



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

October 8, 2008

Reply to the attention of Simone Rivers
ALC File: W-38079

Adam Brash
Focus Corporation
10716 - 100th Avenue
Fort St. John, BC V1J1Z3

Dear Mr. Brash:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 613/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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 Kansen, Chair

cc: Peace River Regional District (29/2008)

Enclosure: Minutes/Sketch Plan

SBR/
38079d1

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believes there are external factors that render the land unsuitable for agricultural use. The Commission recalled that when the applicant first purchased this property it was water access only. At that point the Commission believed that the property had limited suitability for agriculture due to the lack of access and allowed some initial development. As the property has been developed for recreation the applicant has built a road to access the property. However, this access would not have been built had it not been for the non-farm development that had taken place.

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 notes that the property is not near other agricultural operations as it's located on Williston Lake and is separated from agricultural properties on the lake by an inlet. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application has limited suitability for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Kendrew

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.

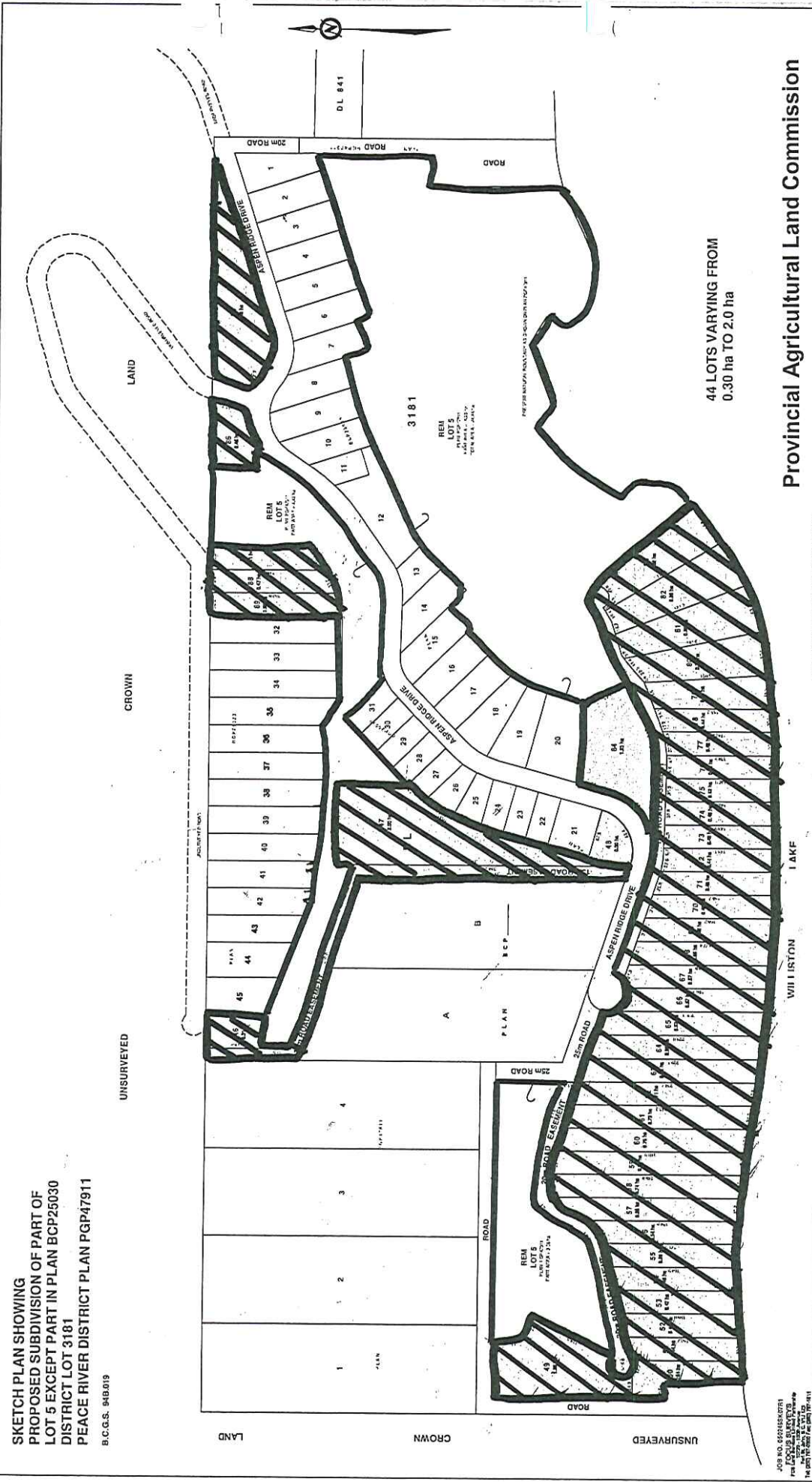
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 613/2008

SKETCH PLAN SHOWING
 PROPOSED SUBDIVISION OF PART OF
 LOT 5 EXCEPT PART IN PLAN BCP25030
 DISTRICT LOT 3181
 PEACE RIVER DISTRICT PLAN PGP47911


B.C.G.S. 940.019



44 LOTS VARYING FROM
 0.30 ha TO 2.0 ha

Provincial Agricultural Land Commission

Application #WV-38079
 Resolution # 613/2008

-  Subject Property
-  Approved subdivision

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL

BY 214, 2008

FOR INFO: 250-250-2500
 FOR MORE INFO: 250-250-2500
 FOR MORE INFO: 250-250-2500