



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

December 15, 2009

Reply to the attention of Simone Rivers
ALC File: 50500

Clifford Halls
P.O. Box 475
Hixon, B.C. V0K 1S0

Dear Messrs Hall:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1666/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Fraser-Fort George (ALC 1.0)
David Halls, P.O. Box 417, Hixon, B.C. V0K 1S0

SBR/
50500d1



A meeting was held by the Provincial Agricultural Land Commission on November 18, 2009 at the offices of the Peace River Regional District in Fort St. John, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Erik Karlsen	Chair, ALC
	Simone Rivers	Staff

For Consideration

Application:	50500
Applicant:	David and Clifford Halls
Proposal:	To subdivide the 48.2 ha property into a 22.3 ha lot and a 25.9 ha lot
Legal:	PID: 013-247-301 The South West ¼ of District Lot 3171, Cariboo District, Except Plans A1213, 13120, 15705 and PGP 39195
Location:	Thorley Road, Hixon

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
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

The Commission had no objection to the proposed subdivision on the grounds that the subject property appeared to have limited suitability and capability for agricultural use due to the ravine that bisected the property.

IT WAS

MOVED BY:	Commissioner Norton
SECONDED BY:	Commissioner Karlsen

THAT the application be approved.

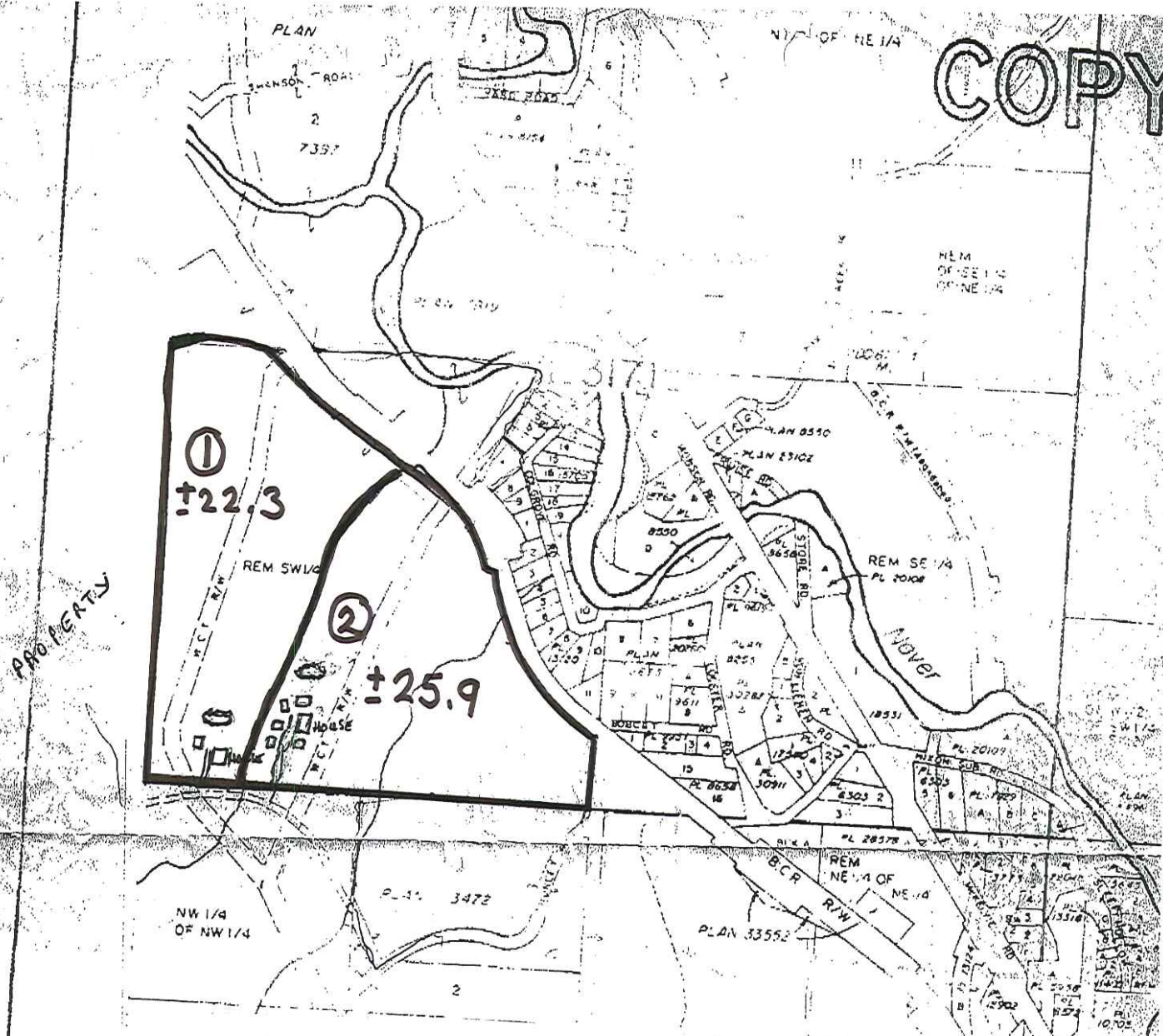
AND THAT the approval is subject to the following conditions:

- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 1666/2009

COPY



Provincial Agricultural Land Commission

SW 1/4 Application # 50500
Resolution # 1666/2009

 Subject Property

L 3172
Approved subdivision of the
South West 1/4 of District Lot 3171, Cariboo District
Except plans A1213, 13120, 1570 and PGP 39195

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