



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

July 12, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 35717

Susan Rohmann and Sam Jones
7997 269 Road
SS-2 S23-C-18
Fort St. John, B.C. V1J 4M7

Dear Ms. Rohmann and Mr. Jones:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 329/2007 outlining the Commission's decision as it relates to the above noted application. Please notify the landowner of the Commission's 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (#168/2004)

Enclosure: Minutes/Sketch Plan

SBR/lv
35717d2

NE 1/4 SEC 21

W6M

1 2
SEE DETAIL F PLAN BCP17037

32.309 89.332 89.832
(BEARING DERIVATION) ROAD
89° 59' 45" 89° 59' 45" 24.304 24.504 6' 59' 45"

89.774
PLAN 2 10588
3
4
89° 00' 00"

SEE DETAIL E

R 19

SEE DETAIL D



LOT 1
AREA = 2.81 ha

SEE DETAIL C

REM
NW 1/4 SEC 20
TSP 83 R 19 W 6

SEE DETAIL B

RIVERVIEW ROAD NO. 289

PT REM NW 1/4


LOT 2
AREA = 1.961

Provincial Agricultural Land Commission

SEC 20

Application W-35717
Resolution # 329/2007

109.142
00° 00' 00"

 Approved new lot - 0.3 ha

LOT 1
AREA = 1.561 ha

109.169

SEE DETAIL A

Plan BCP 20752



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 at offices of the Peace River Regional District in Fort St. John, B.C.

PRESENT:	Erik Karlsen	Chair, ALC
	John Kendrew	Commissioner
	William Norton	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W - 35717
Applicant: Poul & Viggo Pedersen
Agent: Susan Rohmann
Proposal: To consolidate Plan 34768 lots A & B and to add a portion of Plan BCP 20752 to the area to be consolidated creating a new parcel 0.3 ha in size.
Legal: PID: 013-576-798
North West ¼ of Section 26, Township 83, Range 19, West 6th Meridian, Peace River District, Except Plans 8828 & 10558
Location: 269 Rd. just west of the Fort St John community boundary

Site Inspection

A site inspection was not conducted.

Discussion

The Commission had no objection to the proposal as the property is in an area the Commission had agreed to subdivide for rural residential use. The original application allowed the subdivision of three rural residential lots, two (2) of 1.8 ha and one of 2.2 ha. The applicants are proposing to consolidate their existing two small lots with a small portion of additional land that would come from the 2.2 ha lot creating one new property of 0.3 ha. The area proposed for a boundary adjustment was smaller than the area allowed under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* therefore the Commission's permission was required.

IT WAS

MOVED BY: Commissioner Norton
SECONDED BY: Commissioner Kendrew

THAT the application be allowed.

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.
- approval is granted for the sole benefit of the applicant and is non-transferable.

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 # 329/2007