



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

January 7, 2009

Reply to the attention of Simone Rivers
ALC File: W-38571

Barry Willis and Patricia Tompkins
PO Box 100 - 13480 - 244 Road
Charlie Lake, BC V0C1H0

Dear Mr. Willis and Ms. Tompkins:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 779/2008 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, appearing to read 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (164/2008)

SBR/
i/38571d1



A meeting was held by the Provincial Agricultural Land Commission on December 3, 2008 in Fort St. John, B.C.

| | | |
|-----------------|-----------------|--------------------|
| PRESENT: | William Norton | Chair, North Panel |
| | Denise Dowswell | Commissioner |
| | Simone Rivers | Staff |

For Consideration

Application: # W- 38571
 Applicant: Barry Willis and Patricia Tompkins
 Proposal: To subdivide a 16 ha lot from the 64 ha property.
 Legal: PID: 014-641-844
 The South West ¼ of Section 14, Township 84, Range 20, W6M,
 Peace River District, EXCEPT The West and South 14 Feet
 Location: Tea Creek

Site Inspection

A site inspection was conducted on December 3, 2008. Those in attendance were:

- William Norton Chair, North Panel
- Denise Dowswell Commissioner
- Simone Rivers Staff
- Patricia Tompkins Applicant

The Commission viewed the site of the proposed subdivision and noted that the majority of the property was covered in shrubs and trees. The property was rolling and had some topographic constraints.

Ms. Tompkins confirmed that the staff report dated November 3, 2008 was received and no errors were identified.

Discussion

In reviewing this application the Commission considered that the property was in an area that had been endorsed for development as "small agriculture" in the Fort St. John and Area Comprehensive Development Plan (minimum parcel size of 4 ha). The proposal is consistent with the designation in this plan. Since adoption of the plan in 2005, the Commission had made decisions that were consistent with the designations in the plan when reviewing applications in this area.

The Commission also considered that a recent version of the North Peace Fringe Official Community Plan shows the designation of the subject property changing from "Small Agriculture" to "Rural Resource", a designation that would mean that subdivision is no longer endorsed. However, this plan has not been reviewed by the Commission to date. The Commission believed that until such time as a new plan is adopted it would continue to review applications based on the existing information and endorsement. Therefore, the Commission has no objection to the proposed subdivision.

IT WAS

MOVED BY: Commissioner Norton
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 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

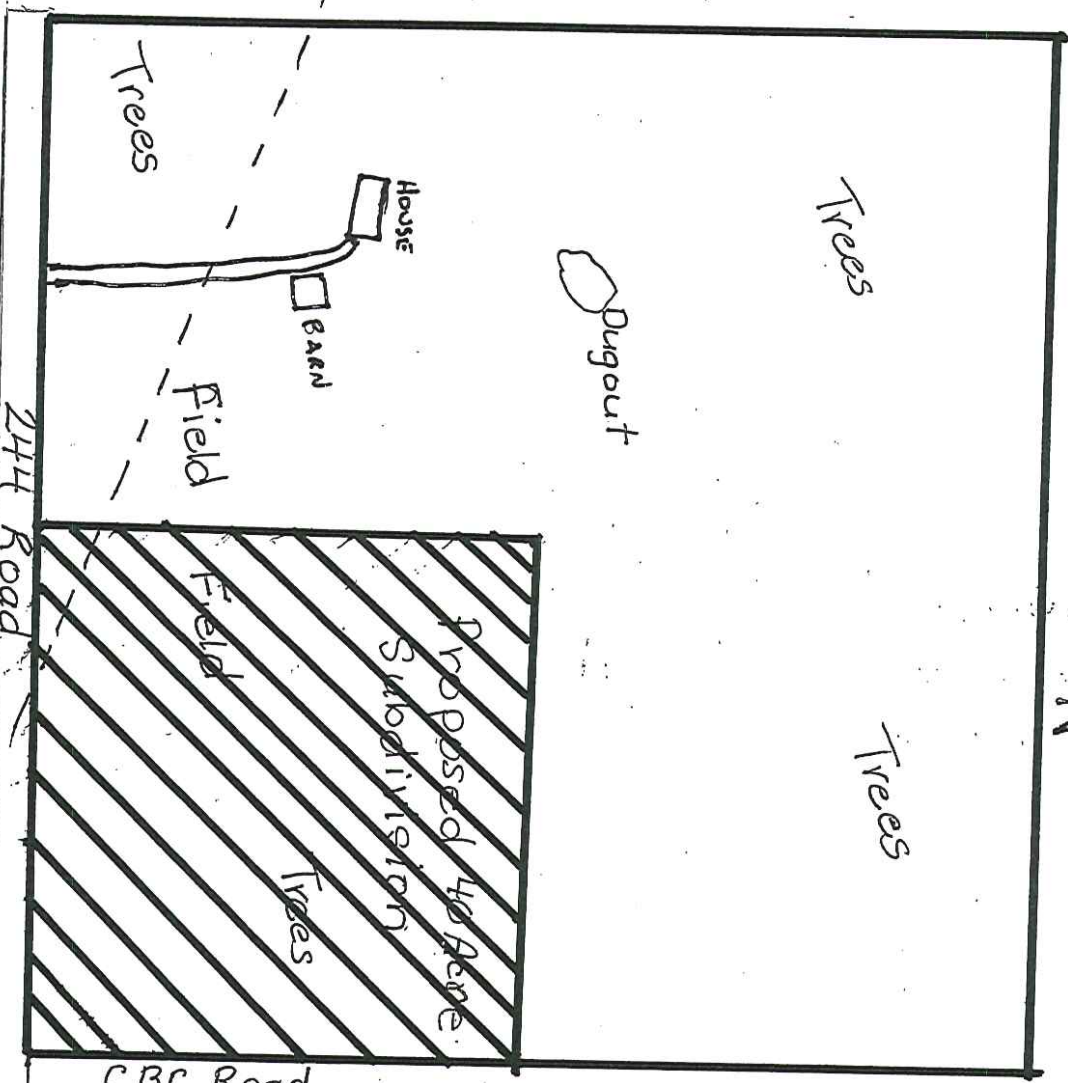
Resolution # 779/2008

Residential

BC Hydro Easement

Hay Field

Residential



Residential





CBC Road

CBC tower
Telus tower

Provincial Agricultural Land Commission

Application # W-38571
Resolution # 779/2008

 Subject Property

 Approved subdivision of one 16 ha lot.