

July 6, 2009

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 Simone Rivers ALC File: B-38670

Rob Stephen W D McIntosh Box 1250 (186 Health) Vanderhoof BC V0J 3A0

Dear Mr. Stephen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 280/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

Per:

PROVINCIAL AGRICULTURAL LAND COMMISSION

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley-Nechako (1061)

SBR/ i/38670d1

A meeting was held by the Provincial Agricultural Land Commission on June 26, 2009 at the Fairmont Hotel, Vancouver International Airport, BC

PRESENT:

Erik Karlsen

Lorne Seitz

Commissioner

Colin Frv

Staff

Absent:

William Norton

Denise Dowswell

Commissioner Commissioner

Chair, ALC

For Consideration

Application:

B-38670

Applicant:

Allan and Lisa Volts

Agent:

W.D. McIntosh Land Surveyors

Proposal:

To subdivide a 4.3 ha parcel from the 74 ha subject property for the

applicant's son

Legal:

PID: 024-880-230

Lot A, Section 35, Township 7, Range 4, Coast District, Plan

PRP45814

Location:

18718 Langston Road, Vanderhoof

Site Inspection

A site inspection was not conducted.

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 reviewed the material in the file and noted that the proposed lot was separated from the remainder of the property by an existing road and would be adjacent to lands that had previously been subdivided into similar sized lots. Due to this combination of factors, the Commission had no objection to the proposed subdivision as it did not believe that the proposal would have a negative impact on the agricultural utility of the subject property or of surrounding lands.

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IT WAS

MOVED BY:

Commissioner Seitz

SECONDED BY:

Commissioner Karlsen

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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED Resolution # 280/2009

