



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler
ALC File: # X-36513, X-36512, X-36511

April 14 2008

Emery & Rae Land Surveying
4507 Manson Ave
Powell River, BC V8A3N3

Dear Sir/Madam:

Re: **Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolutions # 143/2008, 144/2008, 146/2008 outlining the Commission's decision as it relates to the above noted applications. As agent, it is your responsibility to notify your client(s) 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: Powell River Regional District

Enclosure: Minutes/Sketch Plan

TK/

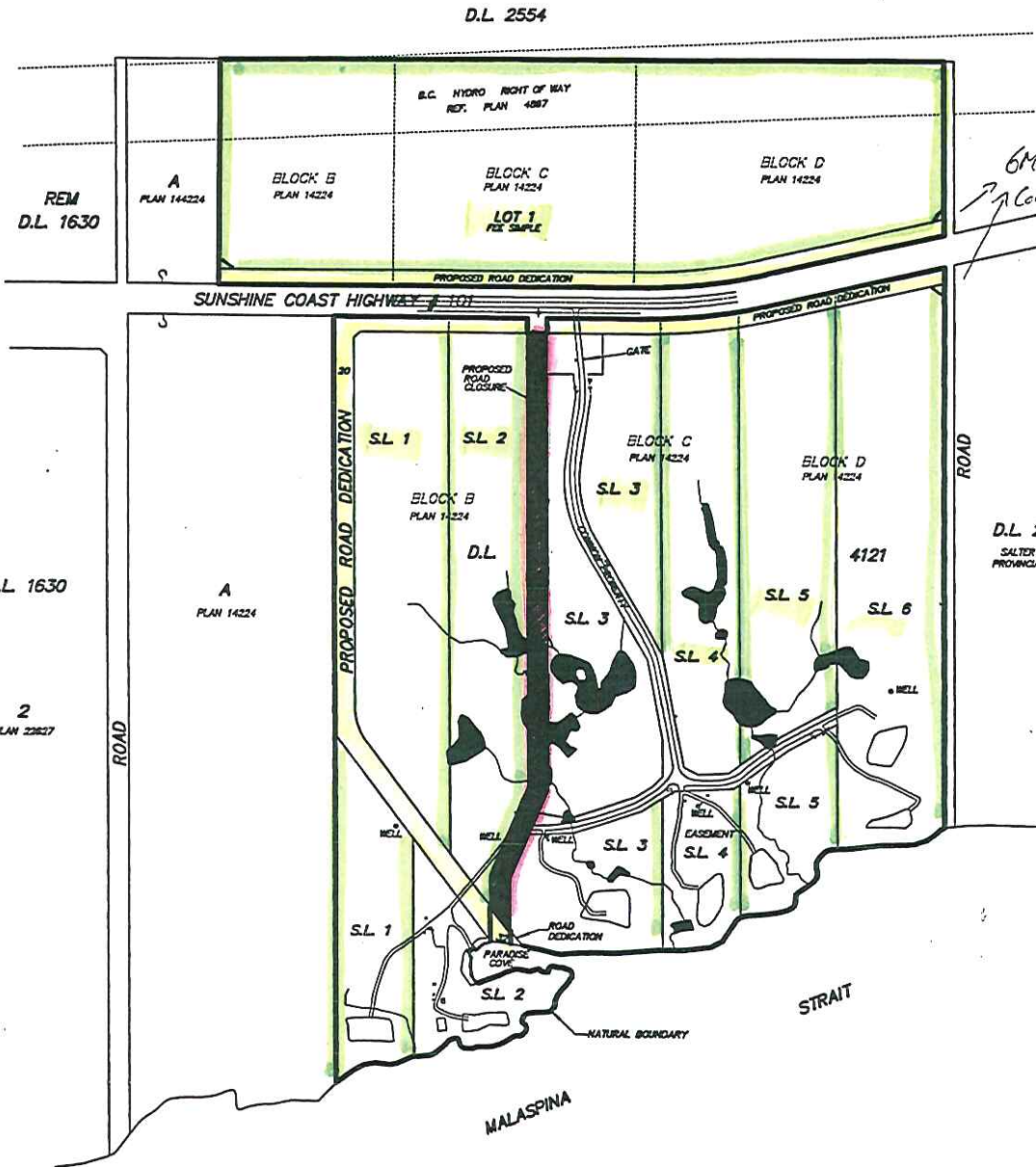
i/36511_36512_36513d2.doc

PARADISE COVE ESTATES
 CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT
 OF BLOCKS B, C AND D, DISTRICT 4121,
 PLAN 14224 INTO:
 (A) BARE LAND STRATA PLAN OF PORTIONS SOUTH
 OF HIGHWAY No. 101 AND
 (B) FEE SIMPLE SUBDIVISION OF PORTIONS NORTH
 OF HIGHWAY No. 101.

DATE OF PROPOSAL
 DECEMBER 3, 2007

SCALE = 1:3000

"Schedule A"



6M x 6M
 Corner Cut OK's.

EMERY AND RAE
 LAND SURVEYING LTD.
 B.C. AND CANADA
 LAND SURVEYORS
 4507 Manson Avenue
 POWELL RIVER, B.C.
 V8A 3K3
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 E-MAIL: emeryrae@telus.net
 FILE: 6621-22

Provincial Agricultural Land Commission
 Application # X-36511, X-36512, X-36513
 Resolution # 146/2008, 143/2008, 144/2008

= Dedication
 = Close

- Subject Properties
- Approved 7 lot subdivision
- Approved location of road dedication



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 19, 2008 in Colwood, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # X- 36511, # X- 36512, # X- 36513
Applicant: 0738635 BC Ltd
Agent: Emery & Raeland Surveying
Reconsideration Request: To unhook the areas of Strata Lots 1,4, and 6 lying north of the Sunshine Coast Highway and consolidate the areas north into one(1) lot. This will result in an overall seven (7) lot subdivision rather than six (6) lot subdivision previously approved. There is also a request to for an alternative location for the access road.
Legal: 1. PID: 007-892-373
DL 4121, Block D, Plan 14224
2. PID:007-892-365
DL 4121, Block C, Plan 14224
3. PID:007-892-357
DL 4121, Block B, Plan 14224
Location: South of Powell River, just west of Saltery Bay Provincial Park

Site Inspection

No site inspection was conducted.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission reviewed the revised subdivision plan and the file information. It did not believe that the removal of the hooks from Strata Lots, 1, 4, and 6 and the creation of one additional property on the north side of the highway would impact existing or potential agricultural use of the subject properties or the surrounding lands. Further, the Commission had no objection to the alternative location of the road.

Conclusion

That the revised proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Seitz

SECONDED BY: Commissioner Craven

THAT as to Application # X -36511, the revised subdivision is approved.

CARRIED

Resolution # 146/2008

THAT as to Application # X -36512, the revised subdivision is approved.

CARRIED

Resolution # 143/2008

THAT as to Application # X -36513, the revised subdivision is approved.

CARRIED

Resolution # 144/2008

AND THAT the above approvals are 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.