



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

June 10th, 2010

Reply to the attention of Simone Rivers
ALC File: #51663

Nadja Morozov
PO Box 134
Wonowon, BC
V0C 2N0

Dear Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2471/2010 and a sketch plan 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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: A handwritten signature in dark ink, appearing to read 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc:

MC/51663d1

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 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 notes that the proposed lots are divided by a watercourse ravine from the developed agricultural remnant. The Commission did not believe that subdividing these undeveloped areas with the 53 ha remainder would negatively affect the agricultural remainder.

However, the Commission varied the configuration of the northerly 8 ha lot proposed by the applicant, requiring the easterly subdivision line to extend no more than 20 meters from the top of the watercourse bank, thereby retaining the cleared field area lying east of the ravine with the 53 ha farm remnant.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR and is suitable for agricultural use.
2. That the subdivision proposal will not impact agriculture because the proposed parcels are severed from the farm remainder by a watercourse.

IT WAS

MOVED BY: Commissioner Denise Dowswell

SECONDED BY: Commissioner William Norton

THAT the application to subdivide a 4 ha lot and an 8 ha lot from the 65 ha property 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.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

S.33 (1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that

- (a) evidence not available at the time of the original decision has become available,*
- (b) all or part of the original decision was based on evidence that was in error or was false.*

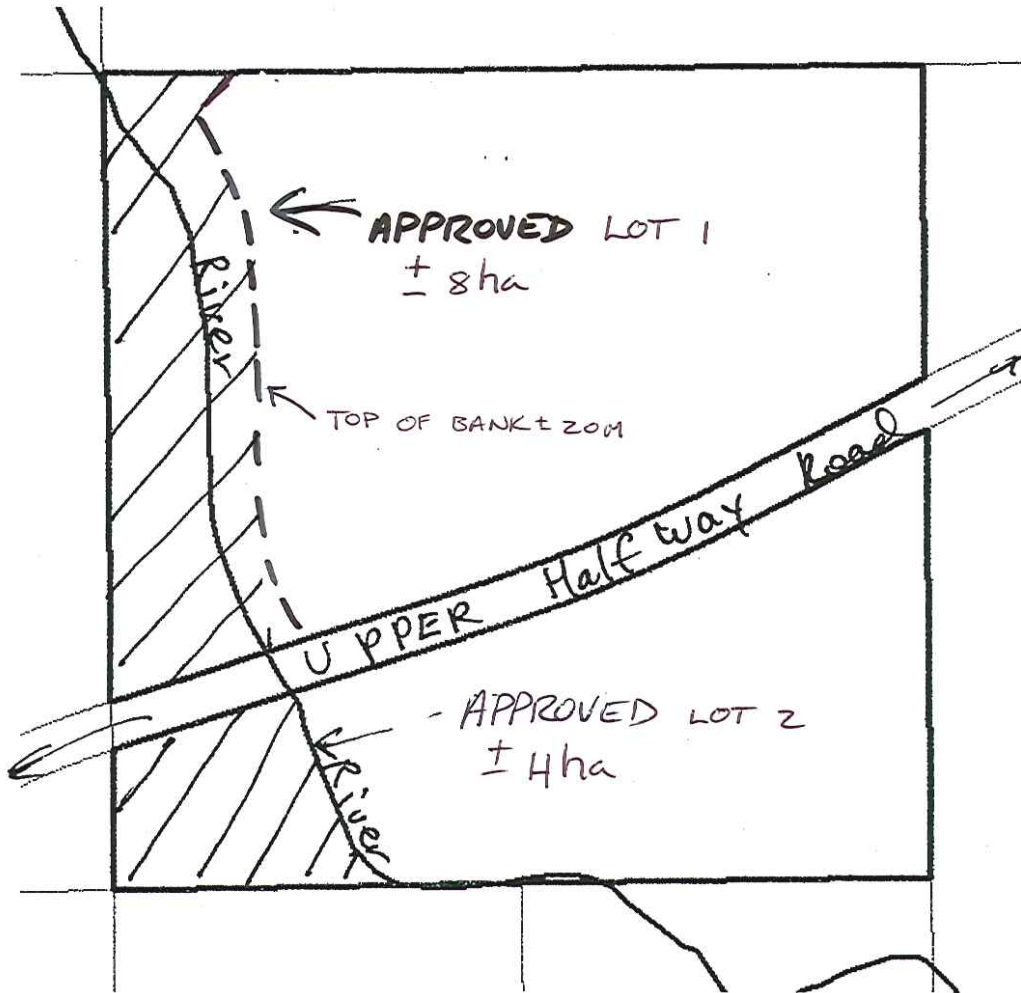
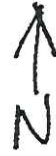
(2) The commission must give notice of its intention to reconsider a decision under

subsection (1) to any person that the commission considers is affected by the reconsideration.

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

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 # 2471/2010



ALC APPLICATION #51663
RESOLUTION # 2471/2010

February 25, 2010