



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

April 21, 2008

Reply to the attention of Simone Rivers  
ALC File: WW-37764

Edward & William Craddock  
Aspen Ridge Homesites Inc.  
PO Box 2154, 5012 Airport Road  
Fort Nelson, BC V0C 1R0

Dear Mr's Craddock:

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

Please find attached the Minutes of Resolution # 145/2008 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:

*Simone Rivers*

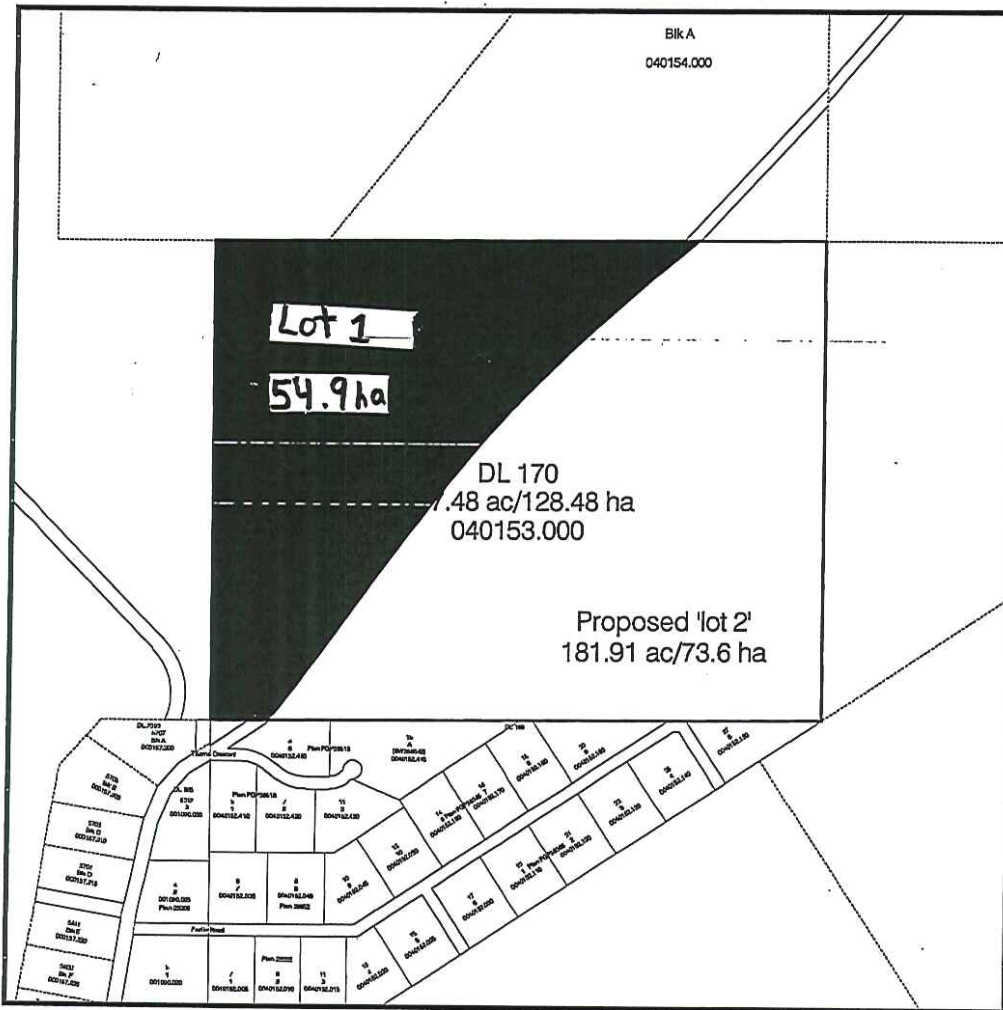
Erik Karlsen, Chair

cc: Northern Rockies Regional District

Enclosure: Minutes/Sketch Plan

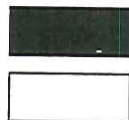
SBR/  
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TOWN OF FORT NELSON/NRRD  
 MAP OF SUBJECT PROPERTY AND PROPOSED SUBDIVISION  
 SCHEDULE B



BCGS Grid Reference 94J087

LEGEND



Approved Lot 1 54.9HA  
 Approved Lot 2 73.6HA

**Provincial Agricultural Land Commission**  
 Application # WW-37764  
 Resolution # 145/2008



## 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: # WW- 37764  
Applicant: Edward & William Craddock  
Proposal: To subdivide the subject property into two (2) lots. Lot 1 is approximately 54.9 ha and is located on the northwest portion, Lot 2 is approximately 73.6 ha and is located on the southeasterly portion of the subject property.  
Legal: PID: 017-001-234  
Location: District Lot 170, Peace River District  
Donaldson Creek, Fort Nelson

### Site Inspection

A site inspection was not conducted.

### Discussion

The Commission considered the application in the context of the Fort Nelson/Northern Rockies Official Community Plan, which it endorsed in 2006. The Commission recalled that the property was the subject of much discussion during the OCP review. The Commission did not support the proposed designation of the property as Rural Residential, but eventually endorsed the development of the southerly half of the subject property at urban densities (no less than 4 units per acre) after being convinced by the City that the land was necessary for the future expansion of the city. As the current proposal seeks to divide the southerly half, (endorsed for development as outlined above) from the northern half (to remain in agricultural production) the Commission did not object to the proposed subdivision.

### **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.
- Any proposals for further development of the property must be by way of a new application.

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 # 145/2008**