



Agricultural Land Commission
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January 7, 2009

Reply to the attention of Simone Rivers
ALC File: W-37515

Kelly Ollenberger
Box 49
Goodlow, BC V0C1S0

Dear Mr. Ollenberger:

Re: Application to Subdivide land in the Agricultural Land Reserve


Please find attached the Minutes of Resolution # 794/2008 outlining the Commission's decision as it relates to the above noted application.

Please send a draft covenant to this office for review prior to submitting the survey plans.

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

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (108/2007)

SBR/
i/37515d2

was concerned about the impact of the creation of rural residential lots in this area of predominantly large holdings. However, the Commission believes that binding titles of the remainder with an adjacent property would mitigate the negative impact to agriculture of the creation of a new lot within the ALR. Therefore it would allow the subdivision of one lot north of the road subject to the registration of the proposed covenant.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the original proposal would impact agriculture.
4. That the proposed registration of a covenant to bind the titles of the remainder with the applicant's other land will mitigate the negative impact of subdivision.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Dowswell

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

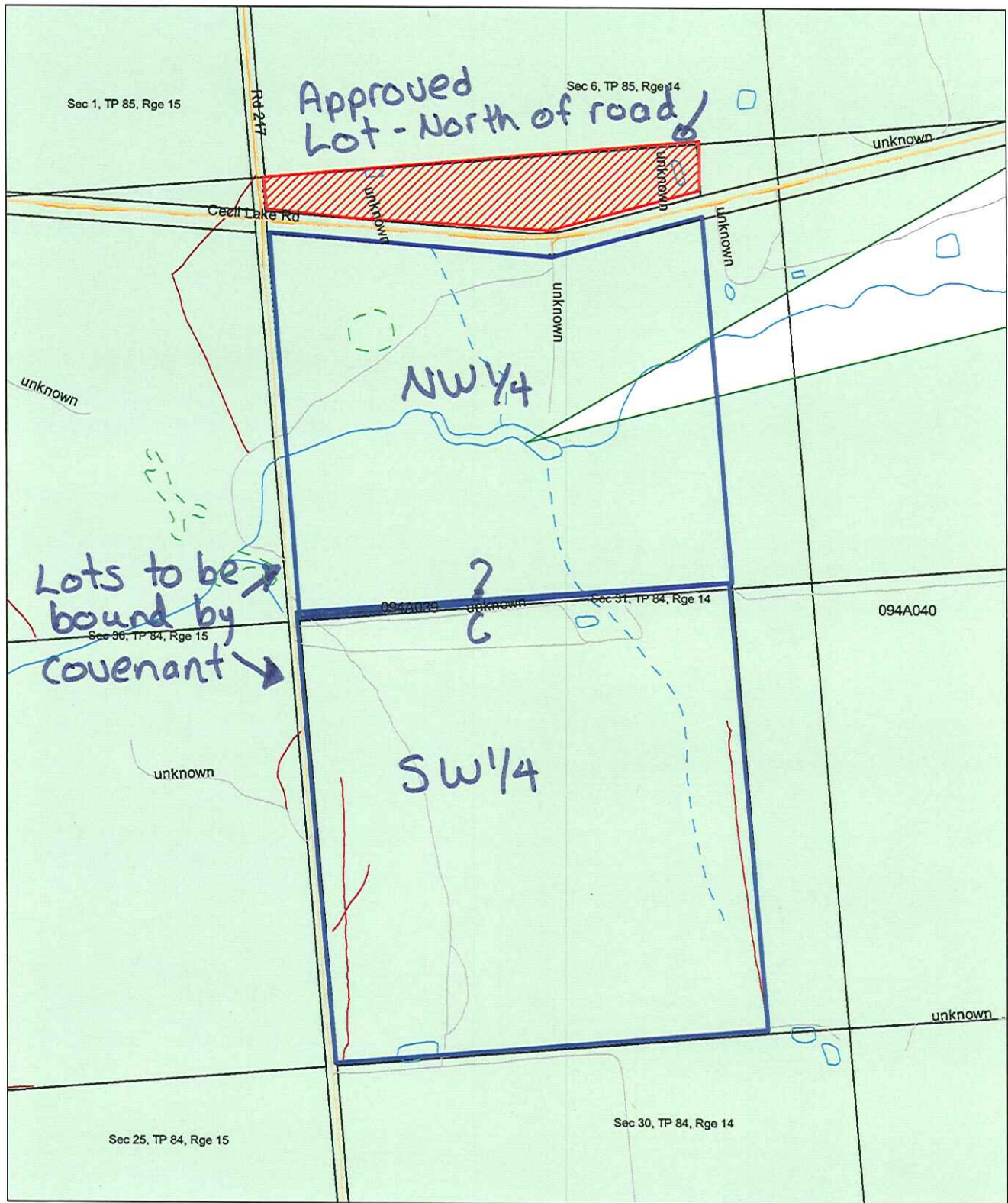
- the subdivision be in substantial compliance with the plan submitted with the application
- the registration of a covenant for the purpose of binding the titles of the remainder of the subject property, south of Cecil Lake Road, with the South West ¼ of Section 31, Township 84, Range 14, W6M, Peace River District.
- 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 # 794/2008

Resolution # 794/2008 - ALC File # W-37515



Scale: 1: 10,000

BCGS Mapsheet(s): 94A.032 & 94A.040

