



Agricultural Land Commission
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April 21, 2008

Reply to the attention of Simone Rivers
ALC File: W-37815

Randall and Brigitta Carter
Box 171
Dawson Creek, BC V1G4G3

Dear Mr. and Mrs. Carter:


Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 132/2008 outlining the Commission's decision as it relates to the above noted application.

The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 
Erik Karlsen, Chair

cc: Peace River Regional District (86/2006)

Enclosure: Minutes/Sketch Plan

SBR/
i/37815d1



A meeting was held by the Provincial Agricultural Land Commission on April 2, 2008 by telephone conference call.

PRESENT:	William Norton	Chair, North Panel
	John Kendrew	Commissioner
	Denise Dowswell	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff
	Terra Kaethler	Staff

For Consideration

Application: # W- 37815
 Applicant: Randall and Brigitta Carter
 Proposal: To exclude the 60.1 ha subject property in order to subdivide and use the land for commercial and light industrial uses as designated in the South Peace Comprehensive Development Plan.
 Legal: PID: 014-325-161
 North East ¼ of Section 17, Township 78, Range 15, West of the 6th Meridian, Peace River District, EXCEPT Plans B5075, PGP36620, A1442, and BCP18545
 Location: Southern side of Highway 97S, between the City of Dawson Creek and its water treatment plant.

Site Inspection

A site inspection was not conducted.

Discussion

The Commission recalled its discussion with the Peace River Regional District and the City of Dawson Creek regarding this property in the context of the South Peace Comprehensive Development Plan. As it had endorsed the use of this property for Light-Industrial and Commercial purposes in the CDP it had no objection to the proposed exclusion of the property for these purposes. However, the Commission will require that the property be rezoned prior to finalizing the exclusion of the property.

IT WAS

MOVED BY: Commissioner Kendrew
SECONDED BY: Commissioner Norton

THAT the application be allowed

AND THAT the approval is subject to the following conditions:

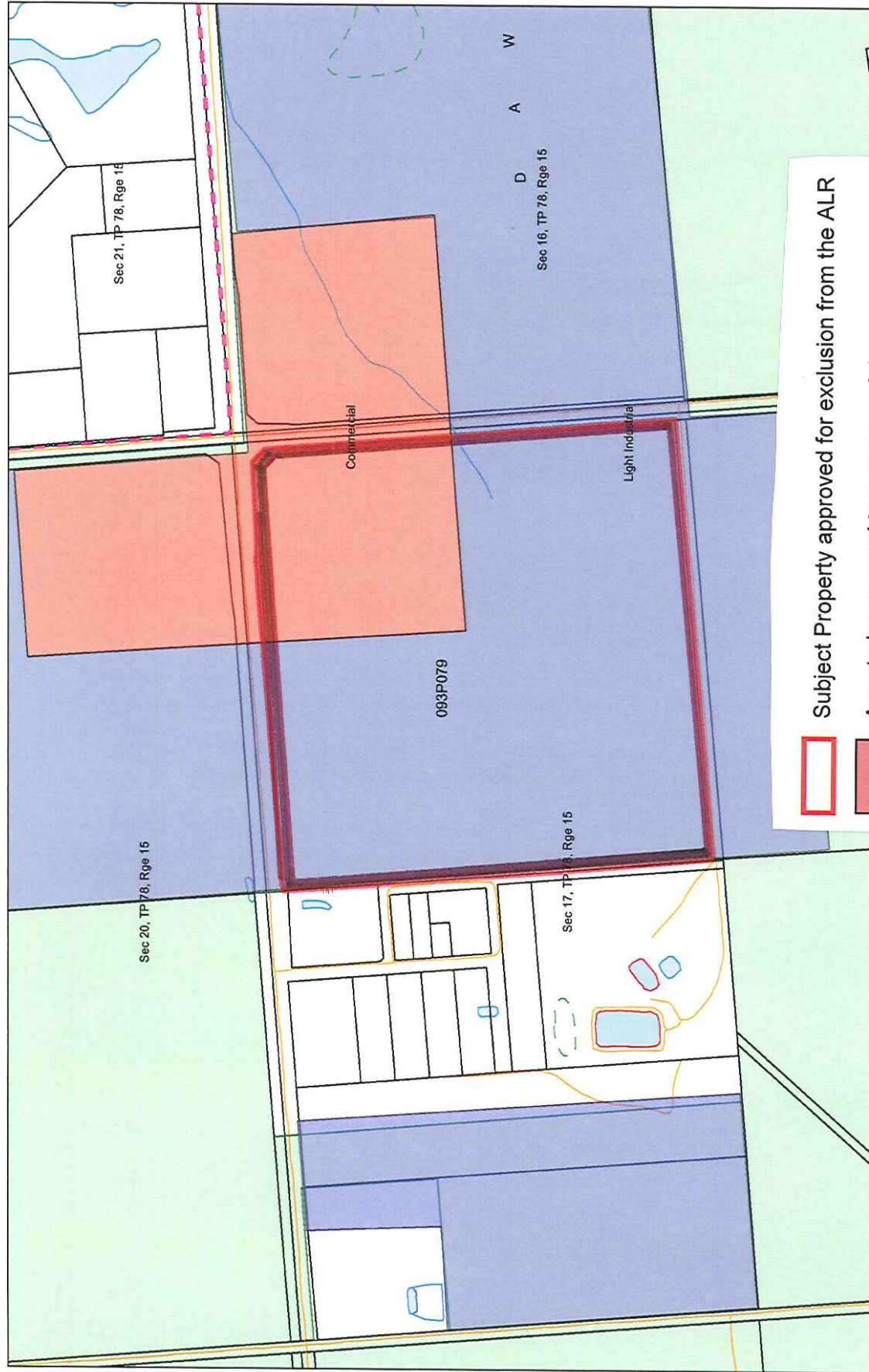
- Receipt of proof of that the property has been rezoned to light industrial and commercial zones as outlined in the South Peace Comprehensive Development Plan
- The rezoning must be completed within 3 years of the date of this decision.




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 # 132/2008

Agricultural Land Commission Resolution # 132/2008

File No.: W-37815



-  Subject Property approved for exclusion from the ALR
-  Area to be rezoned to a commercial zone
-  Area to be rezoned to a light-industrial zone



Scale: 1: 10,000
BCGS Mapsheet(s): 93P.079