



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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April 21, 2008

Reply to the attention of Simone Rivers
ALC File: W-37968

Peace Reach Adventures Ltd.
PO Box 569
Hudson's Hope, BC V0C1V0

Dear Sir/Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 141/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Peace River Regional District (005/2008)

Enclosure: Minutes/Sketch Plan

SBR/
i/37968d1

Provincial Agricultural Land Commission

Application # W-37968
Resolution # 141/2008

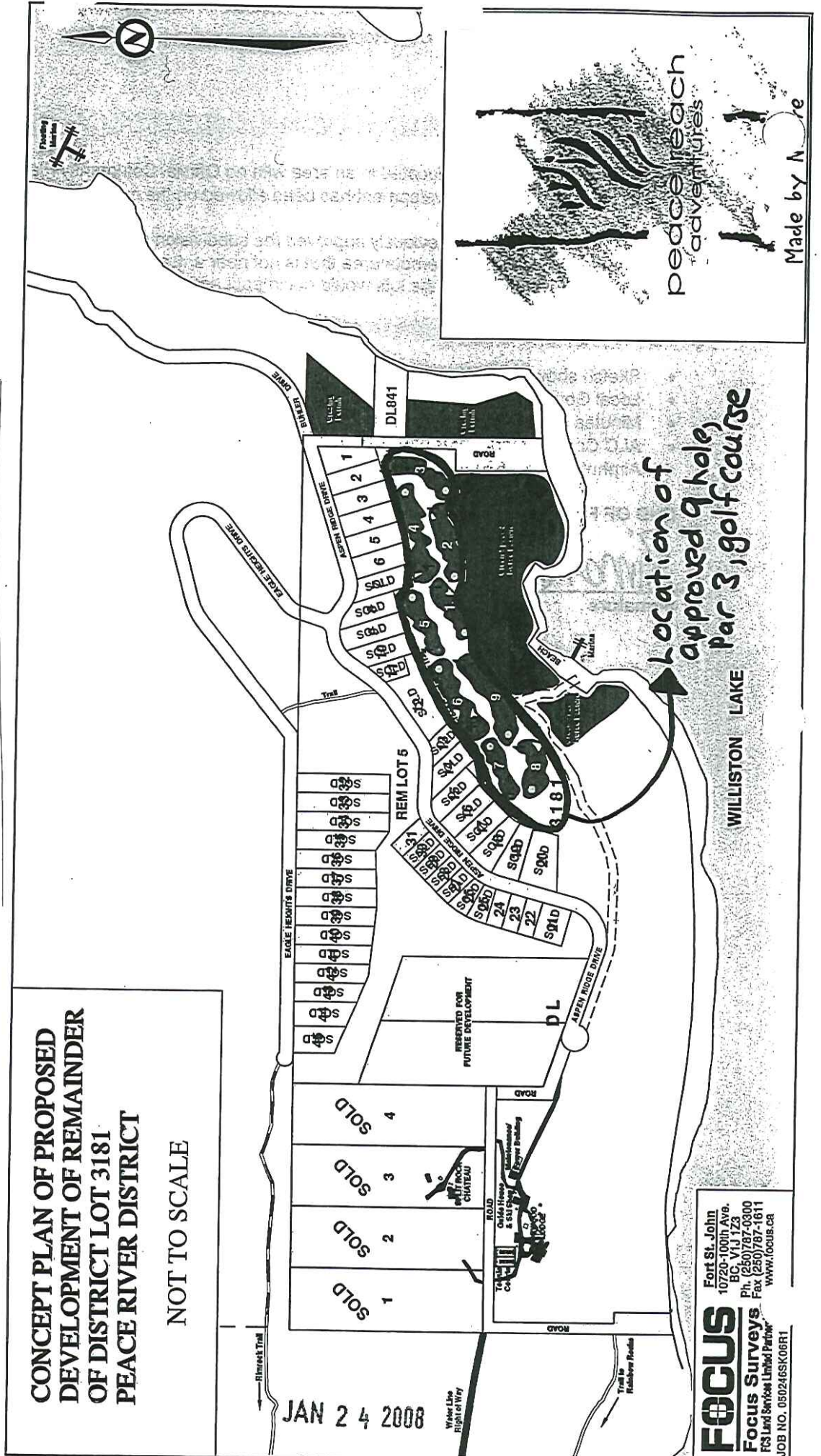
 Approved area hectares for golf course use.

R.2

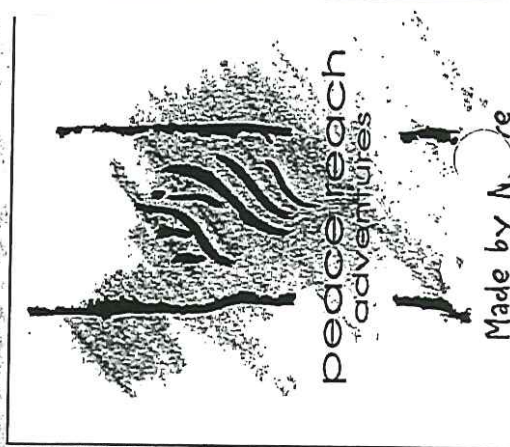
**CONCEPT PLAN OF PROPOSED
DEVELOPMENT OF REMAINDER
OF DISTRICT LOT 3181
PEACE RIVER DISTRICT**

NOT TO SCALE

JAN 24 2008



R.2





MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 2, 2008 by telephone conference call.

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

For Consideration

Application: # W- 37968
Applicant: Peace Reach Adventures Ltd.
Proposal: To develop a Par 3, 9 hole golf course for use by clients of the Torwood Lodge Resort. The golf course would be located on approximately 8 ha of the subject property.
Legal: PID: 025-397-150
Lot 5, District Lot 3181, Peace River District, Plan PGP47911, EXCEPT Part in Plan BCP25030
Location: North shore of Williston Lake. About 40 km drive northwest from the townsite of Hudson's Hope.

Site Inspection

A site inspection was not conducted.

Discussion

In reviewing the request, the Commission considered its past decisions in the area. It recalled that it had allowed the subdivision of 44 small recreational lots from the subject property in 2005. As it did when considering previous applications, the Commission considered that the property was quite remote from other agricultural operations and that it not believe that the current proposal would have a negative impact on the agricultural potential of the area.

IT WAS

MOVED BY: Commissioner Norton
SECONDED BY: Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- The development of the golf course be limited to a par 3, 9 hole, and that the areas developed for as a golf course use be confined to the area shown in the proposal.
- The development of a small pro shop is allowed as proposed; however, this approval does not extend to any other golf course related infrastructure.

- Development of the golf course must be commenced within three years of 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 # 141/2008