



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 1, 2009

Reply to the attention of Simone Rivers
ALC File: 50332

Central Coast Regional District
Box 186
Bella Coola, BC V0T 1C0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **904/2009** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the land owner 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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: A handwritten signature in black ink that reads "Erik Karlsen". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

SBR/
50332d1



A meeting was held by the Provincial Agricultural Land Commission on September 15, 2009 at Kamloops, BC

PRESENT:	Grant Huffman	Chair, Interior Panel
	Lucille Dempsey	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff

For Consideration

Application: 50332
Applicant: Devon Girard
Agent: Central Coast Regional District
Proposal: To subdivide and transfer ownership of a 0.4 ha portion of the subject property to the Regional District so that it can be added to Walker Island Park, specifically to extend the current ball field area

Legal: PID: 005-704-341
The East ¼ of the South East ¼ of Section 4, Township 2, Range 3, Coast District Except that part in Plans 31451, Plans 44560, Plan VIP61085 and Plan 2369RW

Location: Walker Island Road, Bella Coola.

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 park had been expanded by application multiple times in the past. The Commission had approved these applications.

The Commission had no objection to the proposal as the area to be added to the park was small and was separated from the remainder of the subject property by a road. The Commission also noted that the area was proposed to be consolidated with the neighbouring park and therefore that no new parcels would be created.

The Commission had no objection to the use of the subdivided area to expand the existing ball fields or for other park related uses.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Huffman

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.

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 # 904/2009

REFERENCE PLAN OF ROAD DEDICATION OF
PART OF LOT 3 OF THE NE 1/4 AND SE 1/4
OF SEC. 4, T.P.2, RANGE 3, COAST DISTRICT,
PLAN 31451 (PURSUANT TO SECTION 102(1) LAND TITLE ACT)

B.C.G.S. 93D.037

SCALE - 1:1000



PLAN 445714

Deposited in the Land Title Office at Victoria, B.C.,
this _____ day of _____, 1986

REGISTRAR

LOT 4
PLAN 31451

Provincial Agricultural Land Commission

Application # 50332
Resolution # 904/2009

Subject Property

Approved subdivision of 0.4 ha to be
consolidated with adjoining park

ROAD
0.3873 ha

NE 1/4 SEC 4 TP 2

ROAD

Subject Property
PART OF REM E 1/2
(0.3873 ha (Non))

Rodeo
Grounds

PART OF
REM E 1/2

SE 1/4 SEC 4 REMAINDER
SUBJECT PROPERTY

I, M.E. EXTON, a British Columbia Land
Surveyor of Williams Lake, in British Columbia, certify that
I was present at and personally supervised the survey
represented by this plan, and that the survey and plan
are correct. The survey was completed on the 17th
day of September, 1986.

[Signature]

B.C.L.S.

Approved under the Land Title Act
this 3 day of November, 1986

[Signature]
Approving Officer - Ministry of Transportation
& Highways

EXTON a JUDGE
B.C. and Canada
Land Surveyors
133 Barland Street
Williams Lake, B.C.
V2G 1R1
FILE NO. 85-139

Sec 4, TP2, R3
Plan #445714