



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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October 22, 2007

Reply to the attention of Simone Rivers
ALC File: # W - 37547

Wayne Dahlen
429 - 94th Avenue
Dawson Creek, BC V1G 1G1

Dear Mr. Dahlen:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 533/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

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:

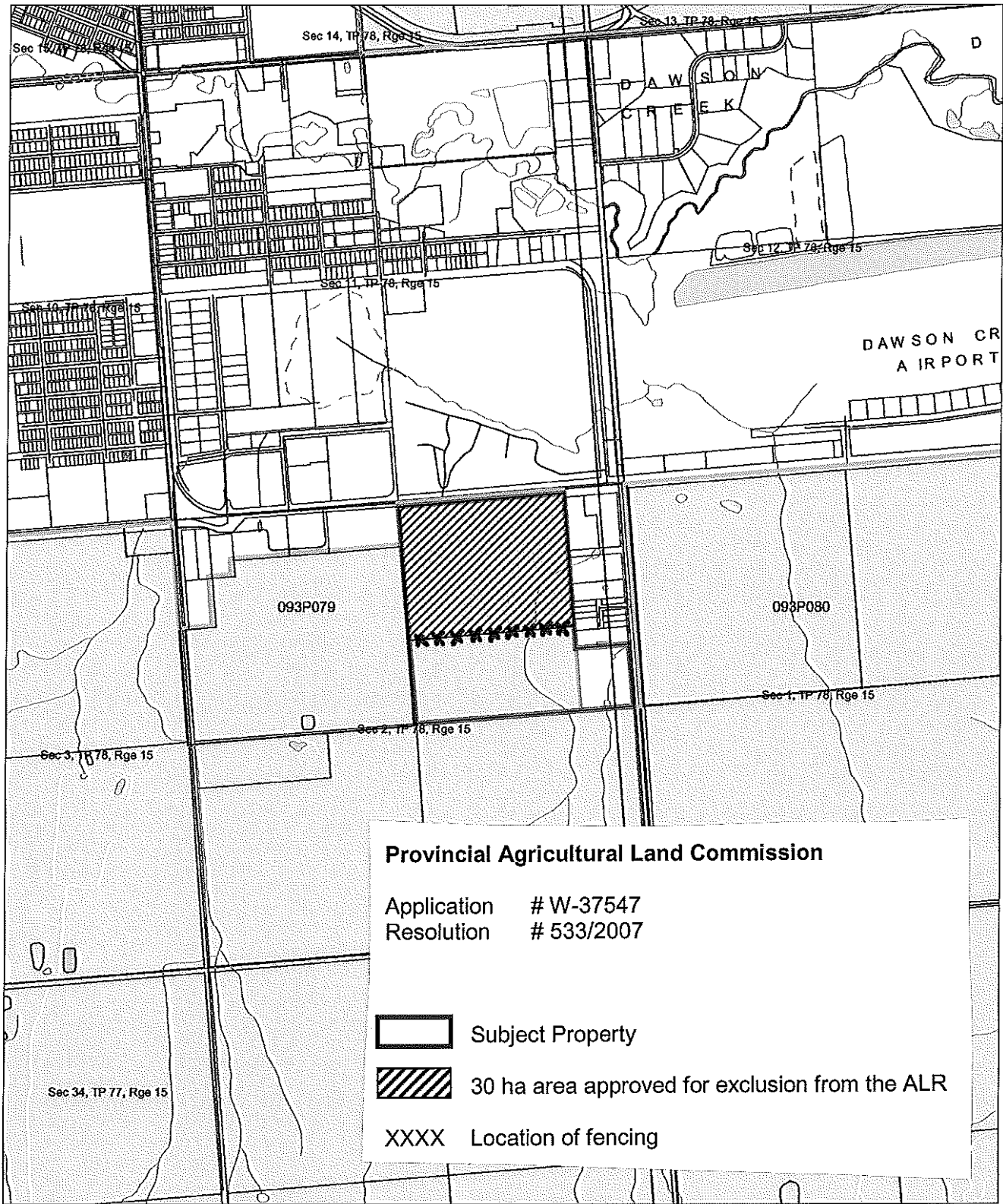
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a large, stylized, cursive flourish that extends downwards and to the right.

Erik Karlsen, Chair

cc: Peace River Regional District (118/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv
37547d1



Scale: 1: 20,000
BCGS Mapsheet(s): 93P.079





MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 5, 2007 in Pouce Coupe, B.C.

PRESENT:	John Kendrew	Acting Chair, North Panel
	William Norton	Commissioner
	David Craven	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # W- 37547
 Applicant: Dale & Don Pederson
 Agent: Wayne Dahlen
 Proposal: South Peace Comprehensive Development Plan: To exclude 30 ha from the 52 ha subject property for commercial use.
 Legal: PID: 013-618-555
 The North East ¼ of Section 2, Township 78, Range 15, W6M, Peace River District, EXCEPT Plans 6245, 8701, 11764, 14658, 18572 and H775
 Location: South of Dawson Creek along Highway 2

Site Inspection and Exclusion Meeting

A site inspection was conducted on October 3, 2007. Those in attendance were:

- | | |
|------------------|---------------------------|
| • John Kendrew | Acting Chair, North Panel |
| • William Norton | Commissioner |
| • David Craven | Commissioner |
| • Simone Rivers | Staff |
| • Martin Collins | Staff |
| • Julie Robinson | MAL Staff |
| • Wayne Dahlen | Agent for the applicant |
| • Don Pedersen | Applicant |

The Commission viewed the property and discussed the plans for the property. The property is proposed to be taken into the City of Dawson Creek.

Mr. Dahlen confirmed that the staff report dated September 20, 2007 was received and no errors were identified.

Discussion

The Commission recalled its discussion with the Peace River Regional District and the City of Dawson Creek regarding this property in the context of the South Peace Comprehensive Development Plan. As it had endorsed the use of this property for Commercial purposes in the CDP it had no objection to the proposed exclusion of 30 ha as proposed. However, the Commission would require that the portion of the property to be excluded be subdivided from the remainder of the subject property and that this area be rezoned to a commercial zone prior to finalizing the exclusion of the property.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Craven

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the preparation of a subdivision plan to delineate the area to be excluded per the drawing submitted with the application
- the construction of a 6 foot high chain-link fence around the perimeter of the excluded area where it meets the agricultural remainder (the south side)
- the subdivision must be completed within three (3) years from the date of this decision.
- the property must be rezoned to a commercial zone.

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 # 533/2007