



Agricultural Land Commission
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July 11, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37317

Ray and Karen Landers
PO Box 888
4087 Old Alaska Highway, Farmington
Taylor, BC V0C 2K0

Dear Sir/Madam:

Re: Application to subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 324/2007 outlining the Commission's decision as it relates to the above noted application.

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 (#14/2007)

Enclosure: Minutes/Sketch Plan

MC/lv
37317d1

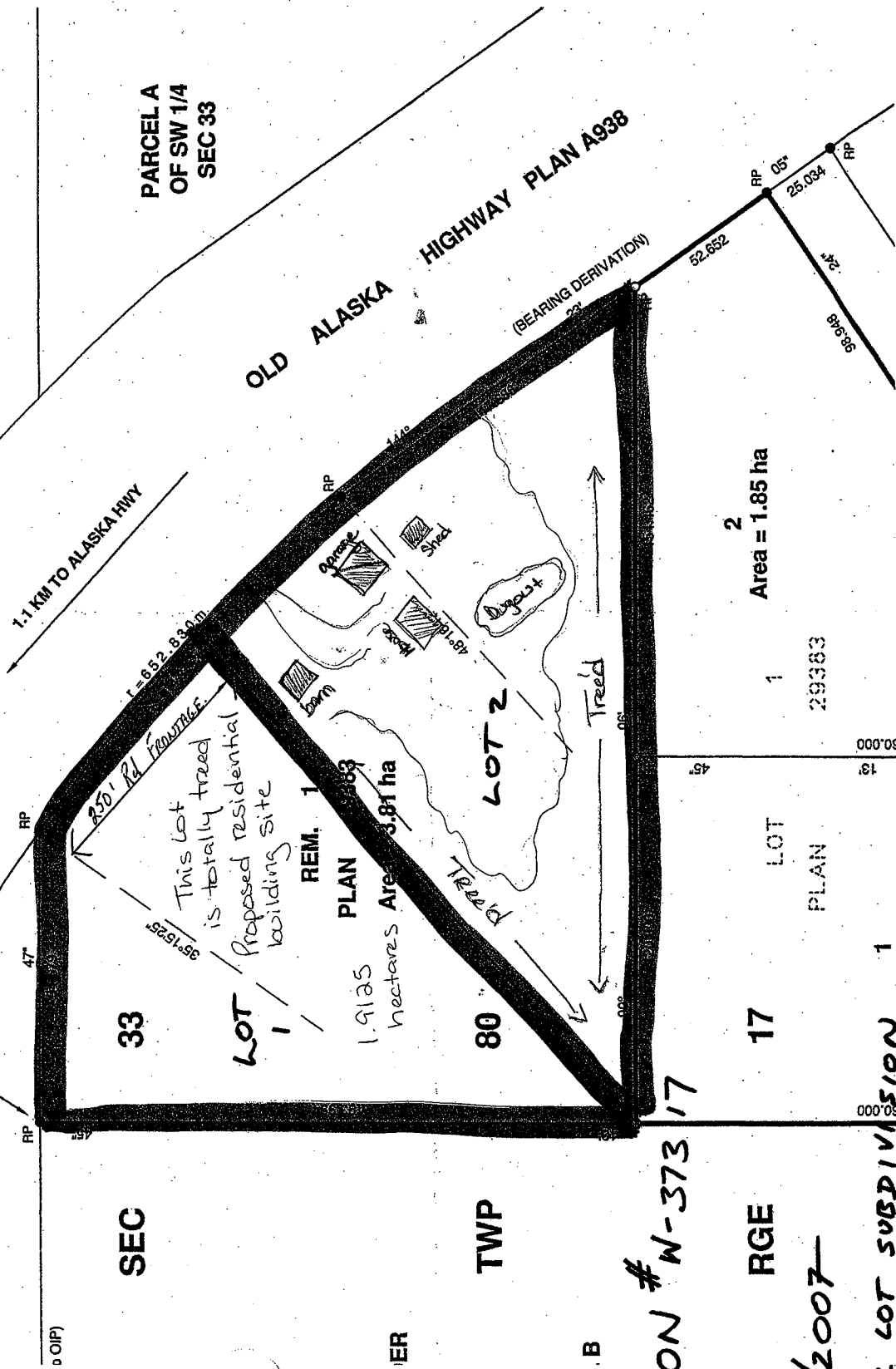
RANGE 17 WEST 6TH MERIDIAN
TRICT PLAN 29383

Legal description
 Lot 1 except; part subdivided by plan BCP23584
 Section 33, Township 80, Range 17 W6



PARCEL A (H3711)
 OF NW 1/4
 SEC 33

NOTE:
 ACCEPTED MONUMENT SET BY
 PLAN 29383 IN ORIGINAL LOCATION



PARCEL A
 OF SW 1/4
 SEC 33

NW 1/4
 SEC 33

OLD ALASKA
 HIGHWAY PLAN A938

(BEARING DERIVATION)

2
 Area = 1.85 ha

1
 29383

10.000

APPLICATION # N-373 17

RGE

RES # 324/2007

APPROVED 2 LOT SUBDIVISION 1

10.000

13

PLAN

LOT

17

TWP

80

ER

SEC

33

LOT 1

REM. 1
 PLAN 29383

1.9135
 hectares
 Area = 3.81 ha

LOT 2

This lot
 is totally treed
 Proposed residential
 building site

0 OIP)



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 27, 2007 in Fort St. John, B.C.

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

For Consideration

Application: # W - 37317
Applicant: Ray and Karen Landers
Proposal: To subdivide the 3.8 ha parcel to create two (2) lots of 1.9 ha for residential use.
Legal: PID: 005-658-489
Lot 1, Peace River District, EXCEPT Part subdivided by Plan BCP23594, Section 33, Township 80, Range 17, W6M, Plan 29383
Location: Gibsons Subdivision along Old Alaska Highway (approximately one mile from the Mile 22 junction the (new) Alaska Highway.

Site Inspection

A site inspection was conducted on Wednesday, June 27, 2007. Those in attendance were:

- Erik Karlsen Chair
- John Kendrew Commissioner
- William Norton Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Ray Landers Applicant

The applicant confirmed that the staff report dated May 9, 2007, was received and no errors were identified.

The Commission viewed the property noting that it was a forested rural residence located in a rural residential subdivision.

Discussion

The Commission considered the property to have very limited agricultural suitability due to its small size and location in a rural residential subdivision. As such it had no objection to the proposed subdivision.

IT WAS

MOVED BY: Commissioner B. Norton
SECONDED BY: Commissioner J. Kendrew

THAT the application to subdivide the 3.8 ha parcel into two lots of 1.9 ha be allowed on the grounds the land has very limited capability for agriculture.

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.

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 # 324/2007



Staff Report
Application # W – 37317
Applicant: Ray and Karen Landers
Location: Lebell Subdivision- Old Alaska Highway

DATE RECEIVED: March 27, 2007

DATE PREPARED: May 9, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 3.8 ha parcel to create two (2) lots of 1.9 ha for residential use.

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

BACKGROUND INFORMATION:

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 005-658-489

Lot 1, Peace River District, EXCEPT Part subdivided by Plan BCP23594, Section 33, Township 80, Range 17, W6M, Plan 29383

Purchase Date:

2006-06-01

Location of Property:

Gibsons Subdivision along Old Alaska Highway (approximately one mile from the Mile 22 junction the (new) Alaska Highway.

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Small cleared acreage with horses
SOUTH: Small residential acreages
EAST: Small residential acreages
NORTH: Old Alaska Highway, hills, bush, small acreage with home

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/15
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Dawson Creek Rural Area OCP Bylaw No. 477 (1986)
Designation: Rural Residential

Zoning Bylaw and Designation:

Dawson Creek Rural Area Zoning Bylaw No. 479 (1986)
Designation: RR1 (Rural Residential 1)
Minimum Lot Size: 1.8 ha

PREVIOUS APPLICATIONS:

Application #36148-0

Applicant: Feldmann, Klaus & Linda
Decision Date: September 15, 2005
Proposal: To subdivide the 7.6 ha property into three properties, two of 1.8 ha and a remainder of 3.8 ha.
Decision: To allow the subdivision of the 7.6 ha property into three properties, two of 1.8 ha and a remainder of 3.8 ha on the grounds that the agricultural capability of the property is poor and the lots sizes are compatible with surrounding lot sizes.
Note: This application allowed the creation of the current subject property - the 3.8 ha lot under application.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

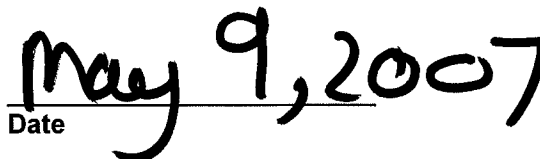
Peace River Regional District Board: The Regional Board forwarded the application with a recommendation of support on the basis that the proposal is consistent with the Official Community Plan and zoning regulations.

ATTACHMENTS:

ALC Context Map 93P.098 / 93P.097 1:20,000 (created by ALC Staff)
Airphoto - 1:10,000 (created by ALC Staff)

END OF REPORT


Signature


Date