



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Fax: 604 660-7033
www.alc.gov.bc.ca

November 29, 2007

Reply to the attention of Simone Rivers
ALC File: W-37269

David McArthur
SS2 - Site 12 - Comp 59 - 13716 Wolsey Sub Road
Fort St. John, BC V1J4M7

Dear Mr. McArthur:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 627/2007 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 (09/2007)

Enclosure: Minutes/Sketch Plan



A meeting was held by the Provincial Agricultural Land Commission on November 22, 2007 at the offices of the Ministry of Agriculture and Lands, Prince George, B.C.

PRESENT:	William Norton	Chair, North Panel
	John Kendrew	Commissioner
	Denise Dowswell	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # W- 37269
Applicant: David McArthur
Proposal: To subdivide the 3.6 parcel to create two (2) lots of 1.8 ha for residential use.
Legal: PID: 007-749-813
Lot 4, Section 9, Township 85, Range 20, W6M, Peace River District, Plan 25380
Location: Located at Mile 61 of the Alaska Highway, about 19 km northwest of Fort St. John. The property is located as part of the Wolsey subdivision between Charlie Lake and the highway.

Site Inspection

A site inspection was not conducted.

Discussion

This application was originally tabled pending review of the upcoming North Peace Area Fringe Official Community Plan which encompasses the subject property and the area included in the PRRD Alaska Highway - Mile 59-73 Agricultural Capability Study (the Agricultural Capability Study). However, the new Official Community Plan did not propose any changes to the OCP or zoning designation of the subject property, the Commission believed that it could review the application without prejudicing the outcome of the OCP review.

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The subject property is located in an existing rural residential subdivision. The Commission does not believe the proposal would impact existing or potential agricultural use of the subject property or surrounding lands.

IT WAS

MOVED BY: Commissioner Norton
SECONDED BY: Commissioner Dowswell

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.

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 # 627/2007

R.3

PLAN 25380

DEPOSITED IN THE LAND REGISTRY OFFICE AT PRINCE GEORGE, B.C. THIS 24th DAY OF October, 1979

J. I. Rowe REGISTRAR

McChinnis L.C.A. Sec 30 0 38726

Approximately middle of property each parcel size will be approx. 4.52 acres

SUBDIVISION PLAN OF LOT 2, PLAN 23814 S.E. 1/4 SEC. 9, TR85, RGE. 20, W6M. PEACE RIVER DISTRICT SCALE - 1:2500

ALL DISTANCES ARE IN METERS AND DECIMAL THEREOF BEARINGS ARE AS NOTED AND MEASURED FROM PLAN 23814 AND REFERRED TO THE CANADIAN MERIDIAN TR.85, RGE.20

LEGEND
O 1/8 BENCHES OLD
S 1/8 BENCHES STANDARD IRON BAK POST
P 1/8 BENCHES STANDARD PIPE POST

Provincial Agricultural Land Commission

Application # W-37269
Resolution # 627/2007

Subject Property

Approved subdivision

A CERTIFICATE OF THE CITY OF PEACE RIVER, B.C. IS HEREBY ISSUED ON THIS 21st DAY OF AUGUST, 1979, THAT THE SURVEY AND SUBDIVISION PLAN 25380, AS SHOWN ON THE ATTACHED MAP, IS IN ACCORDANCE WITH THE SURVEY ACT AND THE SUBDIVISION ACT AND THAT THE SURVEY AND SUBDIVISION PLAN 25380 WAS CONDUCTED ON THE 25th DAY OF MAY, 1979.

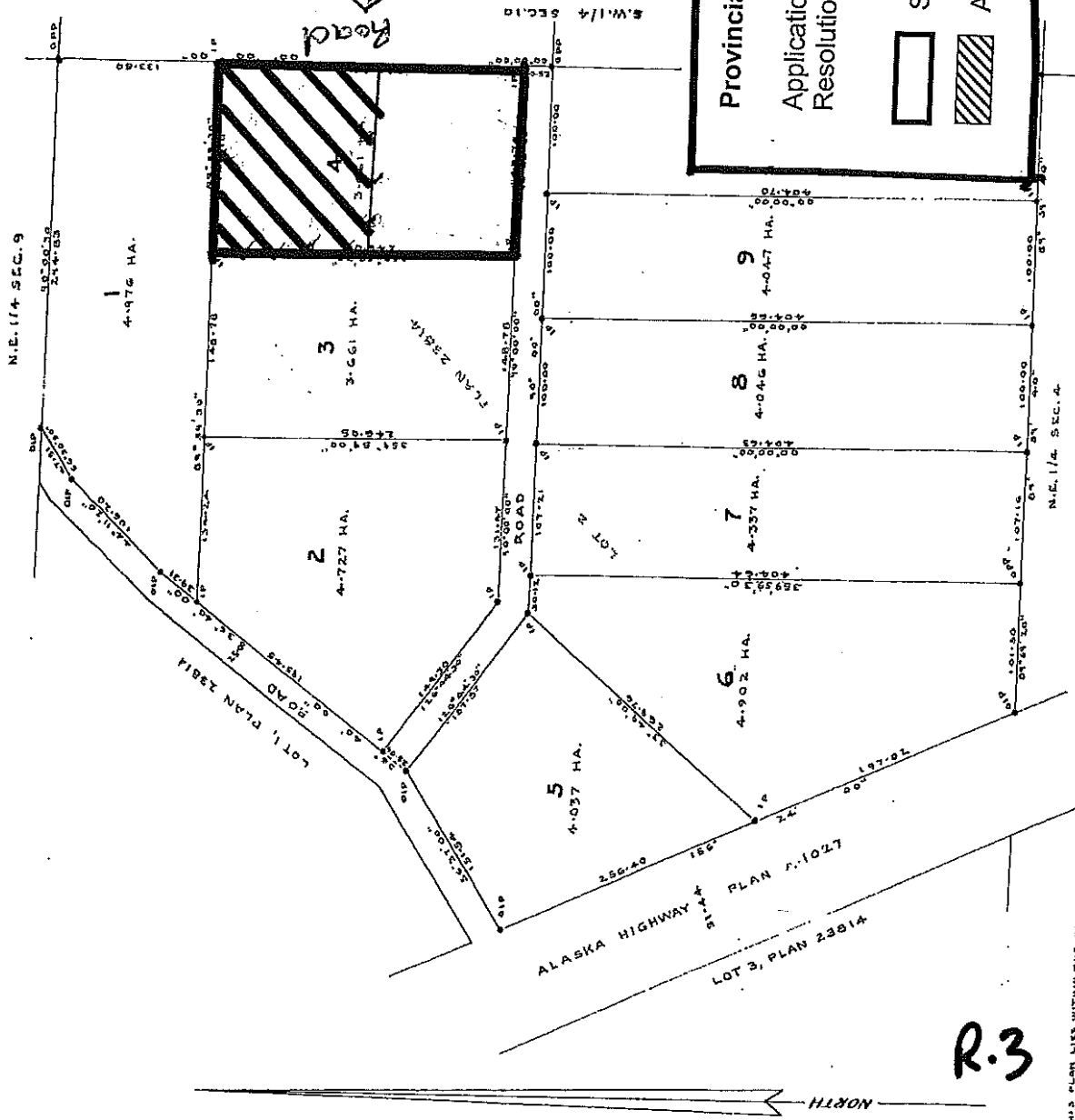
J. I. Rowe REGISTRAR

SHOWN HEREON ARE THIS 21st DAY OF AUGUST, 1979

A COMMISSIONER FOR GENERAL AFFAIRS WITHIN BARTON COLUMBIA

15-79

27-PL



THIS PLAN LIES WITHIN THE PEACE RIVER-LIARD REGIONAL DISTRICT. APPROVED UNDER THE LAND REGISTRY ACT
J. I. Rowe REGISTRAR
THIS 24th DAY OF SEPT. 1979

Witness
J. I. Rowe REGISTRAR
WITNESS AS TO BOTH ABOVE SIGNATURES

FEB 2 2 2007