



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

April 21, 2008

Reply to the attention of Simone Rivers  
ALC File: W-37750

Jim Inkster  
11600 - 8th Street  
Dawson Creek, BC V1G4R7

Dear Mr. Inkster:

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

Please find attached the Minutes of Resolution # 130/2008 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.

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 (179/2007)

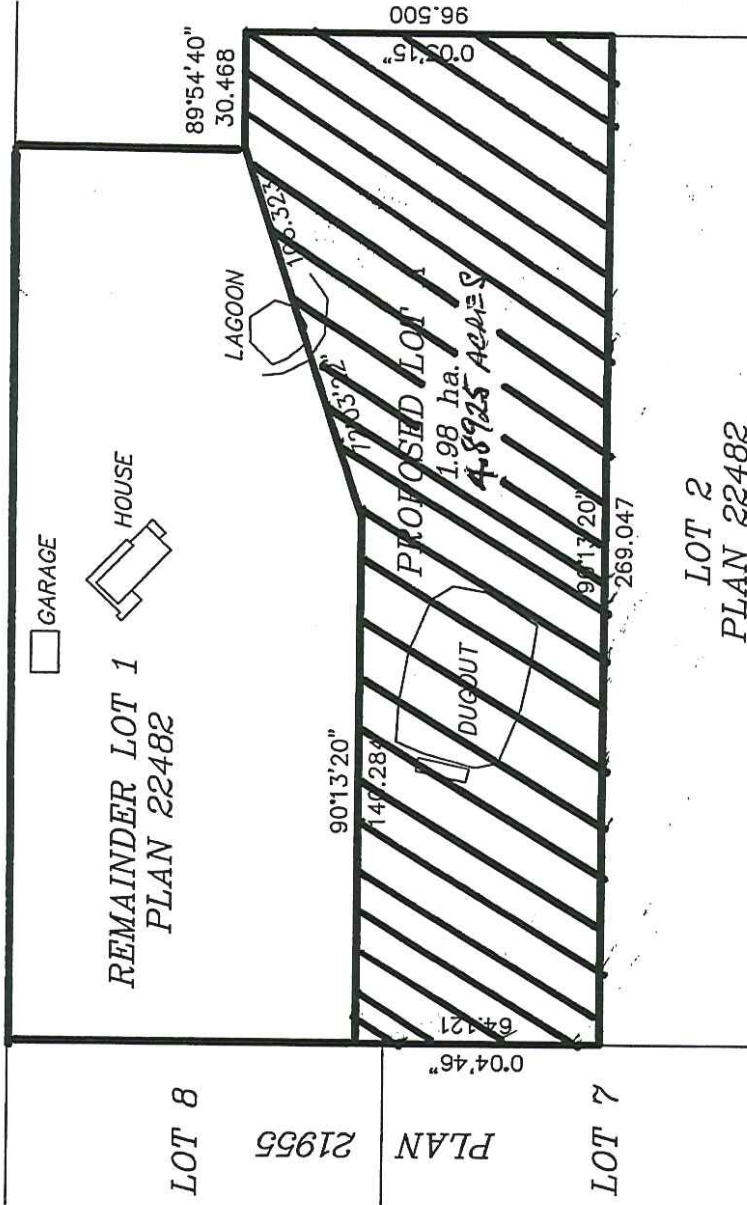
Enclosure: Minutes/Sketch Plan

SBR/  
i/37750d1

PROPOSED SUBDIVISION OF A PORTION OF  
 LOT 1, PLAN 24482  
 SECTION 4, TOWNSHIP 78, RANGE 15, W.6 M.  
 PEACE RIVER DISTRICT





N.W. 1/4 SECTION 4

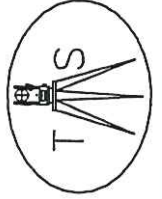


R SUB ROAD

Provincial Agricultural Land Commission

Application # W-37750  
 Resolution # 130/2008

-  Subject Property
-  Approved subdivision of 1.98 ha



T.J. TRYON LAND SURVEYING LTD.  
 B.C. & CANADA LAND SURVEYOR  
 DAWSON CREEK B.C.  
 FILE NO. 2007-007

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

### For Consideration

Application: # W- 37750  
Applicant: Ronald Jabs  
Agent: Jim Inkster  
Proposal: To subdivide the 4 ha lot into two 2 ha lots.  
Legal: PID: 008-873-429  
Lot 1, Section 4, Township 78, Range 15, W6M, Peace River District,  
Plan 22482  
Location: Bear Mountain - Leer Subdivision (South of Dawson Creek)

### Site Inspection

A site inspection was not conducted.

### Discussion

The Commission had no objection to the proposed subdivision on the grounds that less than half of the property is in the ALR, it is small in size and located within a rural residential subdivision that is largely outside the ALR. As such, the Commission believes that the subdivision will have limited impact.

### **IT WAS**

**MOVED BY:** Commissioner Norton  
**SECONDED BY:** Commissioner Kendrew

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 # 130/2008**