



**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

June 13, 2006

Reply to the attention of Gordon Bednard

Philippe Rhodes, Eran Humphrey  
Rainbow Williams, Sarah Corker  
#3 – 1646 Alma Street  
Vancouver, BC V6R 3P4

Dear Sirs/Mesdames,

**Re: Application # YY-36747**  
**PID – 007-690-681**  
**Proposed Strata Plan of Lot 51, Fractional North ½ of South ½**  
**of Section 14, Township 50, Plan 15360, NWD**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to register a strata plan over the above described property in the ALR. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the strata plan being in substantial compliance with the attached plan
- compliance 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. The Commission suggests you contact the District of Squamish at your earliest convenience.

The decision noted above is recorded as Resolution #286/2006.

By way of a copy of this letter the Commission will authorize the Registrar of Land Titles to accept the application for deposit of the plan.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Squamish - Attn: K. Anemo  
Registrar of Land Titles – New Westminster  
James Walker, PO Box 846, Pemberton, BC V0N 2L0

GB/lv/Encl./36747d1

**PROPOSED STRATA PLAN OF LOT 51,  
FRACTIONAL NORTH 1/2 OF SOUTH 1/2 OF  
SECTION 14, TOWNSHIP 50, PLAN 15360, N.W.D.  
PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.**

STRATA PLAN BCS \_\_\_\_\_

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

DISTRICT OF SQUAMISH  
B.C.G.S. 92G. 075

ADDRESS: 41270/41272 MEADOW AVENUE, SQUAMISH, B.C.

REGISTRAR

SCALE 1:250



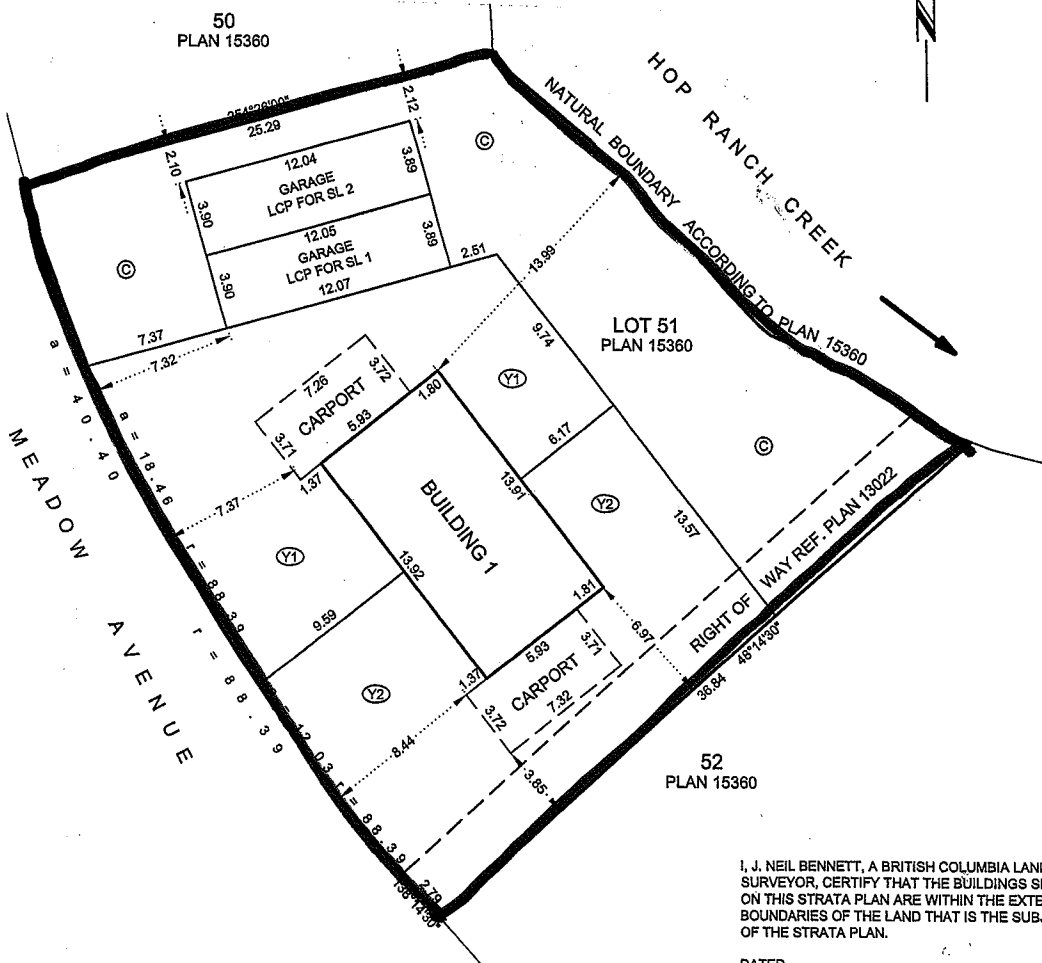
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

SUBJECT TO FIELD MEASUREMENTS

**Provincial Agricultural Land Commission**

Application: YY-36747  
Resolution # 286/2006

Subject property showing approved strata plan.



**LEGEND**

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM  
PLAN 15391.

- ⊙ - DENOTES COMMON PROPERTY
- LCP - DENOTES LIMITED COMMON PROPERTY
- SL - DENOTES STRATA LOT
- ⊙Y1 - DENOTES YARD LCP FOR STRATA LOT 1 (TYPICAL)

**BENNETT & ASSOCIATES**

B.C. LAND SURVEYORS  
#201 - 275 FELL AVENUE  
NORTH VANCOUVER, B.C.  
V7P 3R5  
PH. 604-980-4868  
FX. 604-980-5856  
www.bennettsurveys.com

JOB DIRECTORY: W\2006\40135 - 41270 Meadow Ave  
PROJECT: 140135-Final Strata\dwg1  
DRAWING FILE: ST40135-01F.dwg (TC)

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND  
SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN  
ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL  
BOUNDARIES OF THE LAND THAT IS THE SUBJECT  
OF THE STRATA PLAN.

DATED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

B.C.L.S.

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND  
SURVEYOR OF NORTH VANCOUVER, IN BRITISH  
COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND  
PERSONALLY SUPERINTENDED THE SURVEY  
REPRESENTED BY THIS PLAN, AND THAT THE  
SURVEY AND PLAN ARE CORRECT. THE SURVEY  
WAS COMPLETED

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND  
THE CHECKLIST FILED UNDER # ECP- \_\_\_\_\_

**PRELIMINARY**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

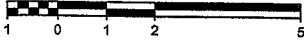
B.C.L.S.

# PROPOSED BUILDING 1 FLOOR PLAN

# STRATA PLAN BCS \_\_\_\_\_

SUBJECT TO FIELD MEASUREMENTS

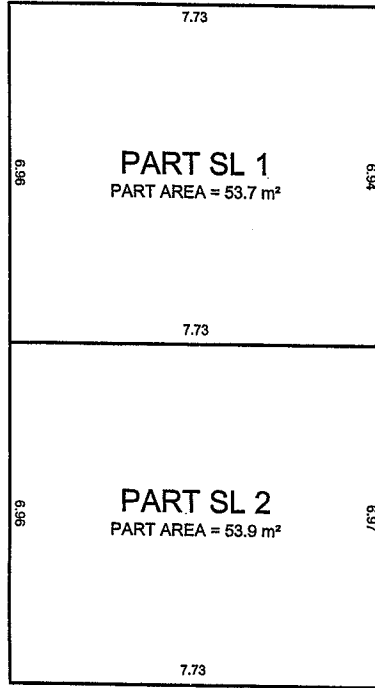
SCALE 1:100



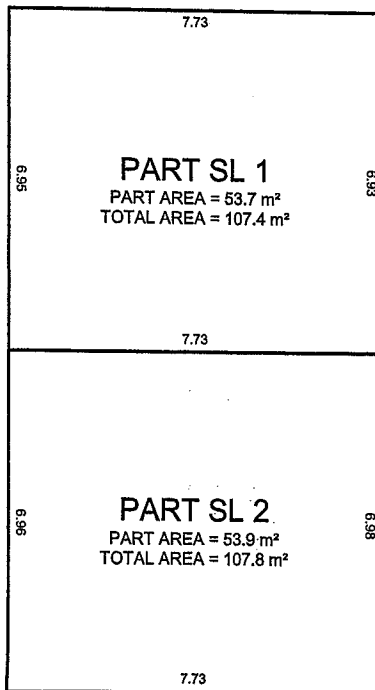
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



## LEVEL 1



## LEVEL 2



# PRELIMINARY

STRATA PLAN BCS \_\_\_\_\_

OWNERS:

MORTGAGEE:  
IF NECESSARY

\_\_\_\_\_  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME)

\_\_\_\_\_  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME)

\_\_\_\_\_  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME)

\_\_\_\_\_  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME)

\_\_\_\_\_  
WITNESS AS TO BOTH SIGNATURES  
(PRINT AND SIGN NAME)

\_\_\_\_\_  
WITNESS AS TO BOTH SIGNATURES  
(PRINT AND SIGN NAME)

\_\_\_\_\_  
OCCUPATION OF WITNESS

\_\_\_\_\_  
OCCUPATION OF WITNESS

\_\_\_\_\_  
ADDRESS OF WITNESS

\_\_\_\_\_  
ADDRESS OF WITNESS

I CERTIFY THAT THE CONVERSION OF THE BUILDING  
INCLUDED IN THIS STRATA PLAN HAS BEEN APPROVED  
UNDER SECTION 242 OF THE "STRATA PROPERTY ACT"

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

\_\_\_\_\_  
MAYOR, IAN SUTHERLAND

\_\_\_\_\_  
CLERK, ROBIN ARTHURS

\_\_\_\_\_  
WITNESS AS TO BOTH SIGNATURES

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
OCCUPATION

**PRELIMINARY**

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") held by electronic conferencing on June 9 and 10, 2006.

<b>PRESENT:</b>	Erik Karlsen	Chair
	Sue Irvine	Vice Chair
	Lorne Seitz	Vice Chair
	John Tomlinson	Commissioner

**STAFF:** Gordon Bednard

**For Consideration**

Gordon Bednard presented application # YY-36747 which concerned a 0.2 ha property on which a duplex is located. The potential owners of the property have made application to register a strata subdivision to allow both families to have title to a portion of the property and building.

**Commission Discussion**

The Commission considered that as the property was a small residential lot located within a residential subdivision with a long-standing duplex dwelling, there would be no impact on the ALR should the application be approved.

**IT WAS**

**MOVED BY:** Commissioner John Tomlinson

**SECONDED BY:** Commissioner Sue Irvine

THAT the application be approved as presented.

Carried.