



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

February 23, 2009

Reply to the attention of Ron Wallace
ALC File: Z-38610

4451 Lands Inc
507-5525 West Blvd
Vancouver, BC V6M3W6

Attention: Jim Green

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 827/2008 outlining the Commission's decision as it relates to the above noted application.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Sunshine Coast Regional District (ALR-F-47)

RW/
i/Z-38610d1



A meeting was held by the Provincial Agricultural Land Commission on November 20, 2008 at the Simon Fraser University Wosk Centre for Dialogue, Vancouver, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

For Consideration

Application: # Z-38610
 Applicant: 4451 Lands Inc
 Agent: Jim Green
 Proposal: To subdivide the ALR portion of the property into three lots as proposed by the applicant.
 Legal: PID: 004-634-080
 District Lot 4451, New Westminster District Group 1
 Location: Port Mellon Highway, Sunshine Coast

Site Inspection

A site inspection was conducted on June 17, 2008. Those in attendance were:

- Erik Karlsen Chair
- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- John McRea Sussex Realty – Gibsons

The Commissioners met with the agent to view the property and discuss the proposed subdivision. It was noted that the parent property totals approximately 15.2 ha and that approximately 4.2 ha is within the ALR. The ALR portion of the property is proposed to be subdivided into three parcels.

Discussion

The Commission noted that the subject property and the ALR boundary are divided by Port Mellon Highway. The Commission believed that the property's suitability for agriculture is low and that the proposed subdivision would have no significant impact on agriculture.

IT WAS

MOVED BY: Commissioner Pranger
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

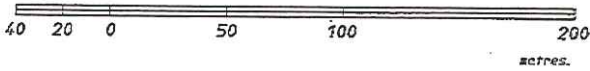
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 827/2008

**PROPOSED SUBDIVISION PLAN OF DL 4451,
GROUP 1, NEW WESTMINSTER DISTRICT.**

Scale 1:2000



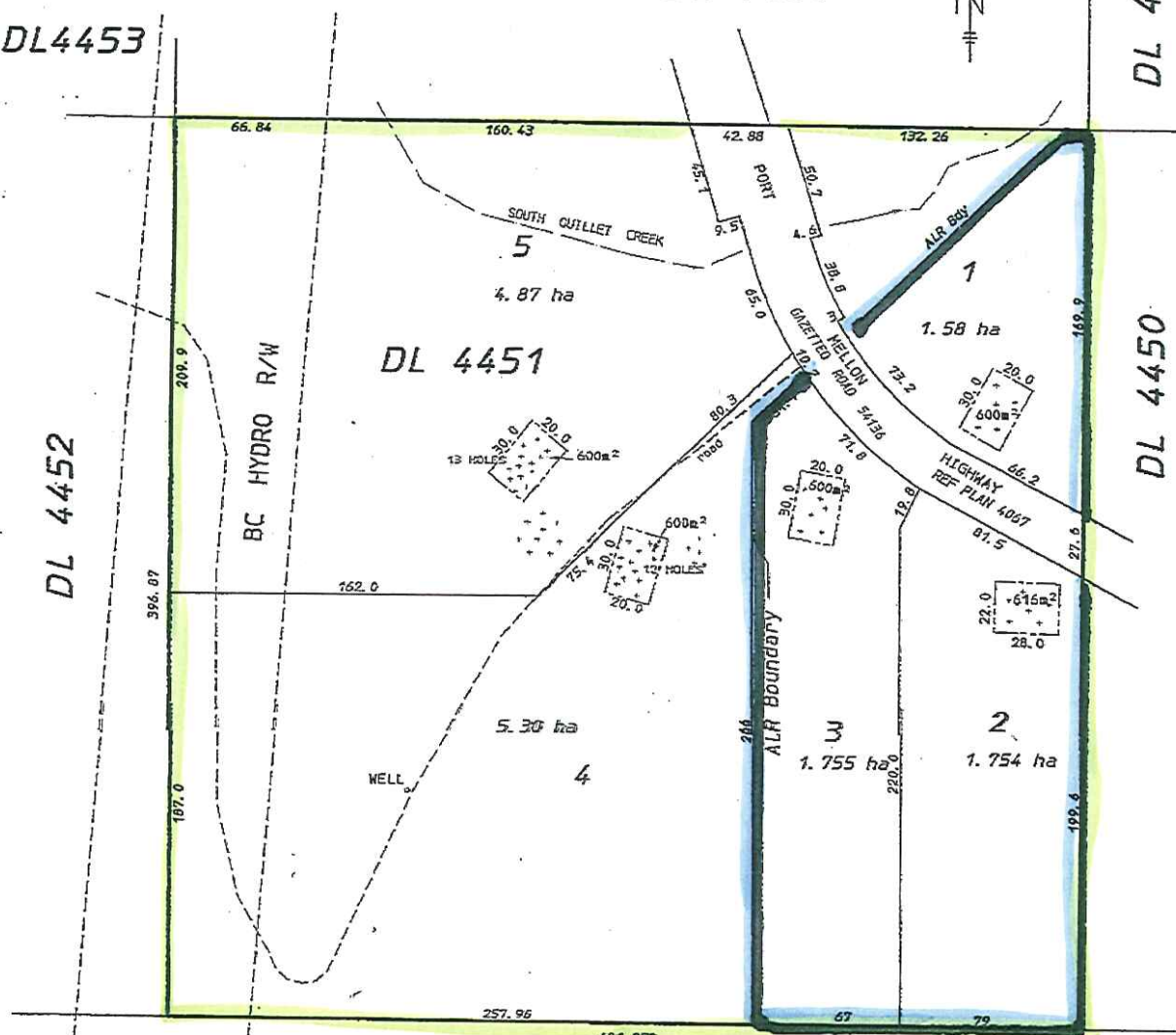
DL4453

DL 4454

DL 4455

DL 4452

DL 4450



ALR AREA

DL 1354

Indicates septic
coverany site

**Provincial Agricultural Land Commission
Application #Z-38610
Resolution #827/2008**

Larry W. Penonzek
B. C. Land Surveyor
Box 505 Gibsons, B. C.
V0N 1V0 Ph 886-2531

- Subject property
- Area approved for subdivision in the ALR