



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 17, 2009

Reply to the attention of Simone Rivers
ALC File: 50327

Arnold & Norma Sorrell
4525 Degner Road
Prince George, B.C. V2K 5N9

Dear Mr. and Mrs. Sorrell:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1648/2009 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name. The signature is fluid and cursive.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Fraser-Fort George (ALC 1.0)

SBR/
50327d1

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

M	soil moisture deficiency	D	undesirable soil structure
W	excess water		

The Commission notes that much of the surrounding land has been cleared and is in agricultural use. The Commission believes that the subject property has 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. The Commission noted that the two properties, while bound by covenant for many years have a homesite on each property and that each property has been developed into two separate operations by previous owners. The Commission did not believe that the removal of the covenant and the separation of the two properties, in this particular case, would have a negative impact on the continued agricultural use of the subject properties or surrounding properties.

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 have a negative impact agriculture.

IT WAS

MOVED BY: Commissioner Karlsen
SECONDED BY: Commissioner Dowswell

THAT the application be approved.

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.

Page 3 of 3 Resolution # 1648/2009
Application # 50327

CARRIED
Resolution # 1648/2009