



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

September 22, 2009

Reply to the attention of Simone Rivers
ALC File: 50123

James and Sherlyn Unrau
Box 2966
Buick BC, V0C 2R0

Dear Mr. and Mrs. Unrau:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 746/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (66/2009)

SBR/
/50123d1



A meeting was held by the Provincial Agricultural Land Commission on August 27, 2009.

| | | |
|-----------------|-----------------|--------------------|
| PRESENT: | William Norton | Chair, North Panel |
| | Denise Dowswell | Commissioner |
| | Erik Karlsen | Chair, ALC |
| | Simone Rivers | Staff |

For Consideration

Application: 50123
 Applicant: James and Sherlyn Unrau
 Proposal: To subdivide the existing homesite (2 ha) from the 64 ha property. The applicants have owned the property since 1966
 Legal: PID: 010-572-813
 Location: The North West ¼ of Section 34, Township 111, Peace River District
 Buick Creek

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission noted that the applicants wish to subdivide their homesite from the remainder of the property and further that the applicants have owned the property since 1966. The applicants therefore qualify for consideration under the Commission's *Homesite Severance Policy* and as such the Commission has no objection to the proposal.

Conclusions

That the applicants have owned the property since 1966 and therefore qualify for consideration under the Commission's *Homesite Severance Policy*

IT WAS

MOVED BY: Commissioner Dowswell

SECONDED BY: Commissioner Norton

THAT the application be approved.

AND THAT the approval is 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.
- approval for subdivision is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

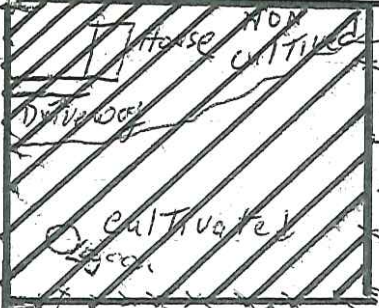
CARRIED
Resolution # 746/2009

Farm Land



Buck Creek Road

Driveway



proposed Fence

Driveway

Shop

House



Approved Lot ± 2 ha

House
Farm Land

Driveway
Farm Land

Provincial Agricultural Land Commission

Application # 50123
Resolution # 746/2009

-  Subject Property
-  Approved subdivision of ±2 ha

APPROX 75 acres

BUSH
Pasture

NW 1/4 sec 11
TSP III
PRD.

Farm Land

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION JUN 26 2009