



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 31, 2006

Reply to the attention of Simone Rivers
ALC File W - 36861

City of Dawson Creek
PO Box 150
Dawson Creek, B.C. V1G 4G4

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #504/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the land owners 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (134/2006)

SBR/lv/Encl.: Minutes
Skech Plan

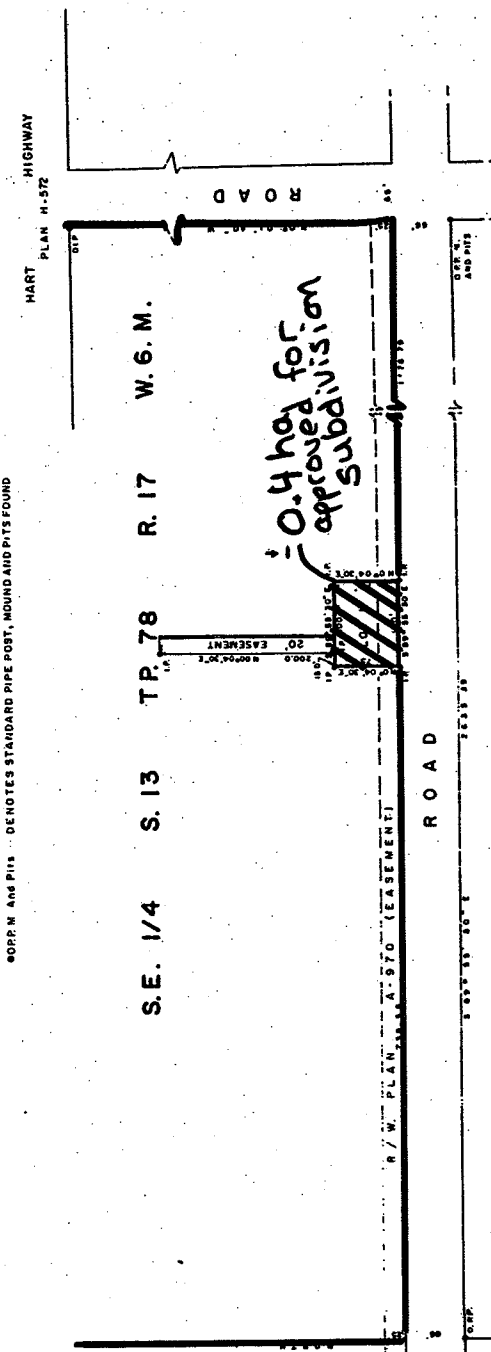
36861d1

PLAN No. _____
 DEPOSITED IN THE LAND REGISTRY OFFICE IN KANLOOPS
 THIS _____ DAY OF _____ 1964
 _____ REGISTRAR

PLAN OF SUBDIVISION
OF PART OF THE SOUTH EAST 1/4,
SECTION 13, TOWNSHIP 78, RANGE 17, W. 6. M., EXCEPT PLAN 12785,
ALSO, EXCEPT THAT PART NORTH OF THE JOHN HART HIGHWAY
PEACE RIVER DISTRICT
 SCALE: 1 INCH = 100 FEET

LEGEND
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE EAST BOUNDARY
 OF THE S.E. 1/4 SECTION 13 AS SHOWN ON PLAN M-572.

* I.P. DENOTES STANDARD 1/2" X 1/2" X 30" GALV. IRON BAR POST SET
 * C.P.P. DENOTES STANDARD PIPE POST FOUND
 * O.P.P. AND P.I.P. DENOTES STANDARD PIPE POST, MOUND AND PITS FOUND



AS TO THE R/W PLAN A-970 (LEASEMENT)
 THE CORPORATIO OF THE CITY OF DAWSON CREEK
 MAYOR: *Alan E. Gordon*
 CLERK: *[Signature]*

APPROVED UNDER THE LAND REGISTRY ACT
 THIS 15th DAY OF *June* 1964.
[Signature]
 APPROVING OFFICER FOR DEPT. OF HIGHWAYS

AS TO THE S.E. 1/4 - SECTION 13
 OWNER: *[Signature]*
 WITNESS: *[Signature]*

I, DONALD E. WATSON OF THE CITY OF DAWSON CREEK,
 BRITISH COLUMBIA LAND SURVEYOR, MAKE OATH AND SWAY THAT
 I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE
 SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY
 AND PLAN ARE CORRECT THE SAID SURVEY WAS COMPLETED
 ON THE *14th* DAY OF *March* 1964.
[Signature]
 DONALD E. WATSON D.C.L.S.

SWORN BEFORE ME AT DAWSON CREEK
 THIS *15th* DAY OF *June* 1964.
[Signature]
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE.

D. WATSON
 D. SURVEYOR
 CREEK I.B.C.
 No. 636

Provincial Agricultural Land Commission
 Application: W-36961
 Resolution #504/2006

Subject property.
 0.4 ha area approved for subdivision within the ALR.

JUL 26 2006

R-3

R-3

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.

CARRIED
Resolution # 504/2006



Staff Report
Application # W – 36861
Applicant: Carl and Evelyn Dyck
Agent: City of Dawson Creek

DATE RECEIVED: August 8, 2006

DATE PREPARED: September 20, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide 0.4 ha to allow the City of Dawson Creek to expand the Devereaux Booster Station to accommodate the continued provision of water to the City of Dawson Creek.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The application is being made for the following reasons as outlined in the application: The attached Plan of Subdivision was approved by all the required authorities in 1964. It is unknown why the plan was never registered. The City of Dawson Creek's Devereaux Booster Station is located on the proposed Lot 1 and the earliest record on file related to the building on the property in 1964.

Under the City of Dawson Creek's Water Quality Assurance Plan, the City intends to expand the Devereaux Booster Station to accommodate the continued provision of water to the City of Dawson Creek.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 013-462-695

The South East 1/4, Section 13, Township 78, Range 17, W6M, Peace River District, EXCEPT That part lying north of Plan H572, Plans H572 and 12785

Location of Property:

10463 - 237 Road, Arras area between Dawson Creek and Kiskatinaw River. Devereaux Elementary School is located to the west of the property.

Size of Property:

44.0 ha (The entire property is in the ALR).

Present use of the Property:

Farmed, Booster Station Equipment

Surrounding Land Uses:

WEST: Farmland, school and subdivision
SOUTH: Subdivision
EAST: Treed and farmland
NORTH: Highway 97 and subdivision

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/09
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area Zoning Bylaw No. 477 (1986) designates the property as Agricultural - Rural Resource.

Zoning Bylaw and Designation:

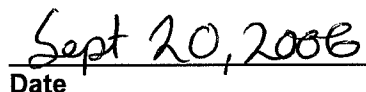
Dawson Creek Rural Area Zoning Bylaw No. 1343 (2001) designates the property as A-2 (Large Agricultural Holdings Zone).
Minimum Lot Size: 63 ha.

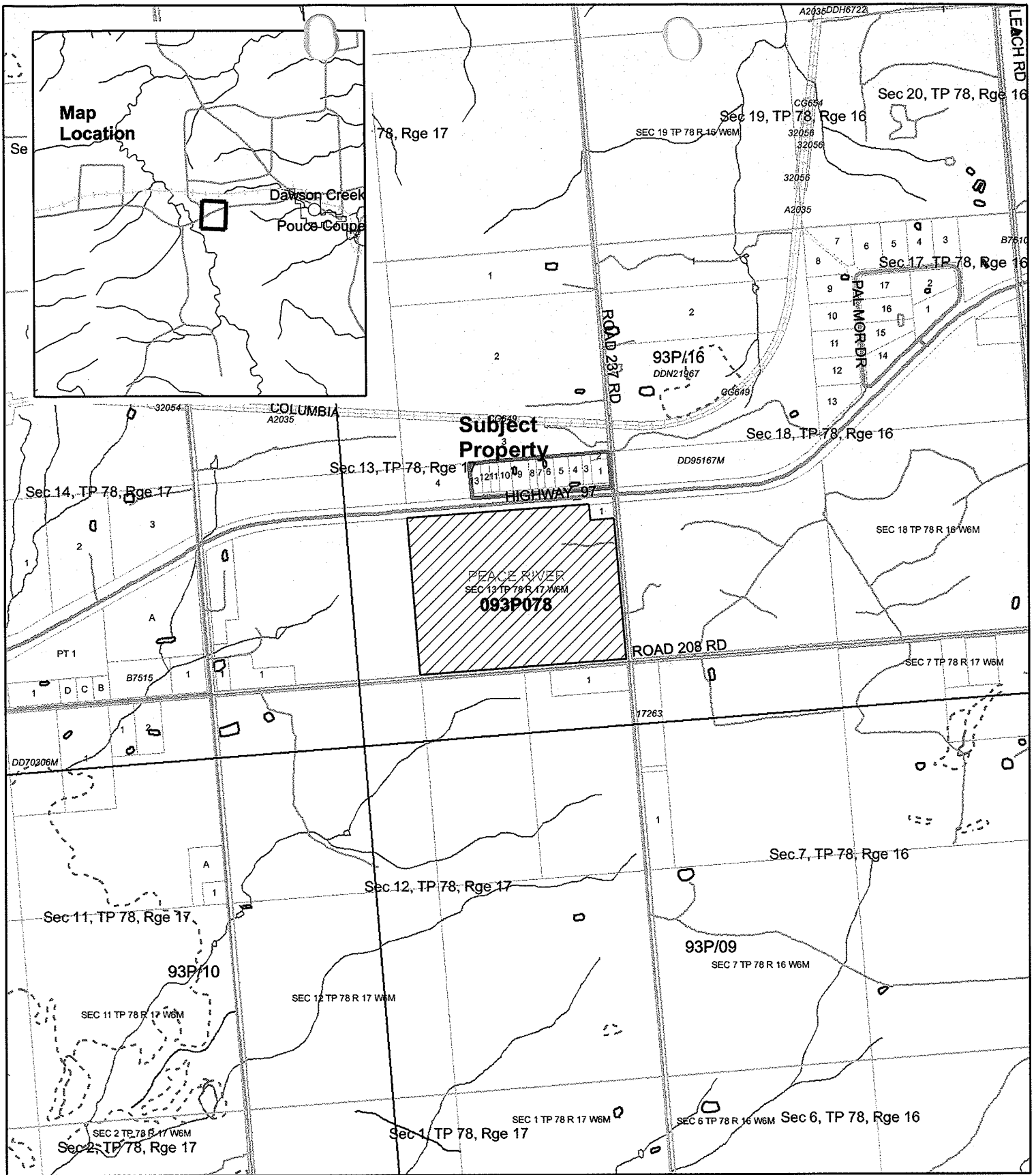
ATTACHMENTS:

- Plan of Subdivision of Part of the Southwest 1/4... (Submitted by Peace River Regional District)
- Sketch showing context of proposed subdivision (Submitted by Peace River Regional District)
- ALC Context Map - BCGS 93P.078 - 1:20,000 (Created by ALC Staff)

END OF REPORT

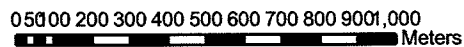

Signature


Date



ALC Context Map

Map Scale: 1:20,000



ALC File#:	21-06-36861
Map Sheet #:	93P.078
Regional District:	Peace River