



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

December 10, 2008

Reply to the attention of Simone Rivers
ALC File: W-38583

William and Marion Evans
RR2 - Site 6 - Comp 11
Dawson Creek, BC V1G4E8

Dear Mr. and Mrs. Evans:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 781/2008 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 that reads 'Simone Rivers'. The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (184/2008)

SBR/
i/38583d1

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is 100% Class 3T with limitations of topography.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The Commission believes that the subject property has good agricultural capability and is correctly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether 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. While the Commission generally takes the view that subdivision in rural areas is not consistent with long term agricultural activity and productivity in this case the Commission took into consideration that the applicants had chosen a location for the proposed lot that was the site of a historic homesite and therefore had been previously disturbed. The area of the proposed subdivision was not currently cultivated. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands or the subject property.

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 Norton
SECONDED BY: Commissioner Dowswell

THAT the application be allowed.

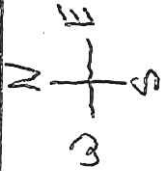
AND THAT the approval is subject to the following conditions:

- 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 # 781/2008

North Property Line



2nd Field
Cultivated Hay Field


Tree Line


South East Corner S, E, 1/4 Section 7 81-13-W-6

1st Field
Cultivated Hay Field

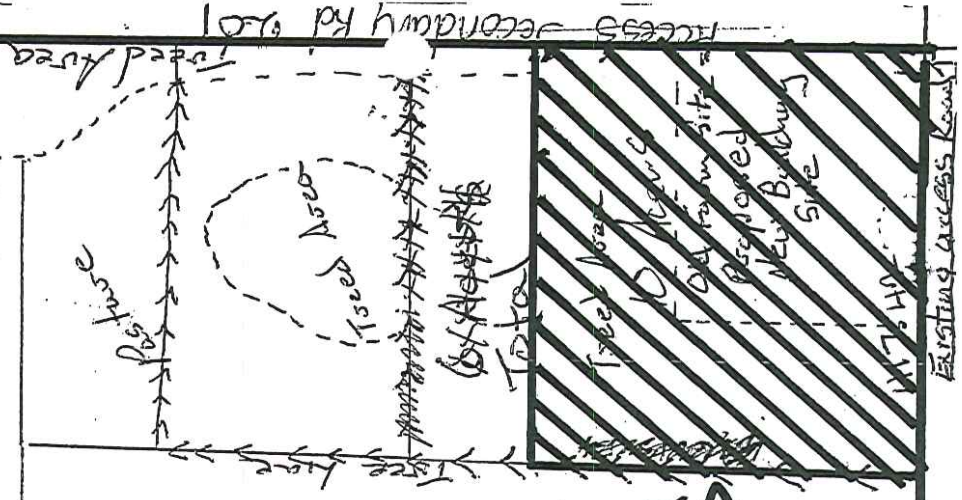
Provincial Agricultural Land Commission

Application # W-38583
Resolution # 781/2008

 Subject Property

 Approved subdivision of one 2.4 ha lot.

Approved
Lot ± 2.4 ha



OCT 0 9 2008

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P.S.

ALBRIGHT Road RR1A