



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

October 28, 2010

Reply to the attention of Martin Collins
ALC File: 51829

Artur and Irina Schaefer
PO Box 968
Charlie Lake, B.C.
V0C 1H0

Dear Sir/Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2701/2010 and a sketch plan 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 the Peace River Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District File: 71/2010

MC/51829

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 believes the small size of the subject property and adjoining parcels renders 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 believes the proposal would not have any impact on the existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that the subject property was designated for medium density residential uses in the North Peace Fringe Area OCP, permitting lots as small as 0.8 ha. The Commission recalled that it had not objected to the medium density designation in its review of the OCP.

Conclusions

1. That the land under application has very limited agricultural capability and is unsuitable for agricultural use.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner J. Collins

SECONDED BY: Commissioner L. Dempsey

THAT the application to subdivide a 2 ha lot from the 5 ha subject property be allowed.

AND THAT the approval is subject to the following conditions:

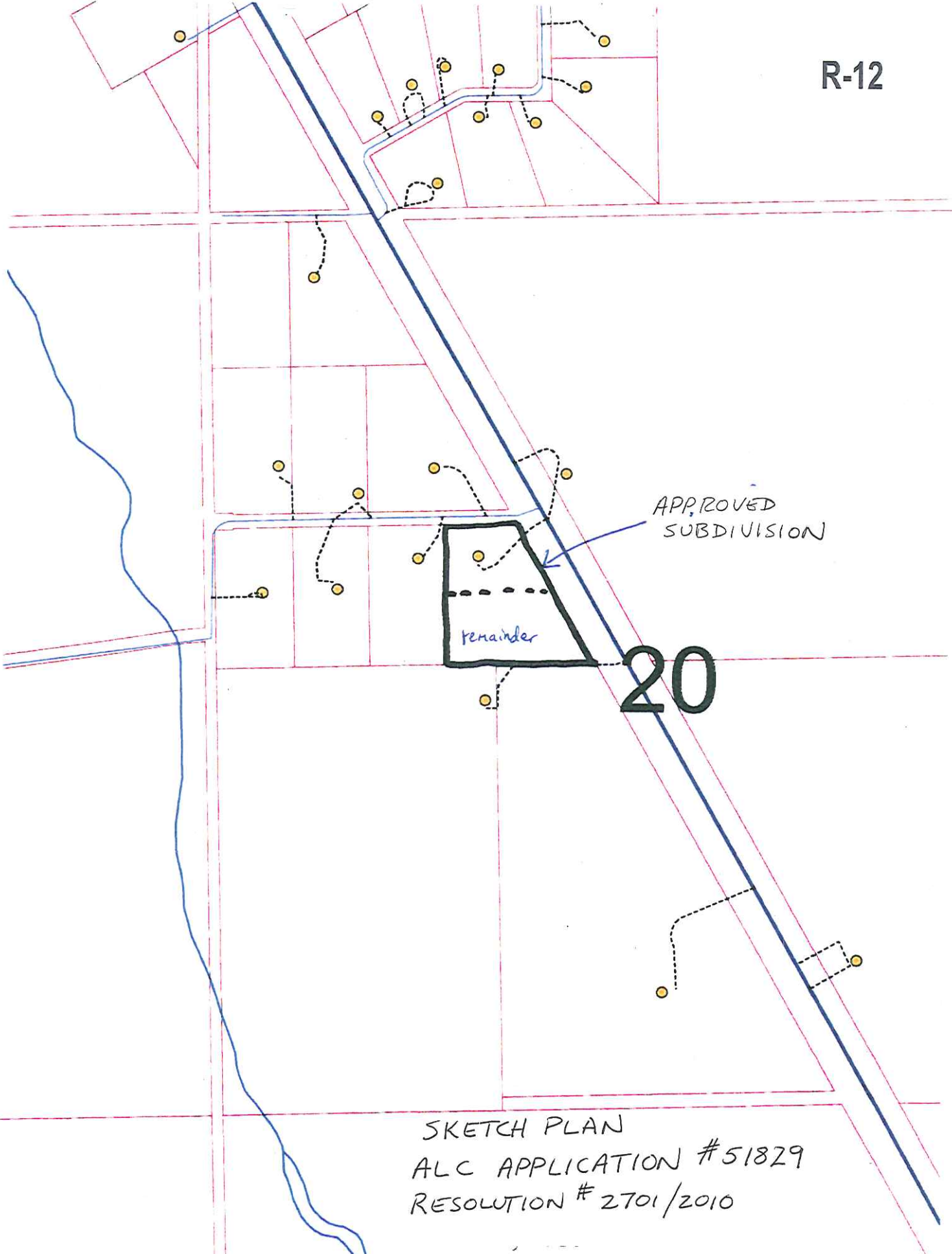
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 2701/2010

R-12



APPROVED
SUBDIVISION

remainder

20

SKETCH PLAN
ALC APPLICATION #51829
RESOLUTION # 2701/2010