



Agricultural Land Commission
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June 27, 2008

Reply to the attention of Jennifer Carson
ALC File: Q-37898

Lawrence and Chris-Anne Gilmore
1617 Sunshine Place, S.E.
High River, AB T1V1Y3

Dear Mr. and Mrs. Gilmore:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 315/2008 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:


Erik Karlsen, Chair

cc: The Corporation of the City of Grand Forks

Enclosure: Minutes

JC/37898d1

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

M soil moisture deficiency

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 noted that given the circumstances around its location, the land comprising the subject property would still be appropriate for small lot agriculture if it were divided into two (2) 1.0 ha lots. The Commission also noted that this would be in compliance with local government zoning for the area. The Commission believes the proposal as submitted would negatively impact existing or potential agricultural use of surrounding lands by increasing pressure to subdivide into parcel sizes smaller than that of lands adjacent to the east side of 12th Street.

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 an alternative proposal involving the subdivision of only two (2) lots of equal size will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Griffin

SECONDED BY: Commissioner Purdy

THAT the application be refused as proposed.

AND THAT a subdivision of the property into two (2) lots of approximately 1.0 ha be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the decision
- 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 # 315/2008