



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

September 23, 2005,

Reply to the attention of Simone Magwood

Lance Ramsay
PO Box 621
Charlie Lake, BC – V0C 1H0

Dear Mr. Ramsay:

**Re: Application # W- 36137-0
Lot 5, Section 26, Township 84, Range 20, W^M, Peace River District,
Plan 22663.**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the 5.7 ha property described above into two 1.8 ha parcels and one 2.1 ha parcel. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #485/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

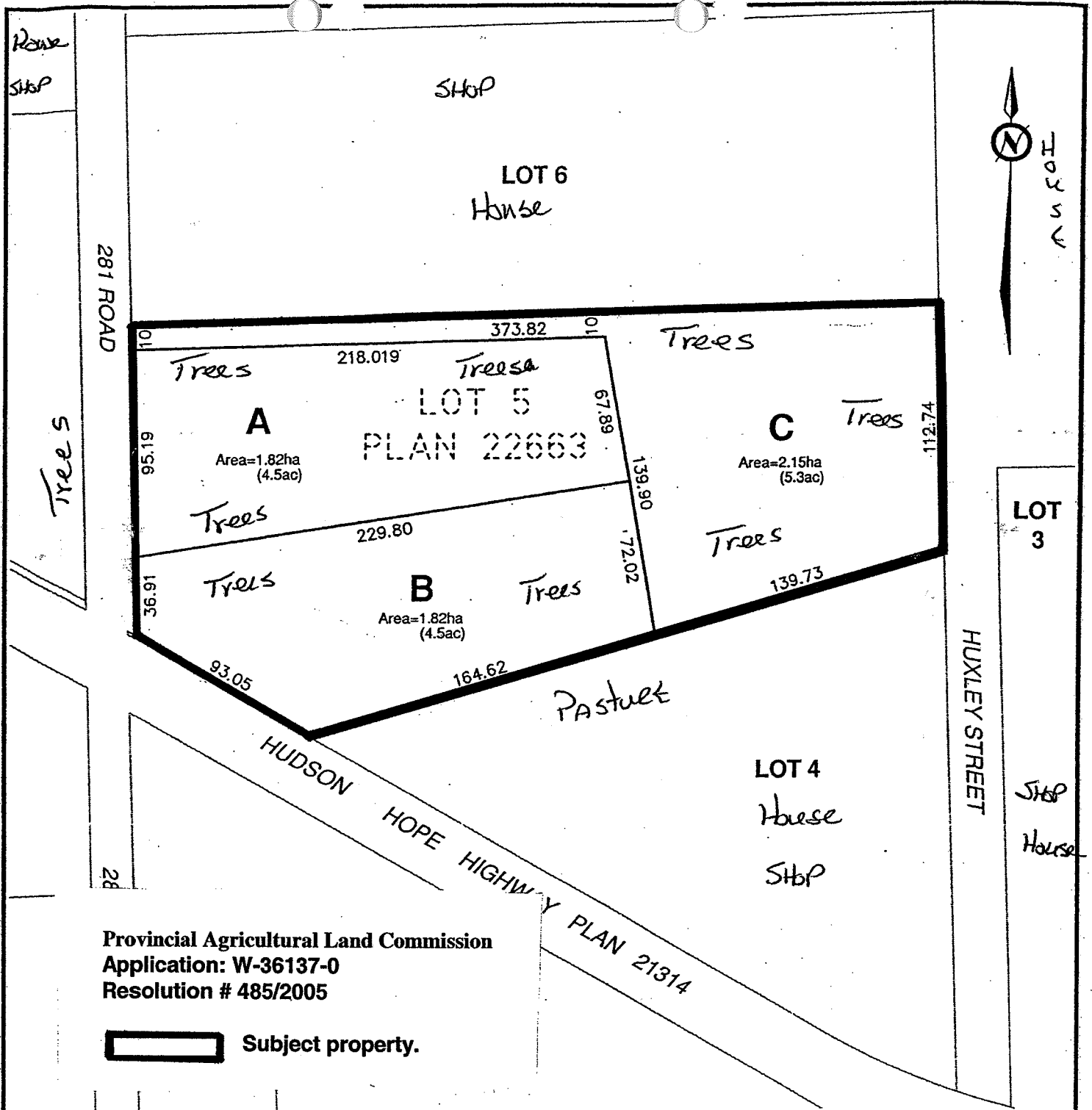
Per:

A handwritten signature in black ink, appearing to read "Erik Karlsen". The signature is fluid and cursive, written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (# 35/2005)
Arthur Ramsay, PO Box 73, Charlie Lake, BC, V0C 1H0

SM/lv/Encl.
36137d1



Provincial Agricultural Land Commission
 Application: W-36137-0
 Resolution # 485/2005

 Subject property.

Arthur / Lance Ramsay

SKETCH PLAN SHOWING
 Proposed Subdivision Within Lot 5 PL 22663
 SW 1/4, Section 26, Township 84, Range 20, Peace River District



B.C.G.S. 94A.035

SCALE 1:2,500

Certificate of Title No.: BX107436



WABERSKI DARROW SURVEY GROUP
 10720 - 100th Avenue,
 Fort St. John, B.C., V1J 1Z3
 Ph. (250)787-0300 Fax (250)787-1611

Drawn By:	TDM	WDSG Job No.:	050225SK01R0	REV.
Date:	March 29th, 2005	Client File No.:	***	0
Permit:	***	OGC File No.:	***	

EBA: ***



Staff Report
Application # W – 36137 – 0
Applicant: Lance Ramsay

DATE PREPARED: August 23, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To subdivide the 5.7 ha property into three parcels, one of 2.1 ha, and two of 1.8 ha. All parcels are intended to be for rural residential use.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 008-804-389

Lot 5, Section 26, Township 84, Range 20, W6M, Peace River District, Plan 22663

Purchase Date:

January 2005

Location of Property:

Highway 29 and 281 Road, north-west of Fort St. John.

Size of Property:

5.7 ha (The entire property is in the ALR).

Present use of the Property:

Forested with no buildings

Surrounding Land Uses:

WEST: Forested

SOUTH: Pastured and residential

EAST: Rural residential

NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/6
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan Bylaw No. 820, 1993 designates the property as Rural Residential.

Zoning Bylaw and Designation:

Regional Zoning By-law No. 1343, 2001 designates the areas as R-3 "Residential 3 Zone"
Minimum lot size 1.8 ha.

RELEVANT APPLICATIONS:

Application #36199-0

Applicant: Amendt, Gary and Beverley
Decision Date: *Pending*
Proposal: To subdivide the two lots into three 1.8 ha parcels and one 2.8 ha parcel.

Application #35613-0

Applicant: Gregoire, Roma
Decision Date: March 16, 2005
Proposal: To subdivide the subject property along the right of way for Highway 29, which bisects the property into north and south. The south end of the property, 37.7 ha is to provide a residence for the owner's daughter who helps in the raising and training of their horse stock, leaving a remainder parcel of approximately 27 ha on the north end of the property.
Decision: Allowed – consistent with Fort St. John CDP.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Regional Board supports this application on the basis that the proposal is consistent with the Fort St. John and Area Comprehensive Development Plan and that the lots would conform to the current "Rural Residential" Official Community Plan designation and R-3 Zoning.

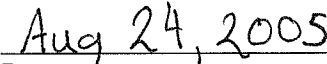
STAFF COMMENTS:

The proposed subdivision is consistent with the Rural Residential designation given to this area in the Fort St. John and Area Comprehensive Development Plan.

END OF REPORT

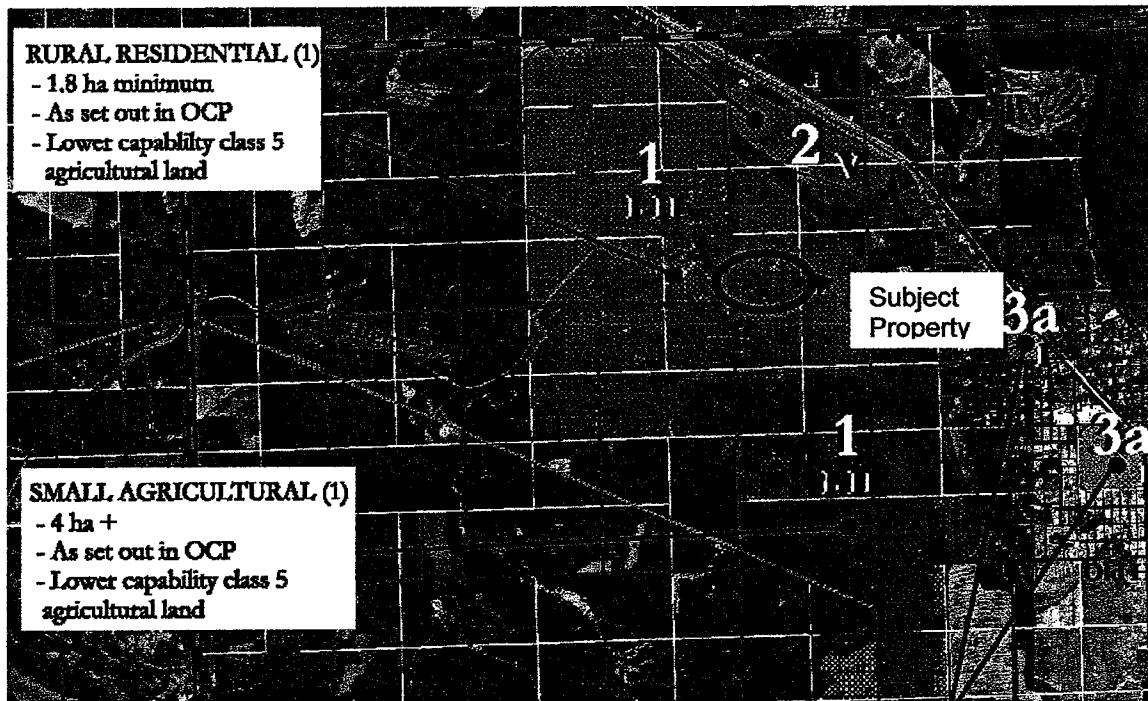


Signature



Date

Re: Application #W – 36137



Source: Fort St. John and Area Comprehensive Development Plan Map, Final CDP Map with phasing – January 2005