



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

July 14, 2009

Reply to the attention of Simone Rivers
ALC File: B-38990

Rob Stephen
W.D. McIntosh Land Surveying Ltd
PO Box 1250
Vanderhoof BC V0J 3A0

Dear Mr. Stephen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 308/2009 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,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'E. Karlsen', is written over the printed name.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley- Nechako (#1072)

SBR/
i/38990d1

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

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 did not believe there are external factors that render the land unsuitable for agricultural use. The Commission noted that the motivation for the proposed subdivision was to facilitate a Crown grant to enable it to be used for agriculture.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believed the proposal would not impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that the Regional Board was in support of the application and the Ministry of Agriculture and Lands had no objection.

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.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Dowswell

SECONDED BY: Commissioner Norton

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 # 308/2009



DL 3189

UNSURVEYED CROWN LAND

TP 17

REM W 1/2 SECTION 10

63.5 ha.

*To REMAIN
WITH THE
CROWN*

LOTA
65.6 ha.
*To Be
CROWN
GRANTED*

PIPELINE



SECTION 3

SECTION 15

FSR Gazette 73/03/01 91214

NE 1/4 SECTION 10

SE 1/4 SECT

DOG CREEK ROAD

SEC 16

SECTION 11

SEC 4



Approved subdivision of one 65.5 ha lot

Subject Property

Application # B-38990
Resolution # 308/2009

Provincial Agricultural Land Commission

**PLAN OF PROPOSED
SUBDIVISION**

OF PART OF THE W1/2 OF
SECTION 10, TOWNSHIP 17,
RANGE 5, COAST DISTRICT

NOTE:
AREAS FROM FIELD
SURVEY PERFORMED IN
DECEMBER, 2006.