



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 11, 2014

ALC File: # 53755

Steve and Margaret Horychun
Box 6176
Fort St. John, BC V1J 4H7

Dear Mr. and Mrs. Horychun:

Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)

Order #322/2014

Please find attached the Minutes of Resolution # 322/2014 as it relates to the above noted application. The Commission has also attached a Sketch Plan depicting the decision.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of Order #322/2014 and confirming that the ALR notation is to be removed from Certificate of Title #BV459164.

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 Eytton (Laurel.Eytton@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #322/2014
Sketch Plan

cc: Peace River Regional District (File #068/2014)
Land Title Office

53755d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 11, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53755
Applicant: Steve and Margaret Horychun
Proposal: (Submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*)
To exclude the 4.1 ha subject property from the ALR.
Legal: Lot 3, Section 25, Township 83, Range 19, West of the 6th Meridian,
Peace River District, Plan 32730.
(PID# 009-500-812).
Location: South of Fort St. John towards Lookout Point
Background: The subject property is designated as Medium Density Residential in
the North Peace Fringe Area OCP Bylaw No. 1870, 2009 and the
Commission approved this designation by Resolution # 1105/2009.

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 2

Exclusion, subdivision, non-farm use and inclusion applications that are consistent with a specific planning decision of the Commission made by resolution (e.g.: Peace River- Fort St. John Comprehensive Development Plan);

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 #2 of Resolution #016N/2011 and approve the application on behalf of the Commission.

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 # 322/2014

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

Brian Underhill, Deputy Chief Executive Officer

120°52'0"W

120°50'0"W

ALC application #53755
(applicants - Steve and Mary Horychun)
Resolution #322/2014



FORT ST. JOHN

Sec 35, TP 83, Rge 19

Sec 36, TP 83, Rge 19

Sec 29, TP 83, Rge 18

Sec 30, TP 83, Rge 18

Sec 25, TP 83, Rge 19

Sec 26, TP 83, Rge 19

Sec 20, TP 83, Rge 18

ALR

Subject Property
Area = 4.1 ha

Sec 19, TP 83, Rge 18

Sec 23, TP 83, Rge 19

Sec 24, TP 83, Rge 19

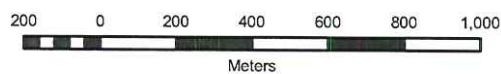
4.1 ha Subject Property
(PID #009-500-812)
approved for exclusion
from the ALR

Sec 18, TP 83, Rge 18



ALC Context Map

Map Scale: 1:20,000



ALC File #: 53755

Mapsheet #: 94A.026

Map Produced: Jul 24, 2014

Regional District: Peace River