



Agricultural Land Commission
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June 6, 2008

Reply to the attention of Simone Rivers
ALC File: WW-37888

James Little
SS2 - Site 13 - Comp 23
Fort St John, BC V1J4M7

Dear Mr. Little:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 303/2008 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

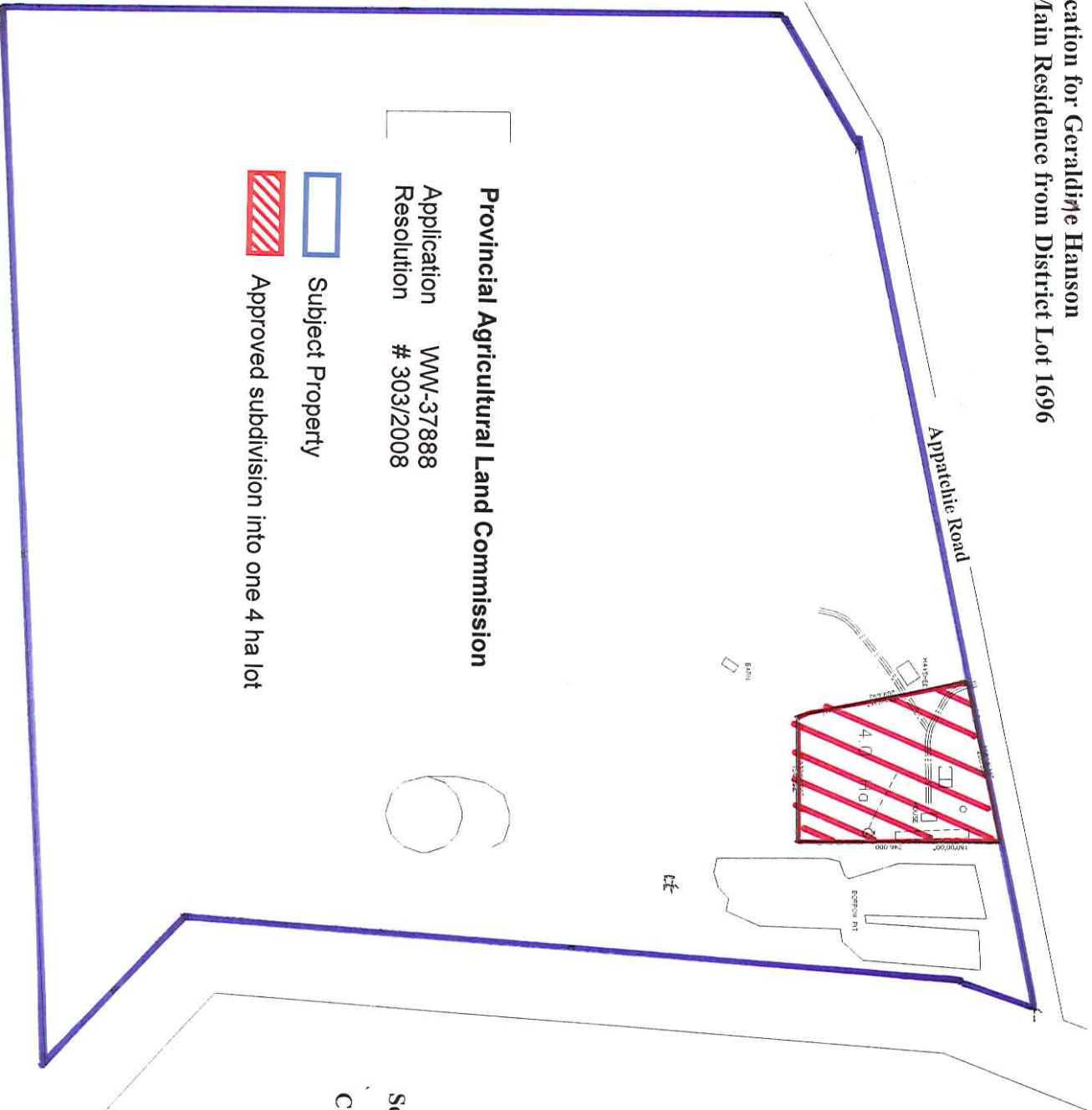

Erik Karlsen, Chair

cc: Northern Rockies Regional District

Enclosure: Minutes/Sketch Plan

SBR/
i/37888d1

Application for Geraldine Hanson
To Subdivide Main Residence from District Lot 1696



Provincial Agricultural Land Commission
Application WW-37888
Resolution # 303/2008

-  Subject Property
-  Approved subdivision into one 4 ha lot

Scale 1:5,000
Created September 2007

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

Assessment of Agricultural Capability

The Commission noted that the property had agricultural capability ratings that indicated its agricultural capability. Also, much of the property had been improved for agricultural use. The Commission believed that the property had agricultural capability and was properly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether the 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 existing house is located on the north end of the property where the property abuts a property that's being used for industrial purposes. The proposed subdivision does not encroach onto the cultivated portions of the remainder and the proposed subdivision has been kept as small as possible. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that the applicant had lived on the property for many years and had worked with her husband to clear the land.

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.

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
- 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 # 303/2008