



**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 29, 2007

Reply to the attention of Simone Rivers  
ALC File: W-37749

Stan & Lorraine Pavlis  
RR#2  
Dawson Creek, BC V1G4E8

Dear Mr. and Mrs. Pavlis:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 628/2007 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: 

Erik Karlsen, Chair

cc: Peace River Regional District (178/2007)

Enclosure: Minutes/Sketch Plan



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 22, 2007 at the offices of the Ministry of Agriculture and Lands, Prince George, B.C.

<b>PRESENT:</b>	William Norton	Chair, North Panel
	John Kendrew	Commissioner
	Denise Dowswell	Commissioner
	Simone Rivers	Staff

### For Consideration

Application: # W- 37749  
Applicant: Stan & Lorraine Pavlis  
Proposal: To subdivide the 4 ha homesite from the quarter-section. The applicants have owned the property since 1966.  
Legal: PID: 013-035-339  
The NorthWest ¼ of Section 35, Township 79, Range 14, W6M, Peace River District  
Location: Rolla

### Site Inspection

A site inspection was not conducted.

### 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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

### Discussion

#### **Assessment of Agricultural Capability**

The agricultural capability of the soil of the subject property is 100% Class 2C with limitations of adverse climate.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

The Commission believes that the property has excellent agricultural capability and is correctly designated as ALR.

**Assessment of Other Factors**

The applicants have owned and lived on the subject property since 1966. They now wish to sell the remainder of the property while continuing to live on their homesite.

As the applicants qualify for consideration and meet the requirements of the Commission's *Homesite Severance Policy*, the Commission has no objection to the subdivision of the existing homesite as proposed.

**IT WAS**

**MOVED BY:** Commissioner Kendrew  
**SECONDED BY:** Commissioner Dowswell

THAT the application be allowed.

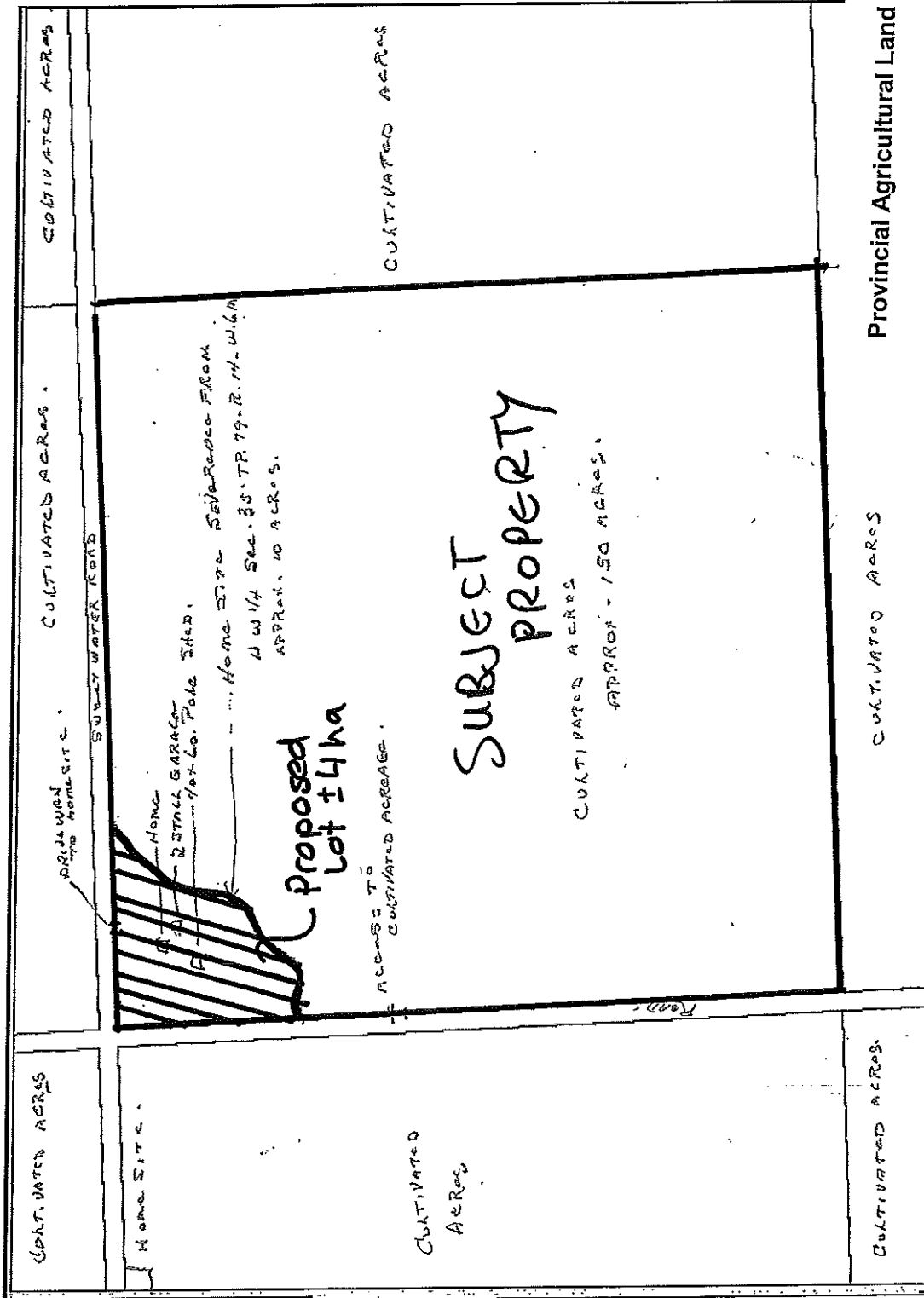
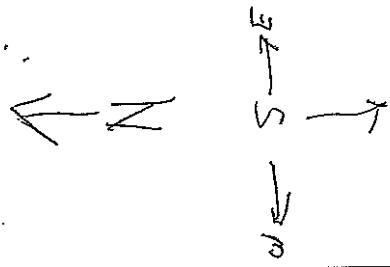
AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- compliance with the Homesite Severance Policy
- approval for subdivision is granted for the sole benefit of the applicant and is non-transferable.

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 # 628/2007**



Provincial Agricultural Land Commission

Application #W-37749  
Resolution # 628/2007

 Subject Property

 Approved subdivision of a ± 4 ha homesite.