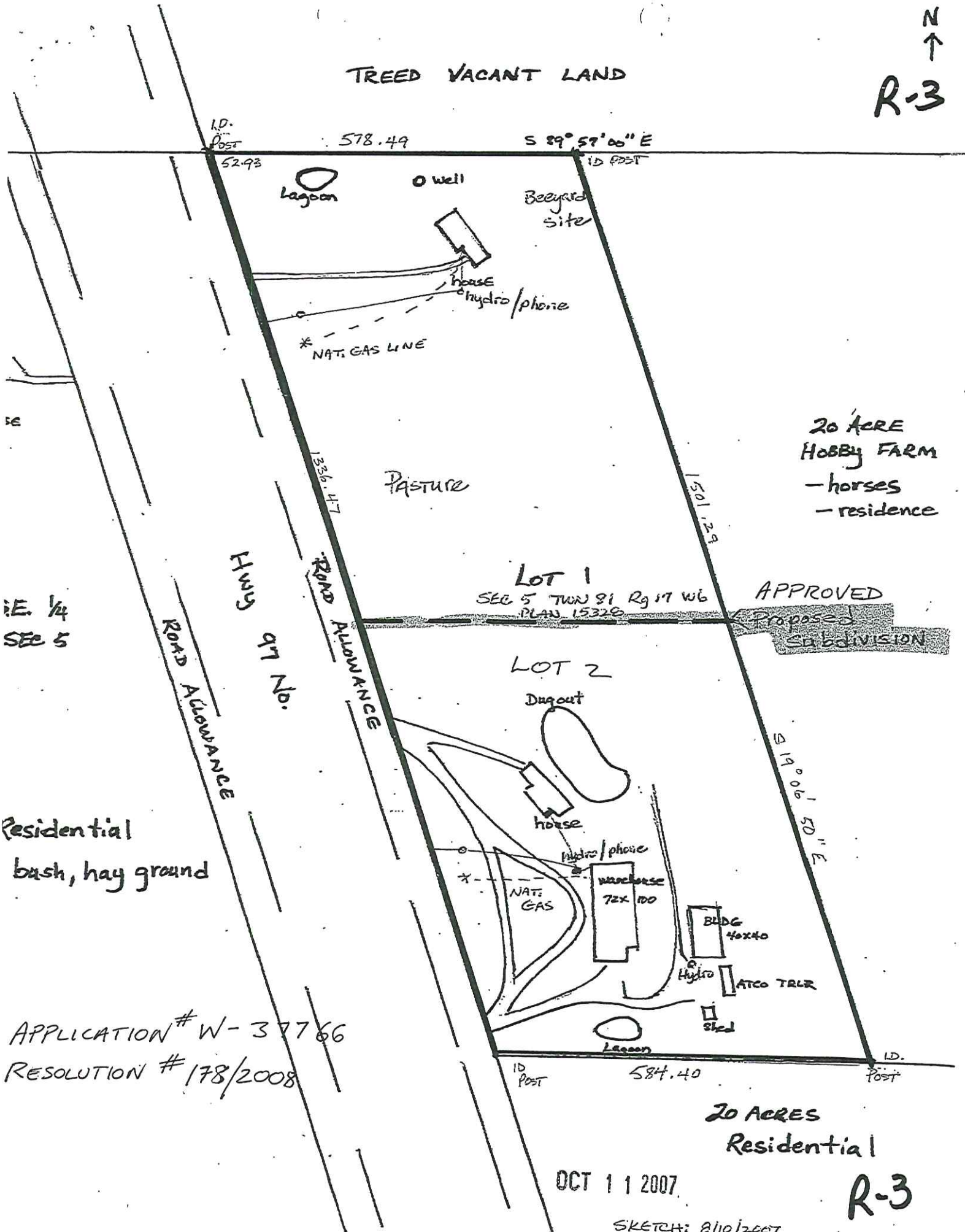
Erik Karlsen, Chair

cc: Peace River Regional District (168/2007)

Enclosure: Minutes/Sketch Plan

TREED VACANT LAND

N ↑
R-3



578.49 S 89° 57' 00" E ID POST

52.93 ID POST

Lagoon

well

Backyard site

house hydro/phone

* NAT. GAS LINE

PASTURE

136.47

1501.29

20 ACRE HOBBY FARM
- horses
- residence

LOT 1
SEC 5 TWP 91 Rg 17 W6
PLAN 15328

APPROVED

PROPOSED SUBDIVISION

LOT 2

Dugout

house

hydro/phone

warehouse 72x100

NAT. GAS

BDG 40x40

Hydro

ATCO TALK

shed

Lagoon

514' 06" 50" E

584.40 ID POST

RD. POST

RD. ALLOWANCE

RD. ALLOWANCE

HWY 97 No.

RESIDENTIAL

bush, hay ground

APPLICATION # W-37766

RESOLUTION # 178/2008

20 ACRES Residential

OCT 11 2007

SKETCH: 8/10/2007

R-3

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the 8 parcel borders the Alaska Highway and given the location of the homes, yard, access and the processing structure believed the land's potential for agricultural development would not be substantively affected by subdivision into two lots.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the subdivision proposal will not significantly impact agriculture because the homes already exist.

IT WAS

MOVED BY: Commissioner J. Kendrew

SECONDED BY: Commissioner B. Norton

THAT the application to subdivide the 8 ha property into two 4 ha lots be allowed.

AND THAT the approval is subject to the following conditions:

- 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 # 178/2008