



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

October 31, 2006

Reply to the attention of Simone Rivers
ALC File: #P - 36794

S. Howard and Associates
PO Box 536
Smithers BC V0J 2N0

Dear Sir/Madam:

Re: **Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #511/2006 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Kitimat-Stikine (3370-20-272)

SBR/lv/Encl.: Minutes/ Sketch Plan
36794d1

APPROVED

PROPOSED SUBDIVISION PLAN
OF DL 2382, CASSIAR DISTRICT,
EXCEPT PLANS 1345 AND 12246.

I-1.4

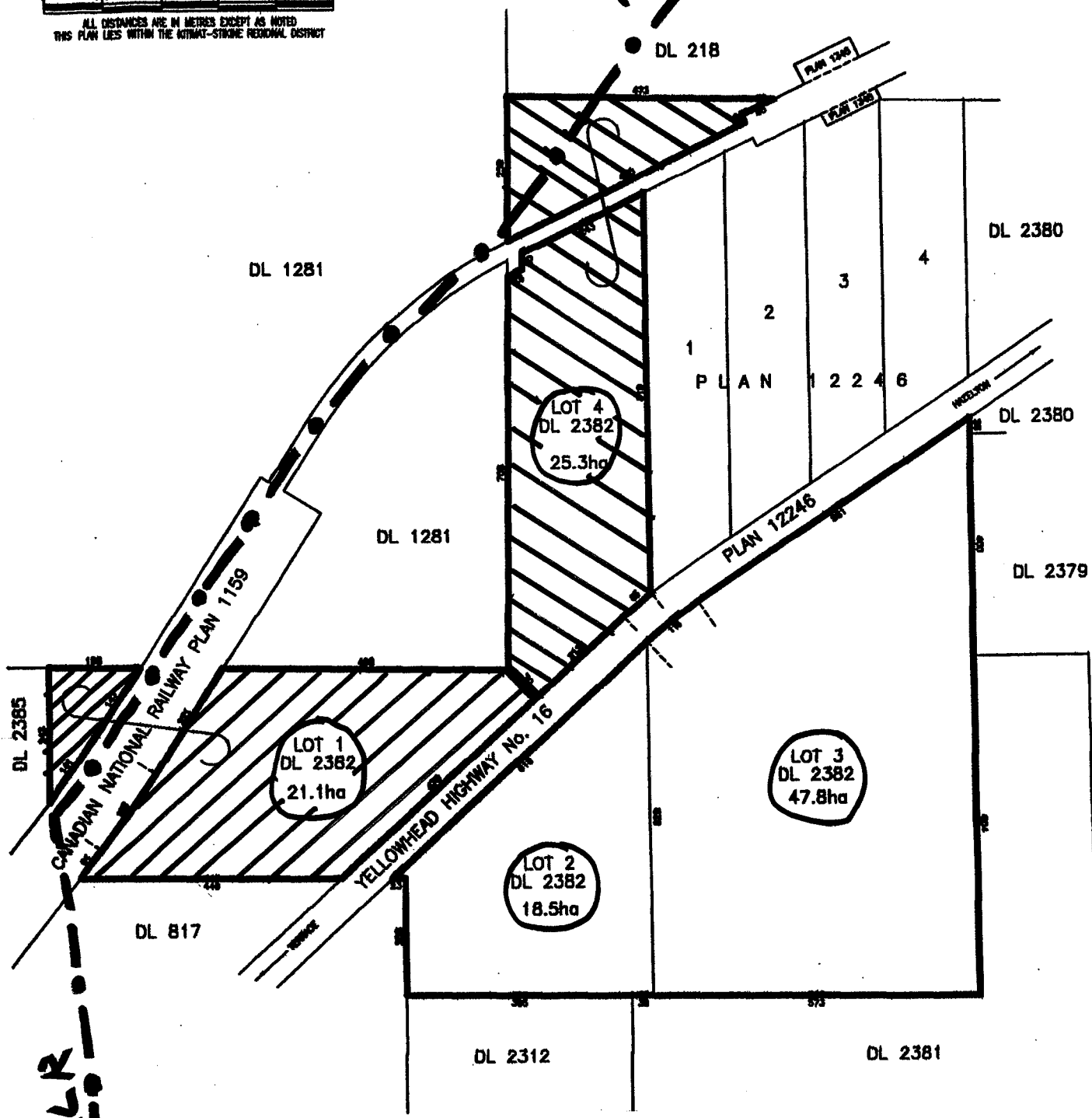
B.C.G.S. 93M012
SCALE 1:5000



ALL DISTANCES ARE IN METRES EXCEPT AS NOTED
THIS PLAN LIES WITHIN THE ACTIVITY-STRIKE REGIONAL DISTRICT





ALR



<p>PLAN NUMBER: SCALE: 1:5000 ISSUED BY: OFFICE OF CASSIAR DL 2382 PRINT DATE: JUNE 4, 2006</p>	<p>STEPHEN HOWARD B.C.L.S. 2005 2nd FLOOR SUITE 200, CASSIAR BLDG., 100 5th AVENUE PH/FAX: 250-647-3000</p>
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Provincial Agricultural Land Commission
Application: P-36794
Resolution #511/2006

-  Subject property.
-  Area approved for subdivision within the ALR.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 20, 2006 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, B.C.

PRESENT:	Frank Read	Chair, North Panel
	John Kendrew	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # P- 36794
Applicant: John & Bonnie Zotich
Agent: S. Howard and Associates
Proposal: To subdivide the 112.7 ha property into 4 lots. The Agricultural Land Reserve portion includes two small triangular parcels situated to the west and north of the CN Rail Line including a 1.88 ha part of proposed Lot 1 and a 1.0 ha part of proposed Lot 4.
Legal: PID: 007-645-945
District Lot 2382, Cassiar District, EXCEPT Plans 1345 and 12246;
Location: New Hazelton, B.C.

Site Inspection

A site inspection was not conducted.

Discussion

The Commission noted that only two small triangles of land were in the ALR, one of 1.8 ha and one of 1.0 ha. Therefore, the majority of the land proposed for subdivision is outside the ALR and could be subdivided without Commission approval. Therefore the Commission had no objection to the subdivision as proposed.

IT WAS

MOVED BY: Commissioner Craven
SECONDED BY: Commissioner Kendrew

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application

AND THAT the approval is granted to the applicant only and is valid for 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 511/2006



Staff Report
Application # P – 36794
Applicant: John & Bonnie Zotich
Agent: S Howard & Associates

DATE RECEIVED: June 30, 2006

DATE PREPARED: August 3, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide 112.7 ha parcel into 4 lots. Agricultural Land Reserve portion includes two small triangular parcels situated to the west and north of the CN Rail Line including a 1.88 ha part of proposed Lot 1 and a 1.0 ha part of proposed Lot 4.

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

BACKGROUND INFORMATION:

The applicants have previously applied to subdivide along the ALR boundary, and sever the small ALR portions of the property from the parent parcel. The Commission allowed the application subject to the consolidation of these areas with adjacent ALR land. Based on the current application, this was never carried out. Although geographically separated from each other, the two triangles of ALR are part of the same property and therefore an application must be made to subdivide.

Local Government:

Regional District of Kitimat-Stikine

Legal Description of Property:

PID: 007-645-945
District Lot 2382, Cassiar District, Except Plans 1345 and 12246

Purchase Date:

September 1991

Location of Property:

New Hazelton, B.C.

Size of Property:

112.7 ha

ALR Area:

2.8 ha

Present use of the Property:

Residential, farm buildings

Surrounding Land Uses:

WEST: Residential, agricultural
SOUTH: Bare
EAST: Residential
NORTH: Bare

Agricultural Capability:

Data Source: Agricultural Capability Map # 93M/4
The majority of the property is identified as having secondary ratings.

Zoning Bylaw and Designation:

Skeena Valley Zoning Bylaw No. 73 designates the property R1 (Rural 1)
Minimum Lot Size: 8 ha

PREVIOUS APPLICATIONS:

Application #31733-0

Applicant: Zotich, John & Bonnie
Decision Date: January 22, 1998
Proposal: To subdivide two (2) approximately 1.5 hectares of land from the proposed lots 1 and 2 which are separated from the parent parcel by the CN Rail Line right-of-way and steep topography.
Decision: Allowed the subdivision along the ALR boundary subject to consolidation of the ALR portion of the properties with the adjacent lots also within the ALR.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Kitimat-Stikine Board: The board forwarded the application with no objections.

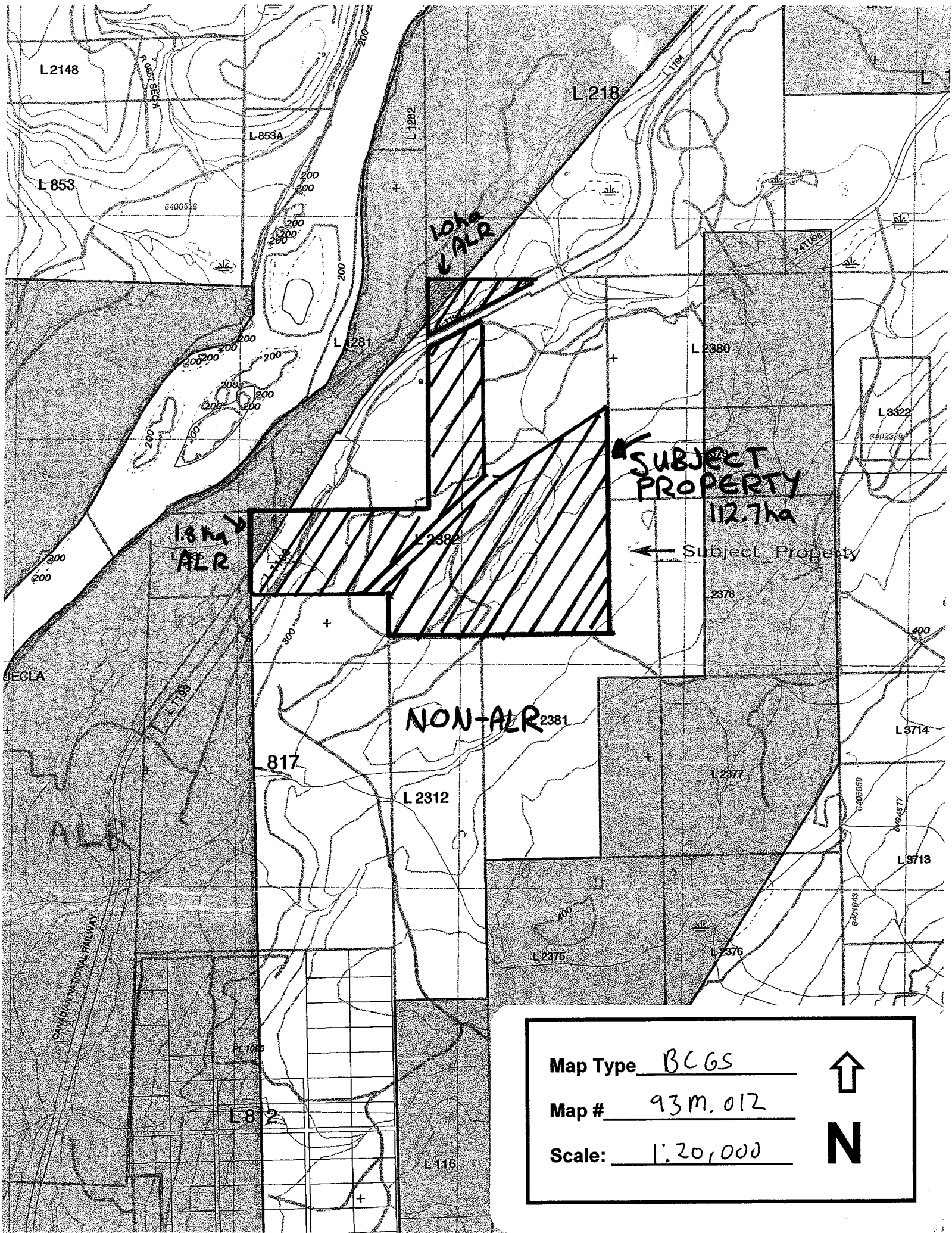
ATTACHMENTS:

- ALR Context Map 93M.012 (1:20,000) (Created by ALC Staff)
- Proposed Subdivision Plan (Submitted by applicant)

END OF REPORT

Simone Rivers
Signature

Aug 8, 2000
Date



**SUBJECT
PROPERTY**
112.7ha

← Subject Property

NON-ALR

**1.8ha
ALR**

**10.1ha
ALR**

Map Type	<u>BCGS</u>	↑ N
Map #	<u>93M.012</u>	
Scale:	<u>1:20,000</u>	