



**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

Reply to the attention of Terra Kaethler  
ALC File: P-38069

August 13, 2008

Dediluke Land Surveying Inc  
4801 Keith Avenue  
Terrace, BC V8G1K6

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 429/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: Regional District of Kitimat-Stikine (3370-20-279)

Enclosure: Minutes/Sketch Plan

TK/  
I/38069d1.doc

D.L. 2  
PLAN PRP1448

1114  
6  
PLAN 8492

5 m.  
RETURN  
TO  
CROWN

D.L. 1115  
SEE DETAIL

PLAN 9290

D.L. 1110  
BLK A  
DF 8474

D.L. 1111

10 m. LIMITED DISTURBANCE COVENANT  
CREEK BED PLUS 5 m. RETURN TO CROWN

APPROXIMATE  
LOCATION  
WILLOW CREEK  
(SUBJECT TO SURVEY)

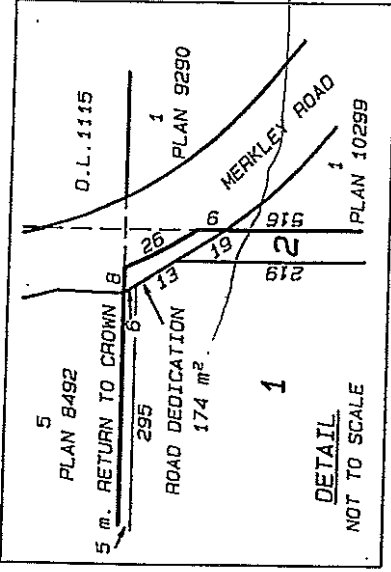
6  
PLAN 8920  
D.L. 592

D.L. 590

PLAN  
BCP5011  
D.L. 589

10m x 10m  
ROAD  
DEDICATION

MERKLEY ROAD



PLAN OF PROPOSED SUBDIVISION  
OF PART OF DISTRICT LOT 1111,  
RANGE 5, COAST DISTRICT.

SCALE



VARIANCE FOR ROAD FRONTAGE REQUIRED  
ALR BOUNDARY DERIVED FROM ROKS RECORDS  
ALR PORTION OF PROPOSED PARCELS

LOT 1	39%
LOT 2	34%
LOT 3	9%

FEB. 12, 2008

DEDILUKE LAND SURVEYING INC.  
TERRACE AND NANAIMO, B.C.

F 2057/07  
C 2057B.DAT

Provincial Agricultural Land Commission  
Application # 38069  
Resolution # 429/2008

Approved area for subdivision





A meeting was held by the Provincial Agricultural Land Commission on July 24, 2008 in Terrace, B.C.

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

**For Consideration**

Application: # P- 38069  
Applicant: Christian and Georgina De Wit  
Agent: Dediluke Land Surveying Inc  
Proposal: To subdivide the 64 ha vacant parcel. The applicants want to subdivide the land east of Willow Creek to create three (3) lots of + 5 ha in size for rural residential development.  
Legal: PID: 005-439-191  
Location: District Lot 1111, Range 5 Coast District, EXCEPT Plan 11665  
Location: Located approximately 3 km north of the City of Terrace.

**Site Inspection**

A site inspection was conducted on July 23, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- John Kendrew Commissioner
- Terra Kaethler Staff
- David Hardwicke Agent

The Commission met with the agent at the subject property, and noted that the portion of the property within the ALR was minimal and was mostly brush.

**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. The Commission noted that the portion of the property within the ALR was minimal. Further, it was noted that the proposed subdivision was consistent with parcel sizes of adjacent ALR properties. As such, due to the small amount of ALR affected by the proposal and the marginal soil capability of the property, the Commission did not believe the proposal would impact existing or potential agricultural use of the subject property or 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 # 429/2008**