



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

March 28, 2006

Reply to the attention of Simone Rivers

Brant and Elizabeth Billings
PO Box 146
Charlie Lake, BC V0C 1H0

Dear Mr. and Mrs. Billings:

Re: **Application # W-36200-1**
North West ¼, Section 7, Township 84, Range 19, Peace River District, Except Plan 20943.

Further to your letter of November 25, 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

Although the Commission believes there are sufficient lands designated for rural residential purposes in existing area planning documents (i.e. North Peace OCP, Charlie Lake OCP, Fort St John Comprehensive Development Plan), it was willing to reconsider based on the fact that the portion of the property proposed for subdivision has limited agricultural capability due to topography and the ravine created by Tea Creek. The Commission further believed that the subdivision will not have a negative impact on agriculture due to the fact that there are already many rural residential subdivisions in the surrounding area.

Because of the combination of these factors 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 Peace River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #119/2006.

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

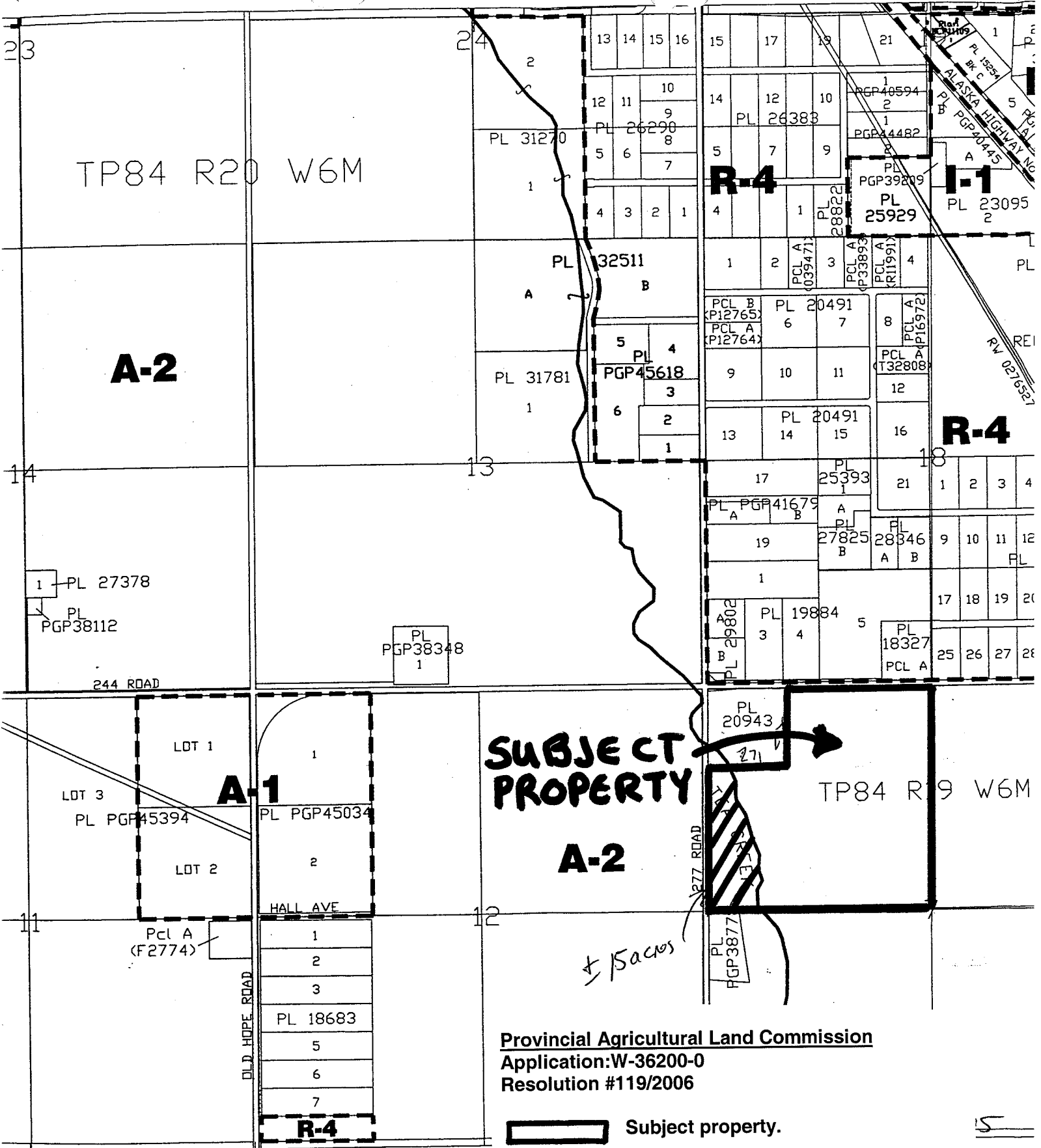
per:

Erik Karlsen, Chair



cc: Peace River Regional District (# 70/2005)

SBR/lv/Encl./36200d2.

Mar 30/05 Liz Billings 187-2669



Provincial Agricultural Land Commission
 Application: W-36200-0
 Resolution #119/2006

-  Subject property.
-  ±6 ha area approved for subdivision

NW 1/4 of S7, T84, R19, W6M, PRD, Except Plan 20943

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That there were no persons affected by the reconsideration, and;

THAT the request to subdivide 6 ha from the property described as the North West $\frac{1}{4}$, Section 7, Township 84, Range 19, Peace River District, Except Plan 20943 as divided by Tea Creek be allowed on the grounds that the area of the proposed subdivision has poor agricultural capability.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report
Reconsideration of Application # W – 36200 – 1
Applicant: Brant & Elizabeth Billings**

DATE RECEIVED: November 25, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the ±6 ha portion of the property located west of Tea Creek

This application is made pursuant to sections 20(3) and 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission visited the property in September, 2005. The applicants are requesting the Commission reconsider their decision to deny subdivision of ±6 ha from the property. The applicants requested the Commission consider the level of surrounding rural residential subdivision as well as the agricultural capability of the proposed subdivision.

Local Government:

Peace River Regional District

Legal Description of Property:

North West ¼ of Section 7, Township 84, Range 19, W6M, Peace River District, Except Plan 20943

Purchase Date:

December, 2003.

Location of Property:

South-west of Charlie Lake

Size of Property:

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

END OF REPORT

Signature

Date