



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

November 14, 2005

Reply to the attention of Simone Rivers

Peace Reach Adventures Ltd.
Box 569
Hudson's Hope, BC – V0C 1V0

Dear: Sir/Madam

Re: Application # 36268
Lot 5, District Lot 3181, Peace River District, Plan PGP47911

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide forty-five lots from the 86.6 ha subject property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on September 14, 2005. The Commission noted that the location of the subject property was quite remote and that the subdivision of the forty-four lots was unlikely to cause any conflicts with agriculture.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # 602/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

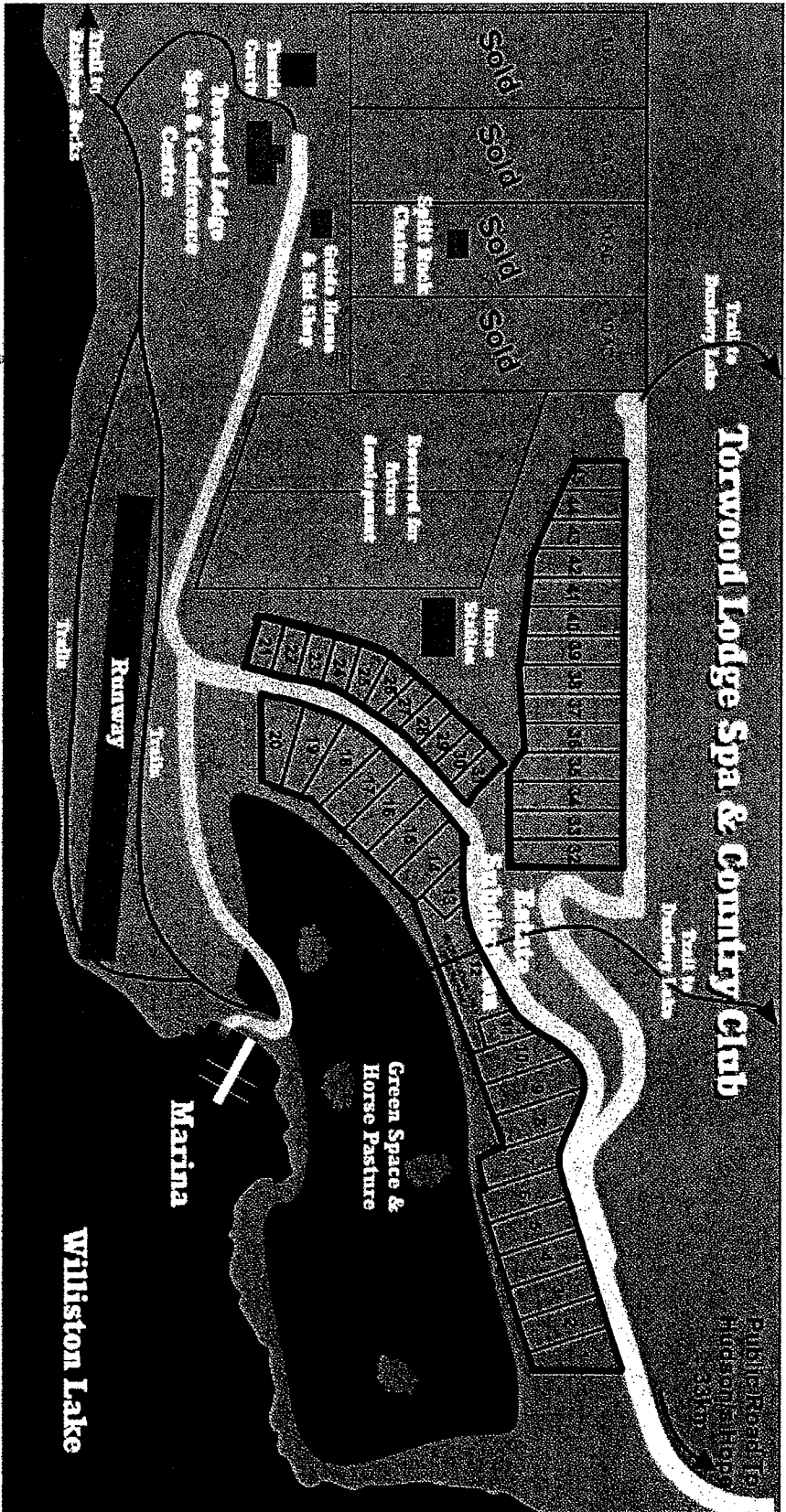
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: Peace River Regional District (file # 117/2005)
Agent - Adam Brash: Waberski Darrow Survey Group

Enclosure: Map

SR/eg
I/36268d1



Provincial Agricultural Land Commission
 Application: # W-36268-0
 Resolution # 602/2005



Approved Lots

Page 2

Resolution # 602/2005

Application # W- 36268-0

THAT the staff report be received and the application to subdivide forty-five 0.2 to 0.5 ha lots from the 86.6 ha property described as Lot 5, District Lot 3181, Peace River District, Plan PGP47911 be approved as proposed on the grounds that the ranch is in a remote location and the creation of the lots is not likely to have a negative impact on agriculture.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED

Staff Report
Application # W – 36268 – 0
Applicant: Peace Reach Adventures Ltd., 513122
Agent: Adam Brash: Waberski Darrow Survey Group

DATE RECEIVED: September 21, 2005

DATE PREPARED: October 12, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide forty-five 0.2 to 0.5 ha lots from the 86.6 ha property. The lots would be for recreational use. The remainder of the property would be approximately 53 ha.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission, by resolution #299/2003 (file 34861) and #55/2002 (file 33440) previously approved subdivision of two 4 ha lots and four 4 ha lots from this property. Four of these lots have, to date, been sold. A copy of the staff report from application # 34861 is attached for the Commission's information as the comments on this staff report are relevant in evaluating the current application.

The Commission visited the property on Wednesday September 12, 2005. No previous site visits to the property had been made, as the property was previously not accessible by road.

When they visited the property the Commission was informed that although the original application was for 45 lots and a golf course, the golf course was no longer part of the application.

The subject property is outside of any of the Peace River Regional District's Zoning or Official Community Plan areas.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 025-397-150
Lot 5, District Lot 3181, Peace River District, Plan PGP47911

Purchase Date:

April 2002

Location of Property:

West of Hudson's Hope on Williston Lake

Size of Property:

86.6 ha (The entire property is in the ALR).

Present use of the Property:

Torwood Lodge, heli skiing and forested

Surrounding Land Uses:

WEST: Uninhabited (non-ALR)
SOUTH: Williston Lake (non-ALR)
EAST: Williston Lake (ALR)
NORTH: Crown land (non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 94B/1
The majority of the property is identified as having the following ratings: 4MT.

PREVIOUS APPLICATIONS:

Application #33440-0

Applicant: Sarah Maas
Decision Date: October 24, 2000
Proposal: To subdivide three approximately 4 hectare parcels from the 113 hectare subject property.
Decision: Allowed

Application #33440-1

Applicant: Sarah Maas
Decision Date: February 21, 2002
Proposal: To subdivide an additional 4 ha lot from the 113 ha parcel in addition to the three previously approved.
Decision: Allowed.

Application #34861-0

Applicant: Peace Reach Adventures Ltd.
Decision Date: June 26, 2003
Proposal: To subdivide two 4 ha lots from the 85 ha subject property for use as seasonal residences.
Decision: Allowed.

RELEVANT APPLICATIONS:

Application #30162-0

Applicant: Egon Reischel
Decision Date: January 10, 1996
Proposal: To subdivide a 6 ha lot from the 36 ha property for retirement purposes.
Decision: Refused on the grounds that the loss of 6 ha would reduce the agricultural capability of the property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Peace River Regional District Regional Board: The Regional Board forwarded the application with the following resolution, that the Regional Board authorize the application for the subdivision proposal to proceed to the Agricultural Land Commission on the basis that the subject property is outside the Regional District's planning area.

Local Government Planning Staff: Planning staff noted that since the land is not accessible for farming operations, there will be minimal impact on agriculture. Creation of the new lots can make the expansion of recreational activities more economically feasible.

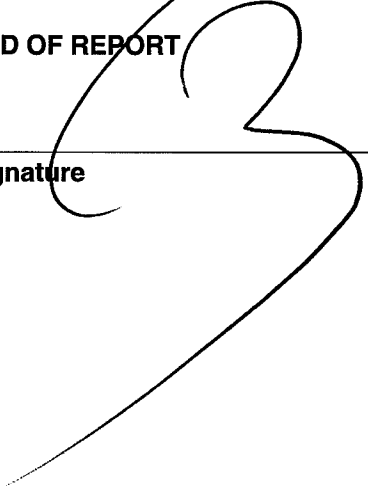
STAFF COMMENTS:

Staff recommend that the Commission consider the following.

- The subject property is isolated from any nearby agricultural activity because of its remote location.
- The Commission has allowed the applicants' previous applications on account of the remote location of this property.
- The previous staff report lists this property as being run as a "guest ranch". Approval has not been given in the past for non-farm use of the property.

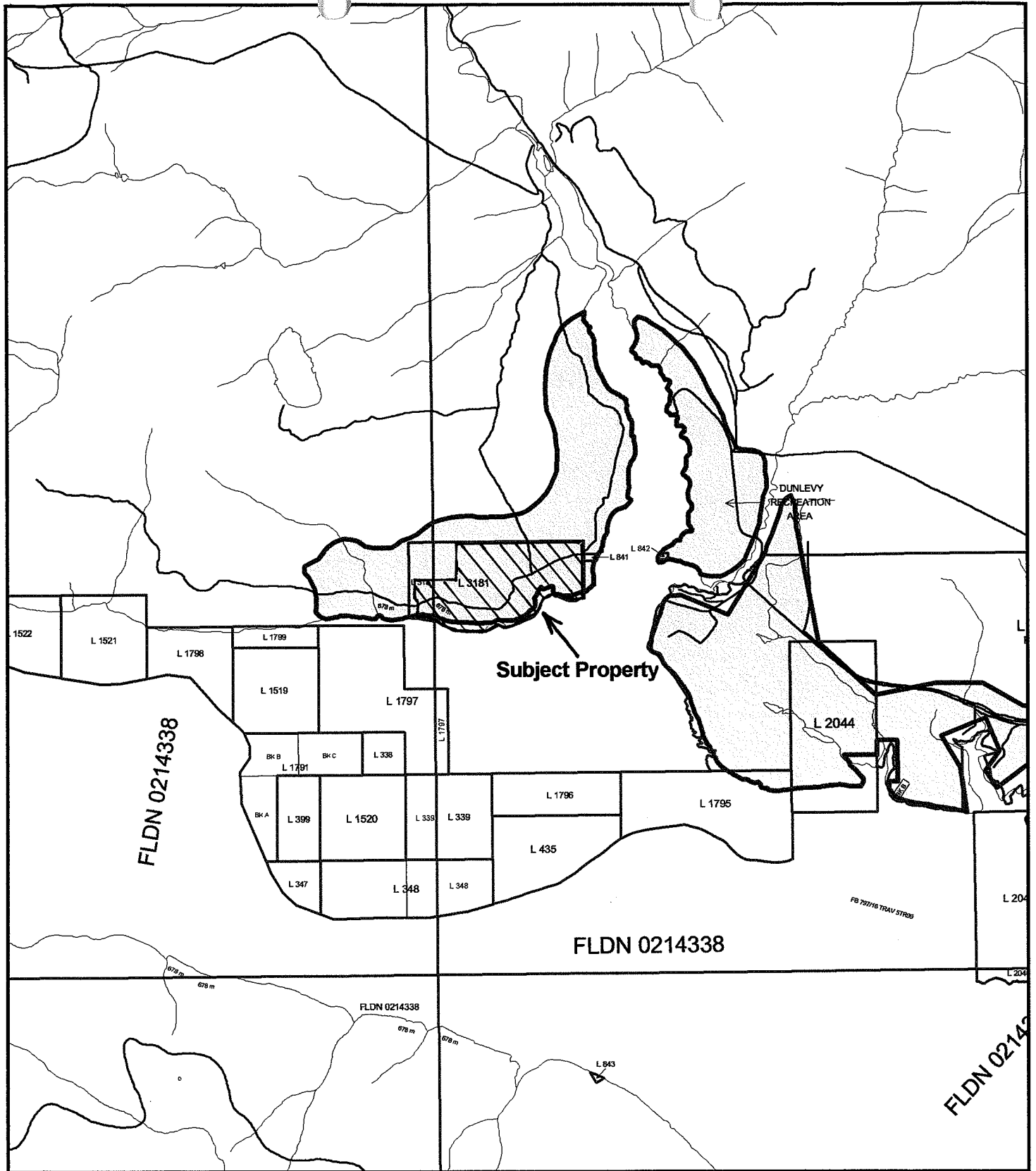
END OF REPORT

Signature

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Date

Oct 18/05



ALC CONTEXT MAP
Application # 36268

Map Scale: 1: 50000

ALC File #: 21-05-36268

NTS Map Sheet #: 94B/1

Regional District: Peace River