



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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June 10th, 2010

Reply to the attention of Simone Rivers
ALC File: 51729

Alan Clark, Manager Transportation Division
City of Prince George
1100 Patricia Boulevard
Prince George, BC
V2L 3V9

Dear Sir:

Re: Application for Road Right of Way within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2481/2010 and a sketch plan 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 any other authorities that have jurisdiction.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', is written over a white background.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

MC/51729d1



A meeting was held by the Provincial Agricultural Land Commission on June 4, 2010 at Fort St John, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Jim Collins	Commissioner
	Martin Collins	Staff

For Consideration

Application: #51729
Applicant: Sintich Enterprises Ltd.
Agent: Alan Clark, City of Prince George
Proposal: To dedicate 0.4 ha of a 36 ha property as road right of way to realign the access road to Sintich Trailer Park and Highway #97.
Legal: PID 010-217-541 Lot 1, DL 750, Cariboo District Plan 20076
Location: City of Prince George

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

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is;

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

The primary limitation is unfavourable soil structure.

Assessment of Impact on Agriculture

The Commission assessed the impact of the right of way proposal against the long term goal of preserving agricultural land. The Commission believes the minor loss (0.4 ha) of land for an improved intersection would not substantively affect the agricultural potential or use of the 36 ha farm property.

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 substantively impact agriculture.

IT WAS

MOVED BY: Commissioner William Norton

SECONDED BY: Commissioner Denise Dowswell

THAT the application to dedicate 0.4 ha for road right of way be approved.

AND THAT the approval is subject to the following conditions:

- the right of way 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 # 2481/2010

REFERENCE PLAN OF ROAD DEDICATION OVER PART OF LOT 1, DL 750, CARIBOO DISTRICT, PLAN 20076.

**ALC APPLICATION # 51729
RESOLUTION # 2481/2010**

PLAN EPP6478

BCGS 93G.087

PURSUANT TO SECTION 107 OF THE LAND TITLE ACT.

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 39, PRINCE GEORGE, MAD83 (CSRS)

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 420mm IN HEIGHT (6 SIZE) WHEN PLOTTED AT A SCALE OF 1:1250

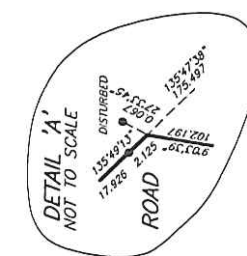
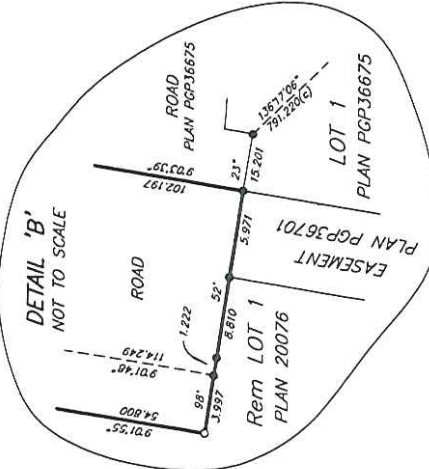
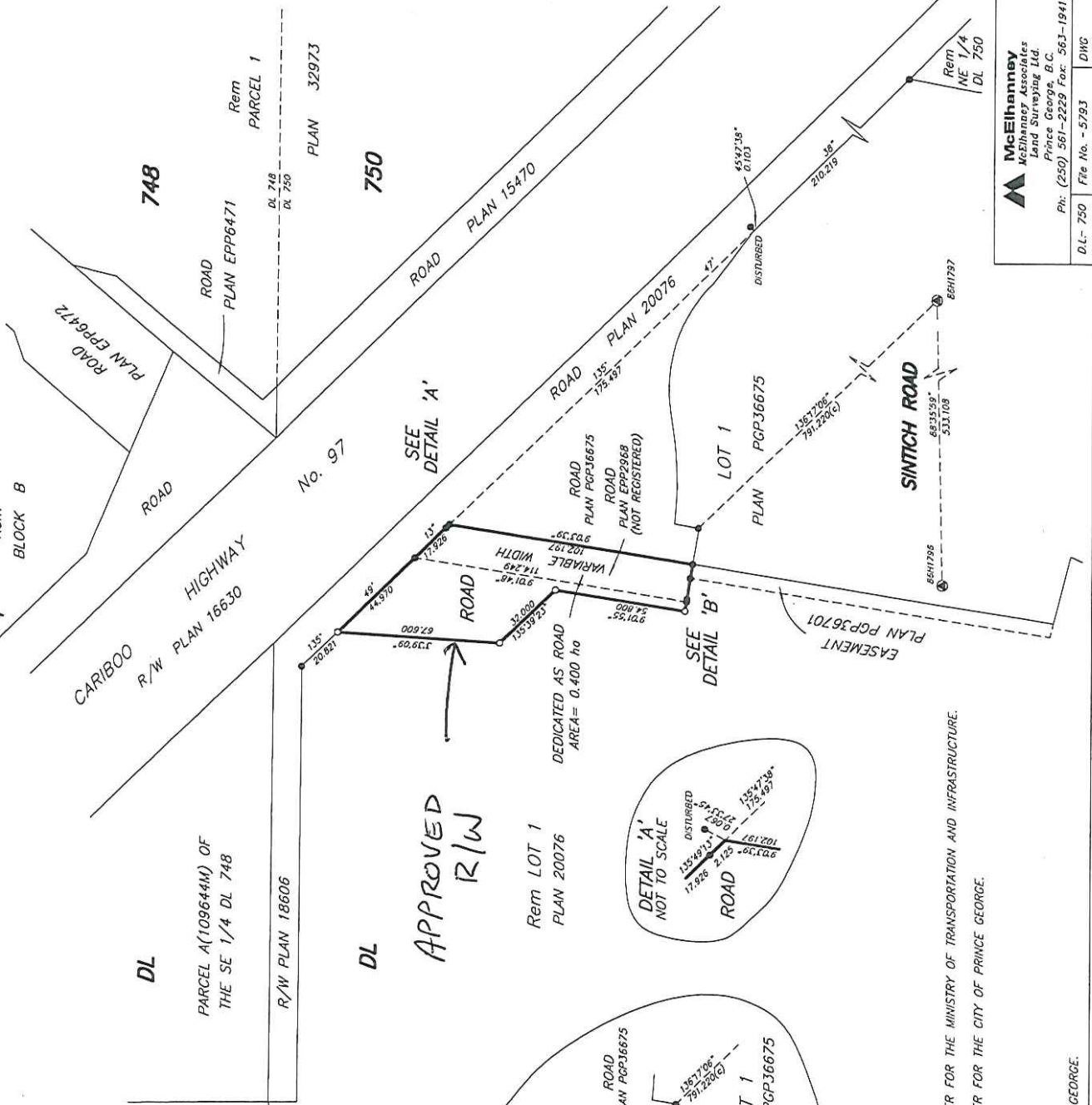


ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.

LEGEND

- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 86H1797 AND 86H1798.
- \circ DENOTES STANDARD IRON POST FOUND
- \bullet DENOTES STANDARD IRON POST PLACED
- \odot DENOTES CONTROL MONUMENT FOUND

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995026.



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE.
 THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF PRINCE GEORGE.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY DAVID E. STORBACK, BCIS ON THE 21st DAY OF APRIL, 2010.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF FRASER - FORT GEORGE.



McElhanney
 McElhanney Associates
 Land Surveying Ltd.

Prince George, B.C.
 Ph: (250) 561-2229 Fax: 563-1941