



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: B-37961

May 29, 2008

Donald Rudland
PO Box 204 - 5403 Lily Lake Road
Fort Fraser, BC V0J1N0

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 273/2008 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 over a horizontal line.

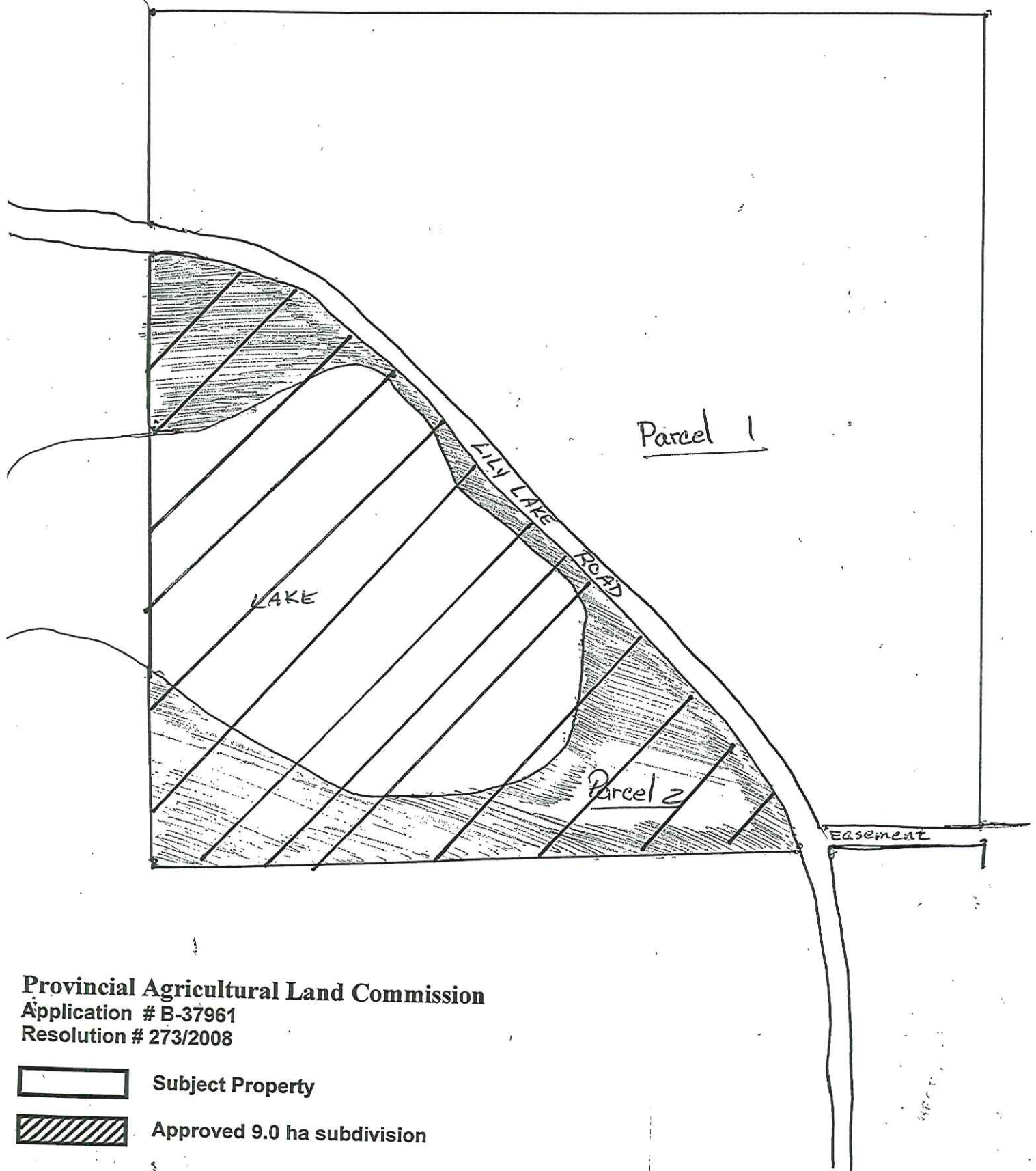
Erik Karlsen, Chair

cc: Regional District of Bulkley-Nechako (1046)

Enclosure: Minutes/Sketch Plan

TK/
i/37961d1.doc

PROPOSED SUBDIVISION
Diagram # 1



Provincial Agricultural Land Commission
Application # B-37961
Resolution # 273/2008

-  Subject Property
-  Approved 9.0 ha subdivision



A meeting was held by the Provincial Agricultural Land Commission on May 6, 2008 at the offices of the Regional District of Fraser-Fort George located at 155 George Street, Prince George, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Simone Rivers	Staff
	Terra Kaethler	Staff

For Consideration

Application:	# B- 37961
Applicant:	Donald Rudland
Proposal:	To subdivide the 49.0 ha subject property into two parcels of 9.0 ha and 40.0 ha
Legal:	PID: 019-078-161
	Block A, Section 23, Township 15, Range 5 Coast District
Location:	Located at 5403 Lily Lake Road, approximately 1km south of Fort Fraser

Site Inspection

A site inspection was conducted on May 5, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Simone Rivers Staff
- Terra Kaethler Staff
- Don Rudland Applicant

The Commission met with the applicant and walked the eastern portion of the property, as divided by Lily Lake Road. It was noted that the northwestern area of the property was under cultivation. The southeastern portion of the property was mostly brush and trees. The Commission then viewed the area on the west side of Lily Lake Road. The Commission noted that the wetland area compromised the majority of the west portion of the property.

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 assessed the impact of the proposal against the long term goal of preserving agricultural land. Although the Commission did not consider the road to be a major impediment to farming the property, it did not believe that subdivision would impact the agricultural use of the property, as the western portion of the property is unsuitable to agriculture due to the surrounding wetland. Further, the Commission did not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusion

That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Dowswell

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 # 273/2008