



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 7, 2014

ALC File: #53710

Richard Andrews
1610 Sunshine Coast Highway
Gibsons BC V0N 1V2

Dear Mr. Andrews:

Re: Application to Subdivide Land within the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 331/2014 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. The Commission has also attached a Sketch Plan depicting the decision.

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.

Further correspondence with respect to this application is to be directed to Laurel Eyton, (Laurel.Eyton@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'C. Fry', is written over a horizontal line. The signature is fluid and cursive.

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #331/2014
Sketch Plan

cc: Sunshine Coast Regional District (File #E-38)

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PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on October 7, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53710
Applicant: James and Constance Fawcett
Agent: Richard Andrews
Proposal: (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
Boundary adjustment between the two subject properties to create a property boundary better aligned with the division between soils of higher and lower soil capabilities.
Legal: Block E, except part in Statutory Right of Way Plan 18688, District Lot 903, Group 1, New Westminster District, Plan 5758.
(PID# 011-080-892).
Block 3, District Lot 903, Plan 3877.
(PID# 012-077-691).
Location: 1624 Sunshine Coast Highway, Gibsons
Background: As part of the Elphinstone OCP review by the Commission, Resolution #473/1985 identified the northern 2/3 of the subject properties as appropriate for exclusion due to lesser agricultural capability and recommended that the location of the proposed collector route through the subject properties be modified to coincide with the ALR boundary. Resolution #534/2003 delegated to the CEO the decision of exclusion applications for the area of the subject properties to the north of the projected West Reed Road, provided always that the alignment of West Reed Road continues to be projected more or less along the boundary between areas of higher and lower agricultural capability.

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 140-60/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 7

Subdivision applications for boundary adjustments that are consistent with the intent of section 10 BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation) but cannot be approved by the local approving officer due to the limitations on parcel size and on the number of parcels involved in the proposed boundary line adjustment;

DECISION:

After reviewing the entire file material, I, Brian Underhill, Deputy Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion #7 of Resolution #016N/2011 and approve the application on behalf of the Commission.

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 the letter communicating 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.

RESOLUTION # 331/2014

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION



Brian Underhill, Deputy Chief Executive Officer

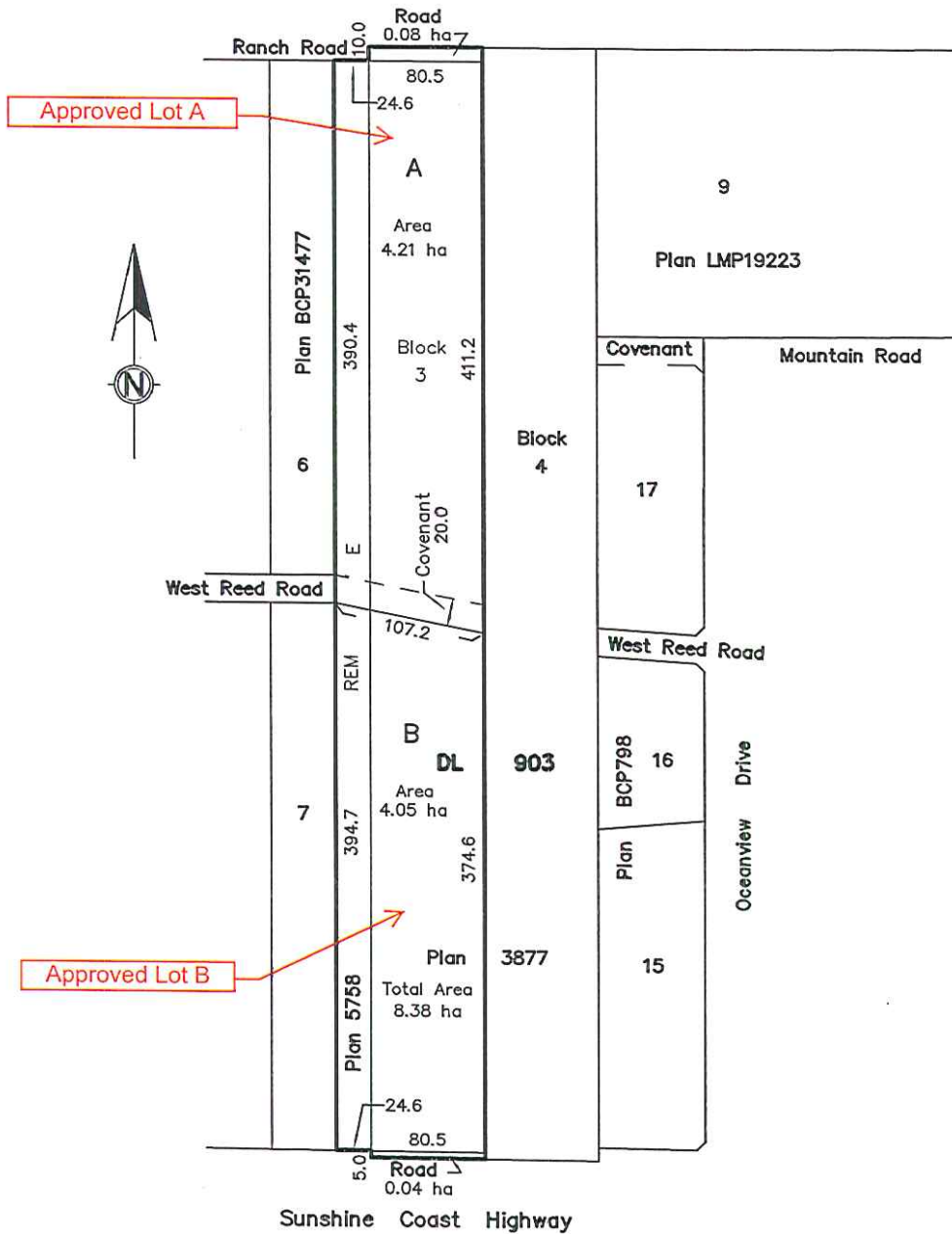
PROPOSED SUBDIVISION OF BK E EXCEPT PART
 IN SRW PLAN 18688, PLAN 5758 AND BK 3,
 PLAN 3877 BOTH IN DL 903, GROUP 1, NWD.

0 50 100 150 200 250

Metres

Scale of 1:4000

ALC application #53710
 (applicants - James and Constance Fawcett)
 Resolution #331/2014



Don Smith Land Surveys
 P. O. Box 1591, Gibsons, BC V0N 1V0
 T 604.886.9140 F 604.886.9148
 dsmith@donsmithlandsurveys.ca

Date: September 26, 2014

FILE: 25-13-Prop. Subdivision