



**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

August 16, 2006

Reply to the attention of Gordon Bednard  
ALC Files: X-36511, X-36512 and X-36513

Emery & Rae Land Surveying Ltd.  
4507 Manson Avenue  
Powell River, BC V8A 3N3

Attention: Mr. Rick Rae

Dear Mr. Rae:

**Re: Applications to Subdivide within the Agriculture Land Reserve**

Please find attached the Minutes of Resolution #'s 383/2006, 384/2006 and 385/2006 outlining the Commission's decisions as it relates to the above noted applications. As agent it is your responsibility to advise your clients accordingly.

The Commission asks that you send two (2) paper prints of the final survey plans to this office. If acceptable, the Commission will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

cc: Powell River Regional District  
Attention: Mr. Don Turner, Regional Planner

CF/lv/Encl.: Minutes  
Sketch Plans  
Decision Letter and Minutes Application #X-13309

36511d1.

**Resolution #383/2006  
Application # X- 36511**

**Resolution #384/2006  
Application # X- 36512**

**Resolution #385/2006  
Application # X- 36513**

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**A meeting was held by the Provincial Agricultural Land Commission on July 19, 2006 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.**

<b>PRESENT:</b>	Erik Karlsen	Chair
	Sue Irvine	Commissioner
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
<b>STAFF:</b>	Tony Pellett	Planner
	Colin Fry	Director of Regional Operations

**For Consideration**

**Application #X- 35611**

**Proposal:** To subdivide the 16.8 ha parcel into one 7.5 ha lot and one 9.3 ha lot.

**Property:** PID: 007-892-357  
Block "B", District Lot 4121, Plan 14224

**Applicant:** 517769 BC Ltd. and 0738635 BC Ltd.

---

**Application #X- 35612**

**Proposal:** To subdivide the 17.1 ha parcel into one 7.3 ha lot and one 9.8 ha lot.

**Property:** PID: 007-892-365  
Block "C", District Lot 4121, Plan 14224

**Applicant:** 0738635 BC Ltd. and 0739796 BC Ltd.

---

**Application #X- 35613**

**Proposal:** To subdivide the 17.1 ha parcel into one 5.4 ha lot and one 11.7 ha lot.

**Property:** PID: 007-892-373  
Block "D", District Lot 4121, Plan 14224

**Applicant:** 0738635 BC Ltd. and 0739796 BC Ltd.

---

**Commission Discussion**

It was the consensus that allowing the three (3) application in lieu of Resolution #1763/81 as per Application #X- 13309 would make better use of the overall land area.

**IT WAS**

**MOVED BY:** Commissioner Seitz

**SECONDED BY:** Commissioner Tomlinson

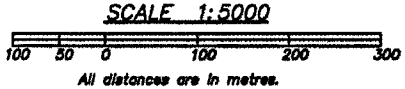
THAT the staff report be received

AND THAT Applications #X- 36511, X-36512 and #X-36513 be approved subject to the rescission of Resolution #1763/81 associated with Application #X- 13309.

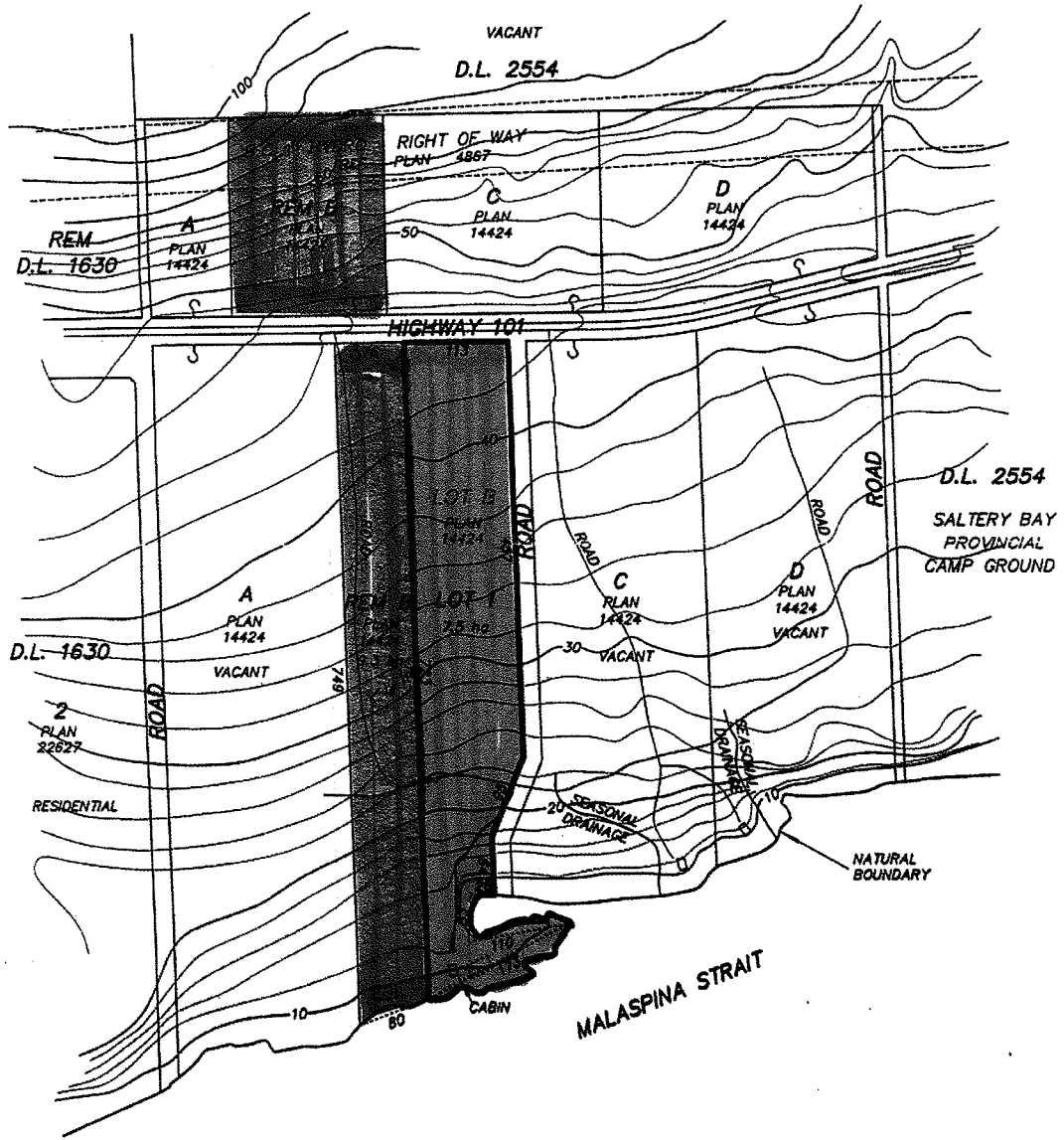
This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED

PLAN OF PROPOSED SUBDIVISION OF LOT B,  
DISTRICT LOT 4121, PLAN 14224, GROUP 1, N.W.D.



□ DENOTES BUILDING SITE  
CONTOUR INTERVAL = 2 METRES



**Provincial Agricultural Land Commission**  
**Application #X-36511**  
**Resolution #383/2006**

EMERY AND RAE  
LAND SURVEYING LTD.  
B.C. AND CANADA  
LAND SURVEYORS  
4507 Manson Avenue  
POWELL RIVER, B.C.  
V8A 3N3  
Telephone (604) 485-4203  
E-MAIL: emeryrae@telus.net  
FILE: 8821-5



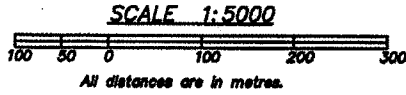
**Approved Lot 1**



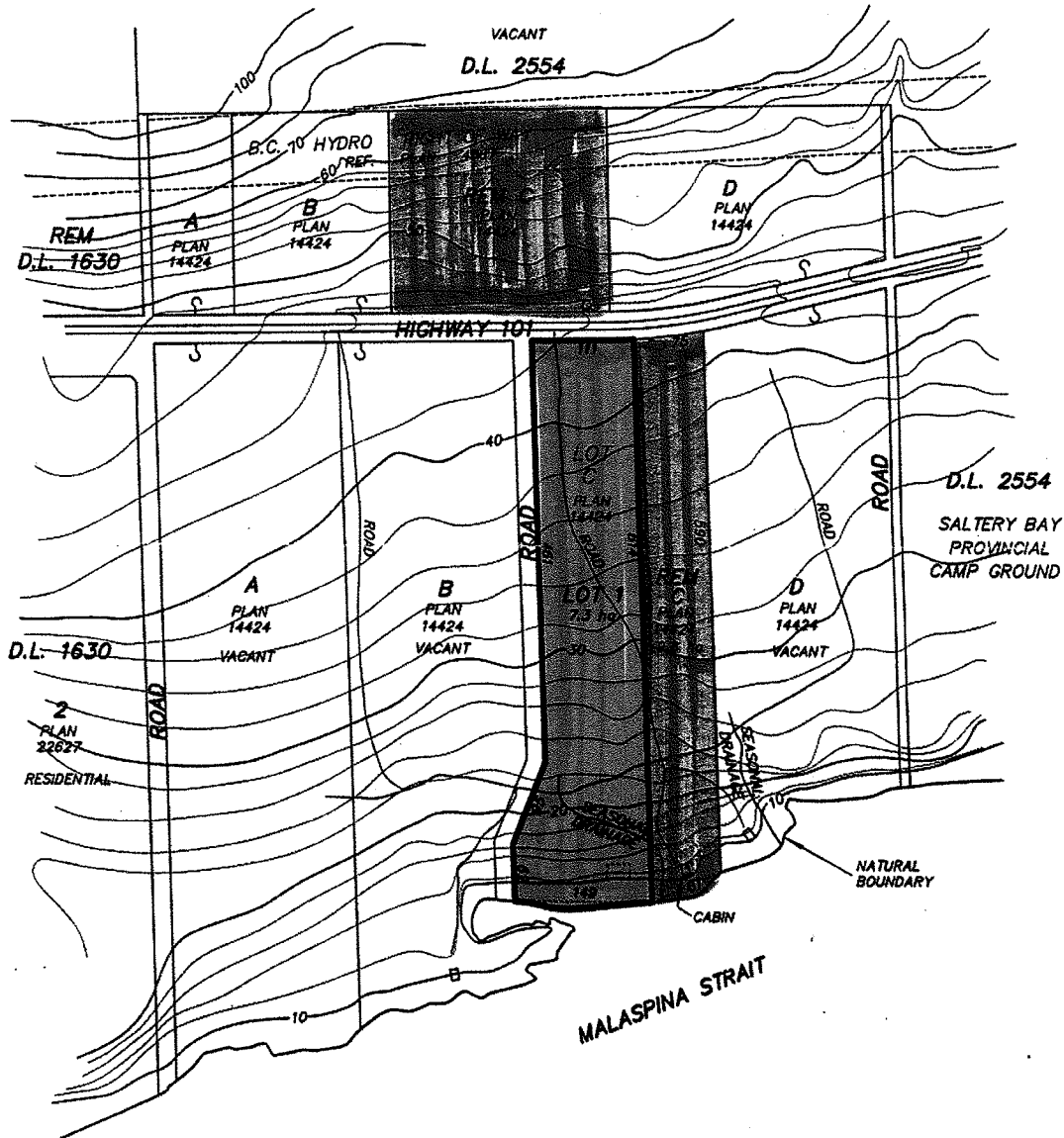
**Approved Remainder of Lot "B"**

PLAN OF PROPOSED SUBDIVISION OF LOT C  
 DISTRICT LOT 4121, PLAN 14224, GROUP 1, N.W.D.

DATE OF PROPOSAL  
 DECEMBER 13, 2005



□ DENOTES BUILDING SITE  
 CONTOUR INTERVAL = 2 METRES



**Provincial Agricultural Land Commission**  
**Application #X-36512**  
**Resolution #384/2006**

EMERY AND RAE  
 LAND SURVEYING LTD.  
 B.C. AND CANADA  
 LAND SURVEYORS.  
 4507 Manson Avenue  
 POWELL RIVER, B.C.  
 V8A 3N3  
 Telephone (604) 485-4203  
 E-MAIL: emeryrae@telus.net  
 FILE: 8821-6



**Approved Lot 1**

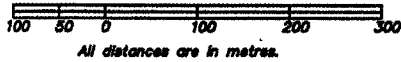


**Approved Remainder of Lot "C"**

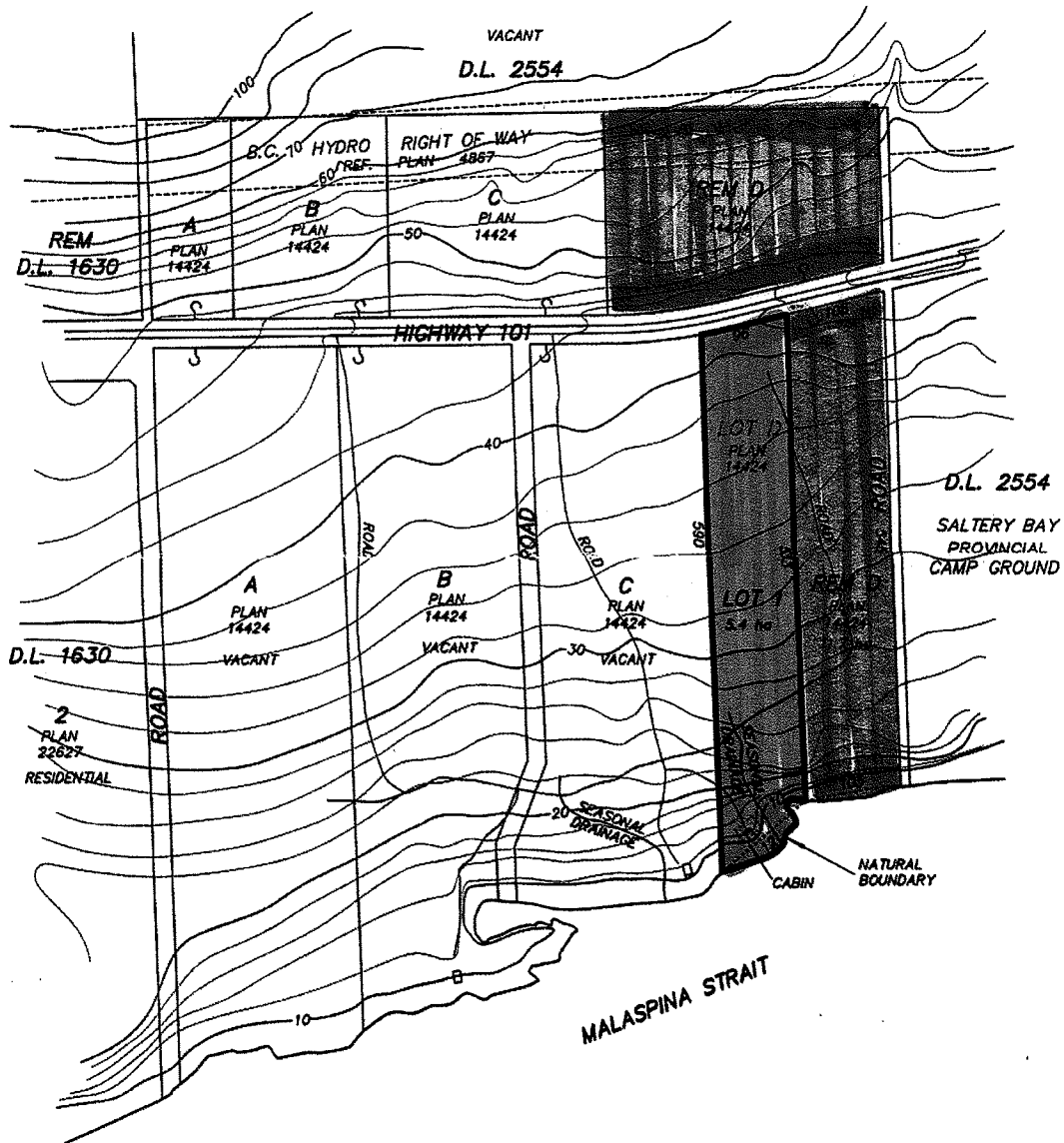
PLAN OF PROPOSED SUBDIVISION OF LOT D,  
DISTRICT LOT 4121, PLAN 14224, GROUP 1, N.W.D.

DATE OF PROPOSAL  
DECEMBER 13, 2005

SCALE 1:5000



□ DENOTES BUILDING SITE  
CONTOUR INTERVAL = 2 METRES



**Provincial Agricultural Land Commission**  
**Application #X-36513**  
**Resolution #385/2006**

EMERY AND RAE  
LAND SURVEYING LTD.  
B.C. AND CANADA  
LAND SURVEYORS.  
4507 Manson Avenue  
POWELL RIVER, B.C.  
V8A 3N3  
Telephone (604) 485-4203  
E-MAIL: emeryrae@telus.net  
FILE: 8821-7



**Approved Lot 1**



**Approved Remainder of Lot "D"**



**Staff Report**  
**Application # X – 36513**  
**Applicant: 0738635 BC Ltd. and 0739796 BC Ltd.**  
**Agent: Emery & Rae Land Surveying Ltd.**

**DATE PREPARED:** July 6, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Colin Fry, Director – Regional Operations

**PROPOSAL:** To subdivide the 17.1 ha parcel into one 5.4 ha lot and one 11.7 ha lot.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Powell River Regional District

**Legal Description of Property:**

PID: 007-892-373  
Block "D", District Lot 4121, Plan 14224

**Purchase Date:**

Certificate of Title entered on November 23, 2005

**Location of Property:**

South of Powell River, just west of SALTERY BAY PROVINCIAL PARK

**Size of Property:**

17.1 ha (The entire property is in the ALR)

**Present use of the Property:**

Property was recently logged by the previous owner. One recreation cabin on site. Highway 101 bisects the property.

**Surrounding Land Uses:**

**WEST:** Applications for subdivision (#'s X-36511 and X-36512)

**SOUTH:** Malaspina Strait

**EAST:** Sallery Bay Provincial Campground

**NORTH:** 29 ha of vacant Crown land.

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92F/16

The majority of the property is identified as having Secondary agricultural capability ratings.

**Official Community Plan and Designation:**

Southern Regional District Official Community Plan

Designation: Agricultural

**Zoning Bylaw and Designation:**

No zoning

**PREVIOUS APPLICATIONS:**

None

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Supports application

**Attachments:**

1. ALR Constituent Map

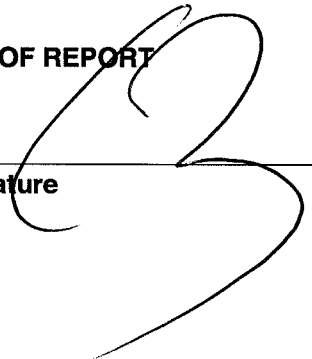
2. Plan of proposed subdivision

(Also shows properties involved in application #'s X-36511 and X-36512)

END OF REPORT

Signature

Date



July 6/06