



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

April 21, 2010

Reply to the attention of Simone Rivers  
ALC File: 50660

Peter Sorg  
General Delivery  
5273 West Arras Road  
Arras, B.C. V0C 1B0

Dear Mr. Sorg:

**Re: Application to Include land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 2391/2010 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.

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 purple ink, appearing to read 'Simone Rivers', is written over the printed name.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (118/2009)

SBR/  
50660d1



## **Discussion**

### **Assessment of Agricultural Capability**

The Commission believes that the portion of the property that is in the ALR has agricultural capability and is correctly designated as ALR. The Commission further believes that the majority of the property located outside of the ALR has limited agricultural capability due to topography.

### **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. However, the Commission notes that the portion of the property proposed for subdivision is small and is physically separated from the remainder of the property by a gully, thereby reducing the agricultural suitability of this portion of the subject property.

### **Assessment of Other Factors**

The Commission considered the proposal, by the applicant and made through a concurrent application, to include the non-ALR portion of the subject property into the ALR. The Commission did not believe that the majority of the non-ALR portion of the subject property had sufficient agricultural capability to warrant its inclusion into the ALR, it did note, using airphotos that a small portion of the non-ALR did appear to be cleared and improved for agricultural use. This area is slightly larger than the area proposed for subdivision and the Commission believed that the inclusion of this area into the ALR would mitigate any negative impact of division of 2 ha from the property by protecting lands that had agricultural capability.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application has limited suitability for agricultural use.
3. That the inclusion of a roughly equivalent area of non-ALR into the ALR will mitigate the impact of the creation of a 2 ha lot.

## **IT WAS**

**MOVED BY:** Commissioner Collins  
**SECONDED BY:** Commissioner Dowswell

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
- Inclusion of 3.3 ha of the subject property into the ALR.

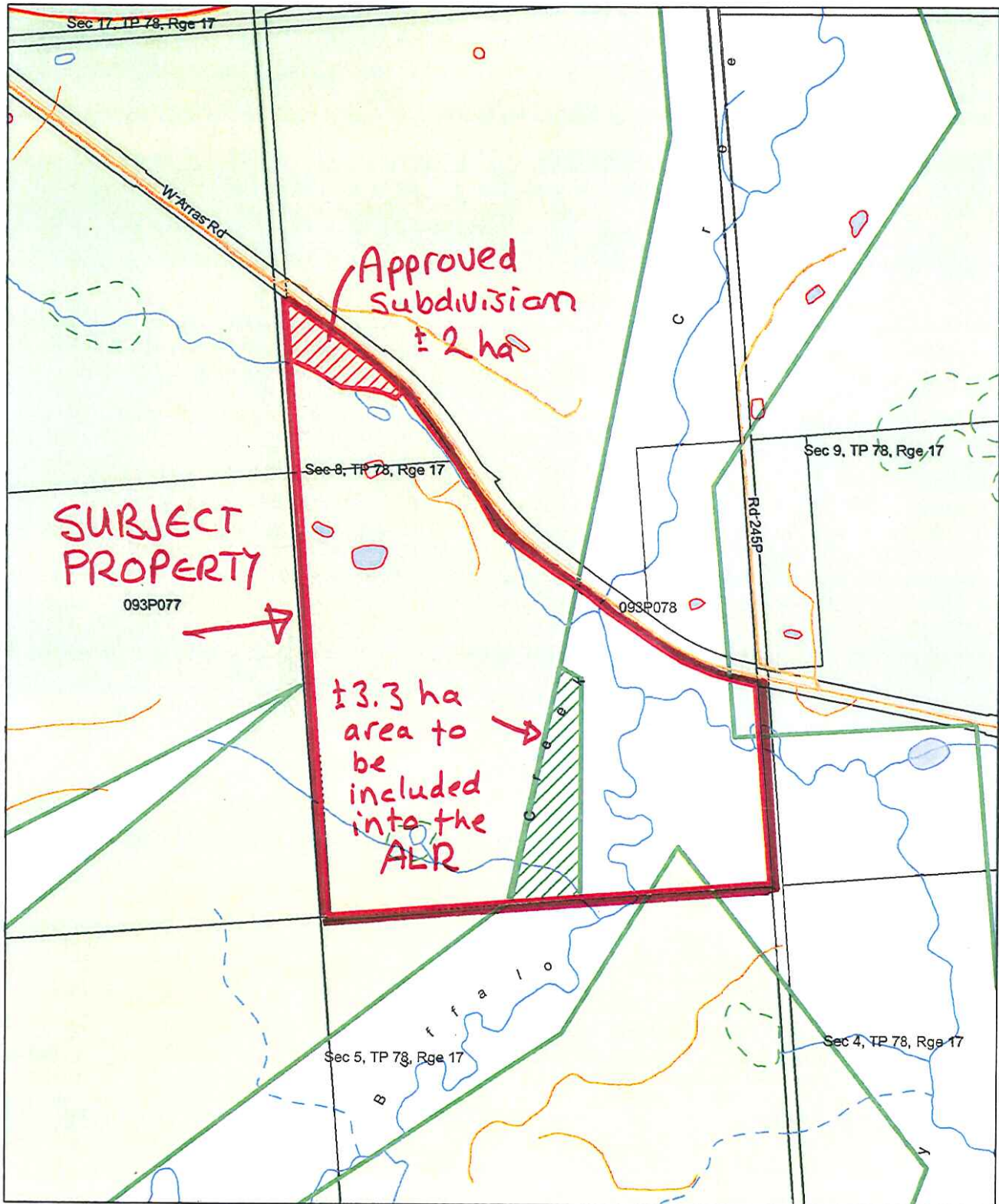
- the subdivision must be completed within three (3) years from the date of this decision.

**CARRIED**  
**Resolution # 2391/2010**



# Resolution # 2391/2010 - SORG

File No.: 50660



Scale: 1: 10,000

BCGS Mapsheet(s): 93P.077 & 93P.078

