



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

March 25, 2009

Reply to the attention of Simone Rivers
ALC File: W-38713

Faye Meek
Box 150
Charlie Lake, BC V0C1H0

Dear Mr. Meek:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 55/2009 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.

Please note that it is your responsibility to provide confirmation to the Commission that the property has been rezoned prior to submission of the subdivision plans.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (218/2008)

SBR/
i/38713d1



A meeting was held by the Provincial Agricultural Land Commission on March 11, 2009 at Fort St. John, B.C.

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

For Consideration

Application: # W- 38713
 Applicant: Faye Meek
 Proposal: Fort St. John CDP: To subdivide four 1.8 ha lots from the 32 ha subject property
 Legal: PID: 026-162-067
 Lot A, Section 34, Township 84, Range 20, W6M, Peace River District, Plan BCP15083
 Location: Tea Creek

Site Inspection

A site inspection was not conducted.

Discussion

The Commission recalled that since endorsing it in 2005, Commission decisions in the Fort St. John area have been made based on the Fort St. John and Area Comprehensive Development Plan (CDP). If a proposal is consistent with the CDP, the Commission has approved it and if it is not consistent with the plan the Commission has refused the proposal.

This property is located in an area identified for Rural Residential Development (minimum parcel size 1.8 ha) in the CDP. The property is zoned A-2 (Large Agricultural Holdings Zone) and designated as Potential Rural Residential in the Official Community Plan. The property must be rezoned to a rural residential zone prior to final authorization of the subdivision plans.

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

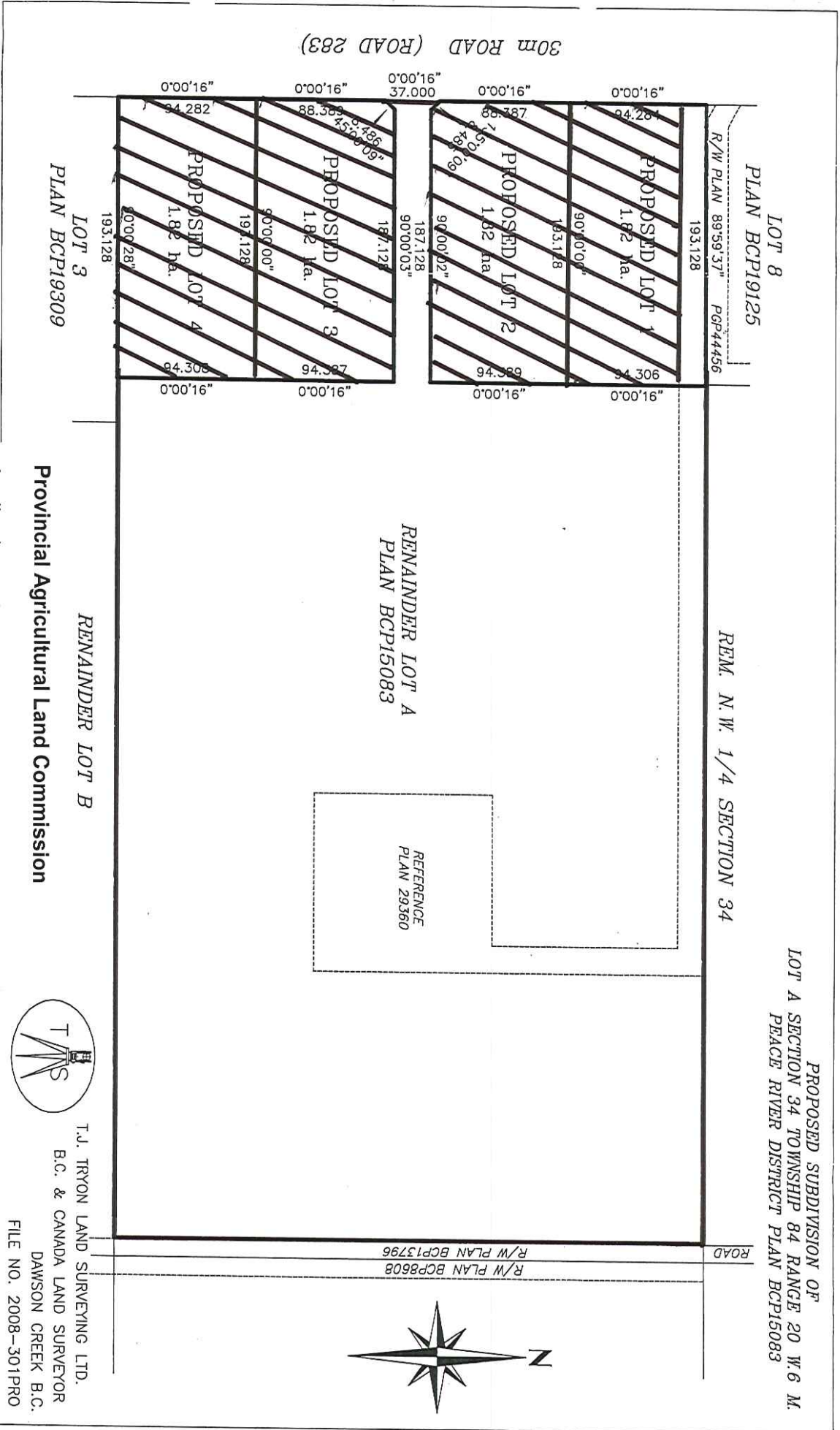
- the portion of the property to be subdivided must be rezoned to a rural residential zone.

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 # 55/2009

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 PROV. AGRICULTURAL
 LAND COMMISSION
 DEC 9 2008

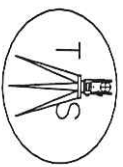
PROPOSED SUBDIVISION OF
 LOT A SECTION 34 TOWNSHIP 84 RANGE 20 W 6 M.
 PEACE RIVER DISTRICT PLAN BCP15083



Application W-38713
 Resolution # 55/2009

Provincial Agricultural Land Commission

-  Approved subdivision into four (4) 1.82 ha lots
-  Subject Property



T.J. TRYON LAND SURVEYING LTD.
 B.C. & CANADA LAND SURVEYOR
 DAWSON CREEK B.C.
 FILE NO. 2008-301PRO