



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

July 30, 2009

Reply to the attention of Gordon Bednard
ALC File: X-38883

City of Powell River
6910 Duncan Street
Powell River, BC V8A1V4

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 237/2009 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: PRSC Land Developments Ltd. 201A - 7373 Duncan Street Powell River, BC V8A2K5

rc/
i/38883d1

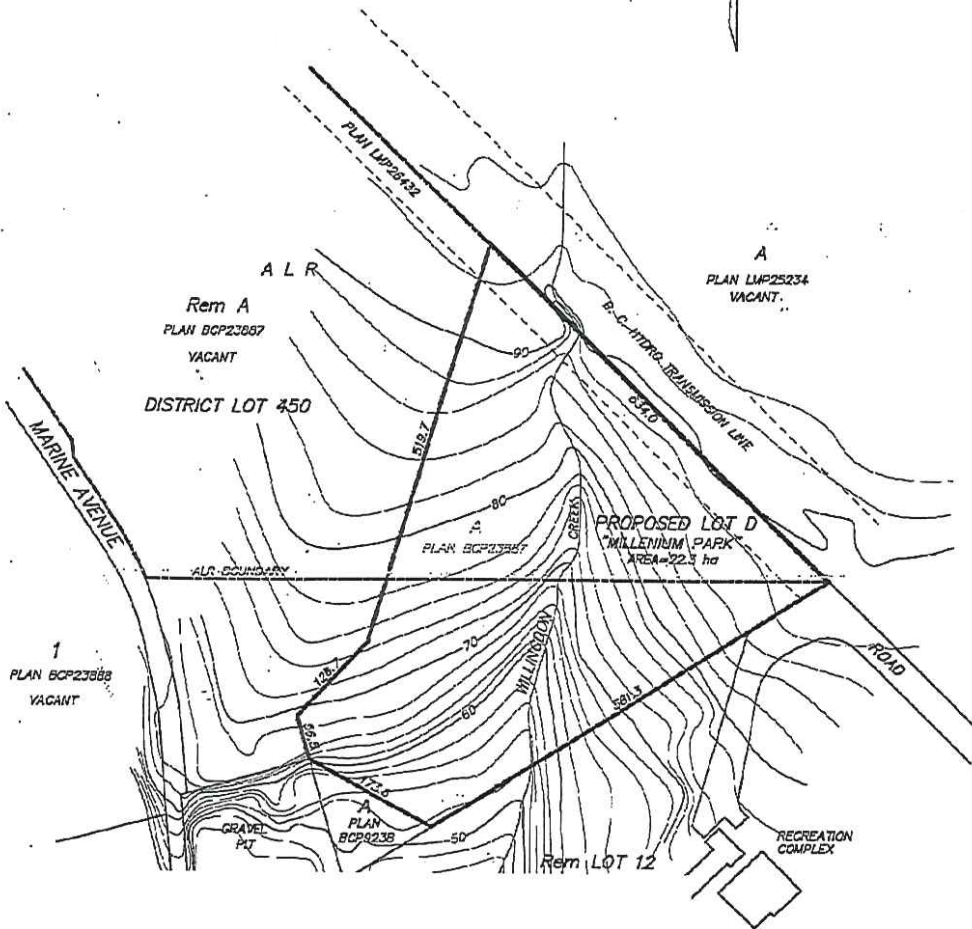
APPENDIX A

Subdivision Plan

PLAN OF PROPOSED SUBDIVISION OF PART OF
LOT A, DISTRICT LOT 450, PLAN BCP23887,
GROUP 1, NEW WESTMINSTER DISTRICT.

DATE OF PROPOSAL
FEBRUARY 2, 2009

SCALE 1:5000
100 50 0 100 200 300
All distances are in metres.



ALC Application X – 38883

BY:
EPLACEMENTS LTD.
L.C.

FROM EXISTING MAPPING
RYALS

**Subdivision Approved in terms of
ALC Resolution Number 237/2009**



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 26, 2009 in Duncan, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	Jennifer Dyson	Commissioner
	Niels Holbek	Commissioner
	Roger Cheetham	Staff

ABSENT:

For Consideration

Application: # X- 38883
 Applicant: PRSC Land Developments Ltd.
 Agent: City of Powell River
 Proposal: To subdivide a 76.0 ha parcel into 2 lots to facilitate the development of a City Park.
 Legal: 1. PID: 026-685-591
 Lot A, District Lot 450, New Westminster District Group 1, Plan BCP23887
 Location: City of Powell River

Site Inspection

A site inspection was conducted on 27th March 2009. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Jennifer Dyson Commissioner
- Roger Cheetham Staff
- Regina Sadilkova Applicant

The Commission walked through a portion of the park that is located within the ALR and noted that it comprises second growth trees and is deeply incised by Willingdon Creek. The Commission also noted that the boundary of the reserve is not well related to the topography, use or apparent soil conditions in this area.

Commissioner Eligible to Vote

Commissioner N. Holbek was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

Discussion

The Commission noted that the subdivision was required to enable the acquisition of the property by the City for park purposes. In the light of the site inspection the Commission was of the view that the property had limited agricultural potential. Moreover the Commission noted that the subdivision would provide benefits for the local community by enabling the City to secure the property for park purposes. The Commission concluded that the subdivision would have little impact on agriculture

IT WAS

MOVED BY: Commissioner J. Dyson

SECONDED BY: Commissioner L. Seitz

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the preparation of a subdivision plan to delineate the area to be excluded per the drawing submitted with the application
- the provision of a link on the City's website to the local farmers' market and the provision of a sign in the City at an arterial intersection directing the public to the local farmers' market complete with hours and a place for special event information.
- 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 # 237/2009