



Agricultural Land Commission
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www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler
ALC File: # X-37142

April 14, 2008

Sharon Dennie
RR2 - C-2 Southview Road
Powell River, BC V8A4Z3

Dear Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 129/2008 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: Powell River Regional District (DL1959)

Enclosure: Minutes/Sketch Plan

TK
i/37142d1.doc



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 19, 2008 in Langford, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # X- 37142
Applicant: Sharon Dennie
Proposal: To subdivide the subject property to shift the existing lot line between Lots 1 and 2 approximately 50 metres to the west, thus increasing the acreage of Lot 1. Lot 1 is currently 3.17 ha and Lot 2 is 3.93 ha in area. By moving the boundary line, Lot 1 will become approximately 2.1 ha and Lot 2 will become approximately 5 ha in area.
Legal: 1. PID: 023-542-802
Lot 2, District Lot 1959, New Westminster District Group 1, Plan LMP30192
2. PID: 023-542-799
Lot 1, District Lot 1959, New Westminster District Group 1, Plan LMP30192
Location: Southview Road, Powell River.

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 reviewed the file and notes from the site visit conducted on March 28, 2007. The Commission noted that the agricultural capability ratings of the subject property were secondary ratings of Class 4 to Class 5 with limitations of soil moisture deficiency, and stoniness. The Commission also noted that no additional lots would be created and that both lots would remain over 1.0 ha in size.

As such, the Commission did not believe the proposal would negatively impact existing or potential agricultural use of the subject property or surrounding lands.

Conclusion

That the proposal will not negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Seitz

SECONDED BY: Commissioner Rugg

THAT the application be approved;

AND THAT the approval is subject to the following conditions:

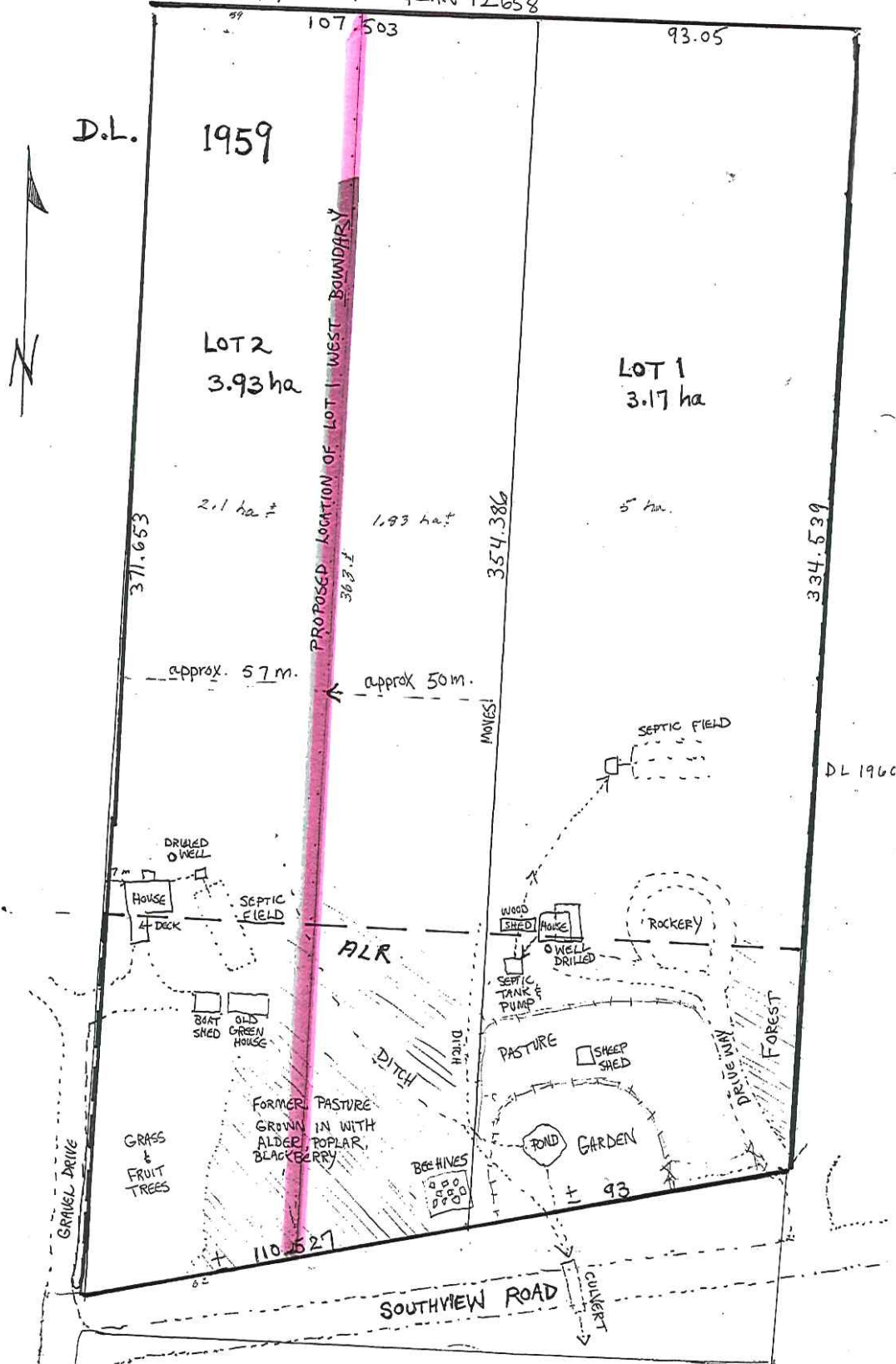
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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

CARRIED

Resolution # 129/2008

PLAN OF PROPOSED SUBDIVISION OF LOT 2
 D.L. 1959, N.W.D. PLAN 12658



Provincial Agricultural Land Commission

Application #X-37142

Resolution # 129/2008



Subject Property



Approved boundary adjustment creating one
 2.0 ha lot (approx) and one 5.0 ha lot (approx)