



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

26th October 2010

Reply to the attention of Roger Cheetham
ALC File:51834

Dana Kelley
1060 Central Street East
Prince George, BC
V2M 3B9

Dear Dana Kelley:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2688/2010 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 purple ink that reads "R.H. Cheetham". The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Plan

cc: Regional District of Fraser Fort George
BC Land Title & Survey, New Westminster

rc/51834d1

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
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 external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission did not believe there are external factors that render the land unsuitable for agricultural use. However the Commission noted that the proposed lot is separated from the other parts of the property by a road, railroad, river channel and topography. It also noted that the property is largely forested and does not appear to have been developed for agriculture.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. In view of the physical separation of the proposed subdivision from the other parts of the property the Commission did not believe that the subdivision would impact existing or potential agricultural use of the property or surrounding lands.

Other Considerations

The Commission noted that the Regional District Board supported the application and the Ministry of Agriculture and Lands had no objection.

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 proposal will not impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner D. Dowswell

SECONDED BY: Commissioner L. Dempsey

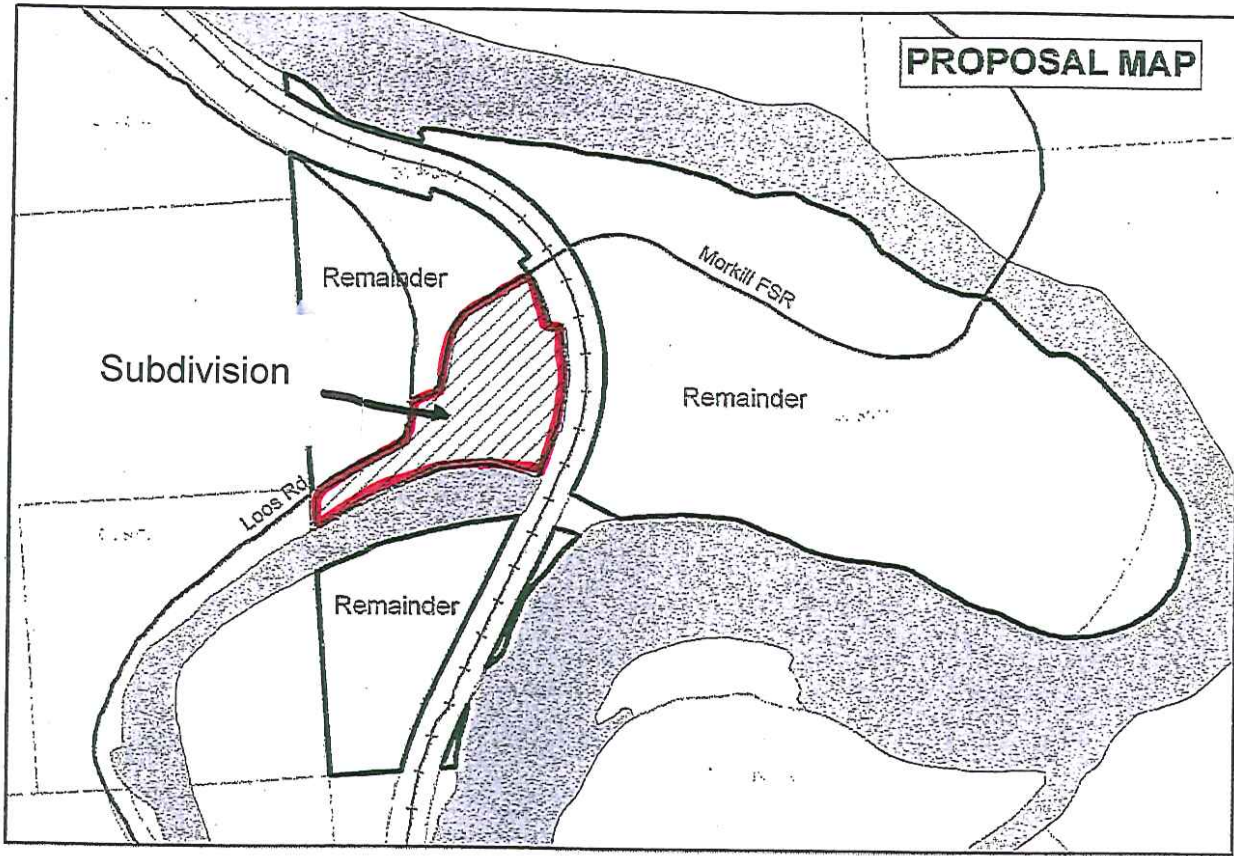
THAT the application be approved;

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 # 2688/2010



ALC File 51834

Subdivision approved in terms of Resolution Number 2688/2010