



Agricultural Land Commission
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April 2, 2008

Reply to the attention of Simone Rivers
ALC File: W-37748

Kevin & Emily Berg
Box 1098
Chetwynd, BC V0C1S0

Dear Mr. and Mrs. Berg:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 127/2008 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:

A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

cc: Peace River Regional District (195/2007)

Enclosure: Minutes/Sketch Plan

SBR/
i/37748d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 2, 2008 by telephone conference call.

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

For Consideration

Application: # W- 37748
Applicant: Kevin & Emily Berg
Proposal: To subdivide 1.1 ha from the 44 ha property as divided by Highway 97. The 1.1 ha area is proposed to be consolidated with an adjoining 0.16 ha property.
Legal: PID: 005-931-886
District Lot 1471, Peace River District, EXCEPT Plans 3973, 8681, A1818, A2034, H326 and H778
Location: East Pine, on Highway 97 on the east side of the Pine River.

Site Inspection

A site inspection was not conducted.

Discussion

The Commission reviewed the file material and discussed the proposal. It recalled that the property was located in a steep area where the road switches back towards the Pine River. The Commission also noted that the majority of the proposed subdivision was outside of the ALR and that the new lot would only contain 0.3 ha of ALR. It also noted that the new lot was proposed to be consolidated with an adjacent 0.16 ha property and therefore that no new lots would be created. There are other small lots in the area that are outside of the ALR. The Commission had no objection to the proposal.

IT WAS

MOVED BY: Commissioner Kendrew
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 approved subdivision of 1.1 ha must be legally consolidated with Lot 15, District Lot 1471, Peace River District, Plan 3973 as proposed.

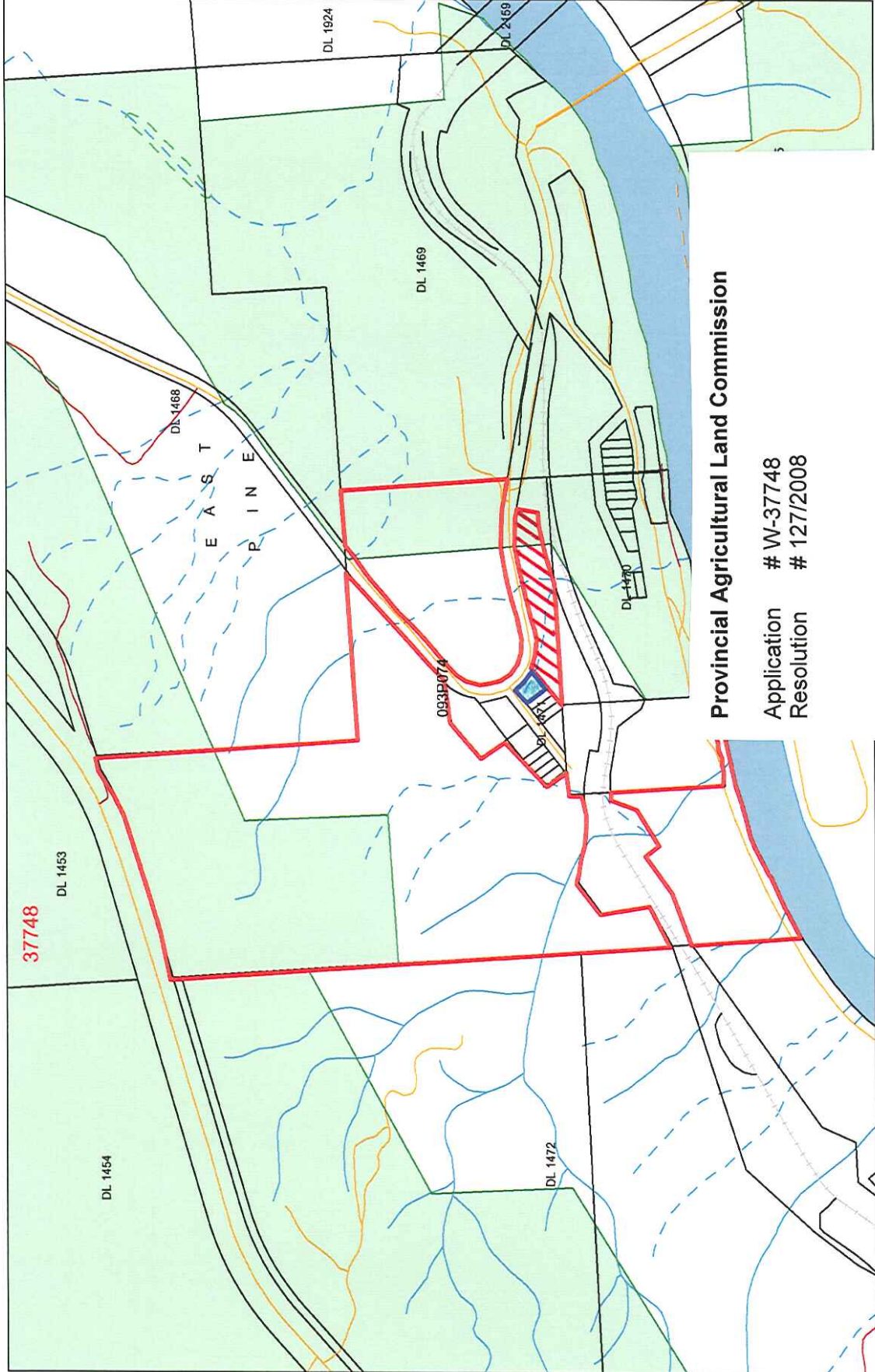
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 127/2008

Resolution # 127/2008

File No.: W-37748



Provincial Agricultural Land Commission

Application # W-37748
Resolution # 127/2008

- Subject Property
- Approved subdivision
- Lot to be consolidated to approved subdivision

Scale: 1: 10,000
BCGS Mapsheet(s): 93P.074