



Agricultural Land Commission
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March 25, 2009

Reply to the attention of Simone Rivers
ALC File: W-38620

Kurt and Sherri Lock
SS2 - Site 22 - Comp 49
Fort St John, BC V1J4M7

Dear Mr. and Mrs. Lock:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 51/2009 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: *Simone Rivers*

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (195/2008)

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A meeting was held by the Provincial Agricultural Land Commission on March 11, 2009 in Fort St. John, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Simone Rivers	Staff
	Brian Underhill	Staff

For Consideration

Application: # W- 38620
 Applicant: Kurt and Sherri Lock
 Proposal: To consolidate the two (2) 3 ha properties and then subdivide them into three 2 ha lots.
 Legal: PID: 012-985-112
 Lot 1, Section 35, Township 83, Range 19, W6M, Peace River District, Plan 9087
 Location: West of Fort St. John

Site Inspection

A site inspection was conducted on March 11, 2009. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Simone Rivers Staff
- Brian Underhill Staff
- Sherri Lock Applicant

The Commission met with the applicant at the subject property. She outlined the plan to subdivide a 2 ha lot from the rear of the two properties. She noted that the proposed new lot could be accessed from Maple Road. The Commission noted that the subject property was located in an area of small rural residential sized properties.

Ms. Lock confirmed that the staff report dated January 22, 2009 was received and no errors were identified.

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 had no objection to the proposed subdivision. The small size of the subject properties as well as their location, in an existing rural residential subdivision, reduced the suitability of the subject properties for agricultural use. Since the subject properties are surrounded by other rural residential properties, most of which are smaller than the subject property, the Commission did not believe that the proposed subdivision would have a negative impact on agriculture.

Conclusions

1. That the land under application has limited suitability for agricultural use.
2. 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:

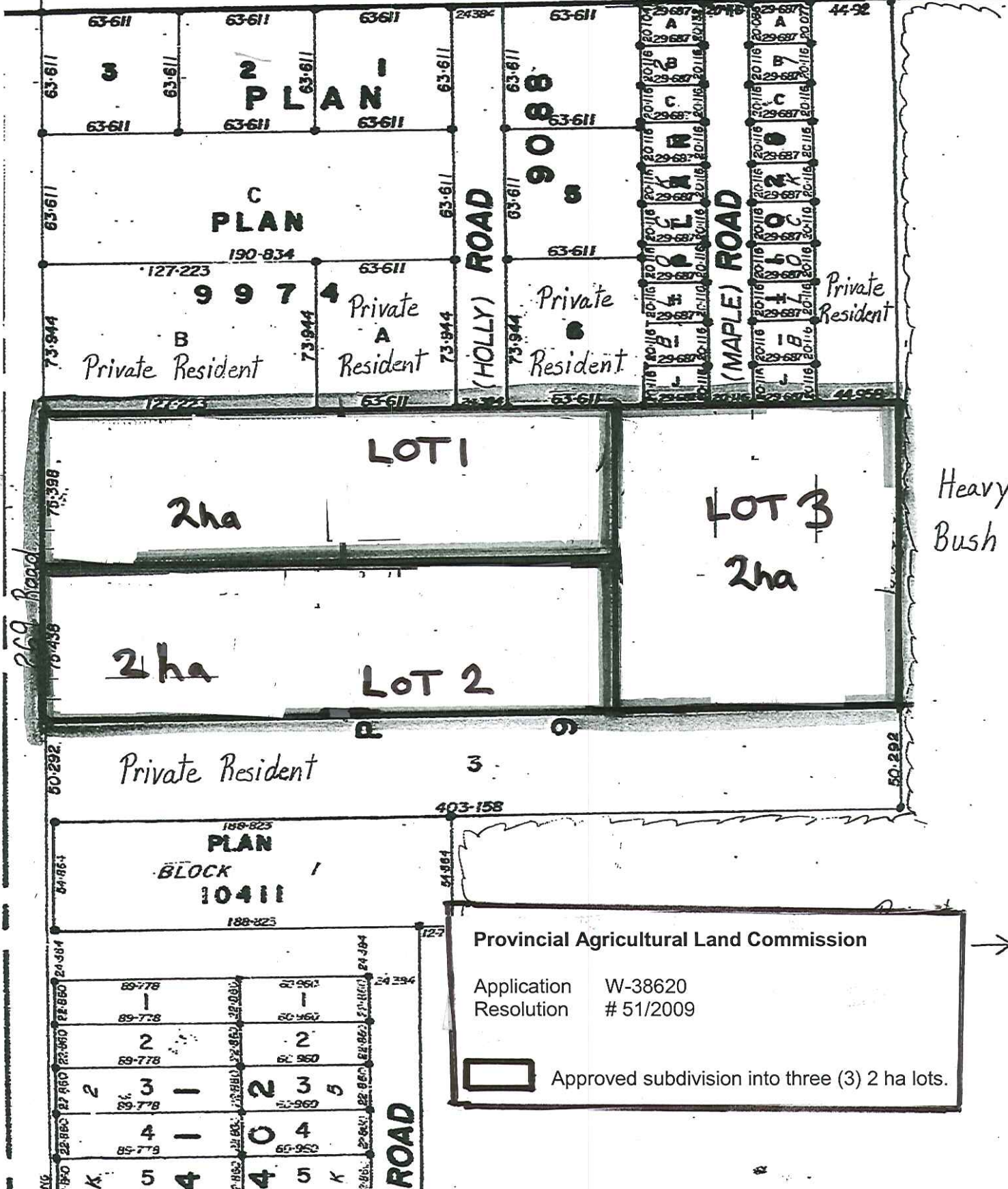
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 51/2009

Proposed Plan
242 Road



Provincial Agricultural Land Commission

Application W-38620
Resolution # 51/2009

Approved subdivision into three (3) 2 ha lots.

Heavy Bush