



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

July 6, 2009

Reply to the attention of Simone Rivers
ALC File:W-38824

Chris and Nicole Pedersen
SS2, Site 25 Comp 6
Fort St. John BC V1J 4M7

Dear Mr. and Mrs. Pedersen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 263/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your local government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a light blue horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (06/2009)

SBR/
i/38824d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 19, 2009 at the offices of the Regional District of Fraser-Fort George, Prince George, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Erik Karlsen	Chair, ALC
	Roger Cheetham	Staff

For Consideration

Application: W-38824
Applicant: Chris and Nicole Pedersen
Proposal: To subdivide the 24 ha property into seven rural residential lots ranging in size from 1.8-2.5 ha in size. The remainder will be 8.35 ha.
Legal: PID: 014-891-794
The South East ¼ of Section 26, Township 83, Range 19, West of the 6th Meridian, Peace River District, Except Plans 17949, PGP36655 and BCP23215
Location: Southwest of Fort St. John

Site Inspection

A site inspection was not conducted.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission had no objection to the proposed subdivision as the proposal was consistent with the Rural Residential designation given the property in the Fort St. John and Area Comprehensive plan. Since adoption of the plan in 2005 the Commission has approved proposals within the plan area that are consistent with its endorsements under the plan.

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.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

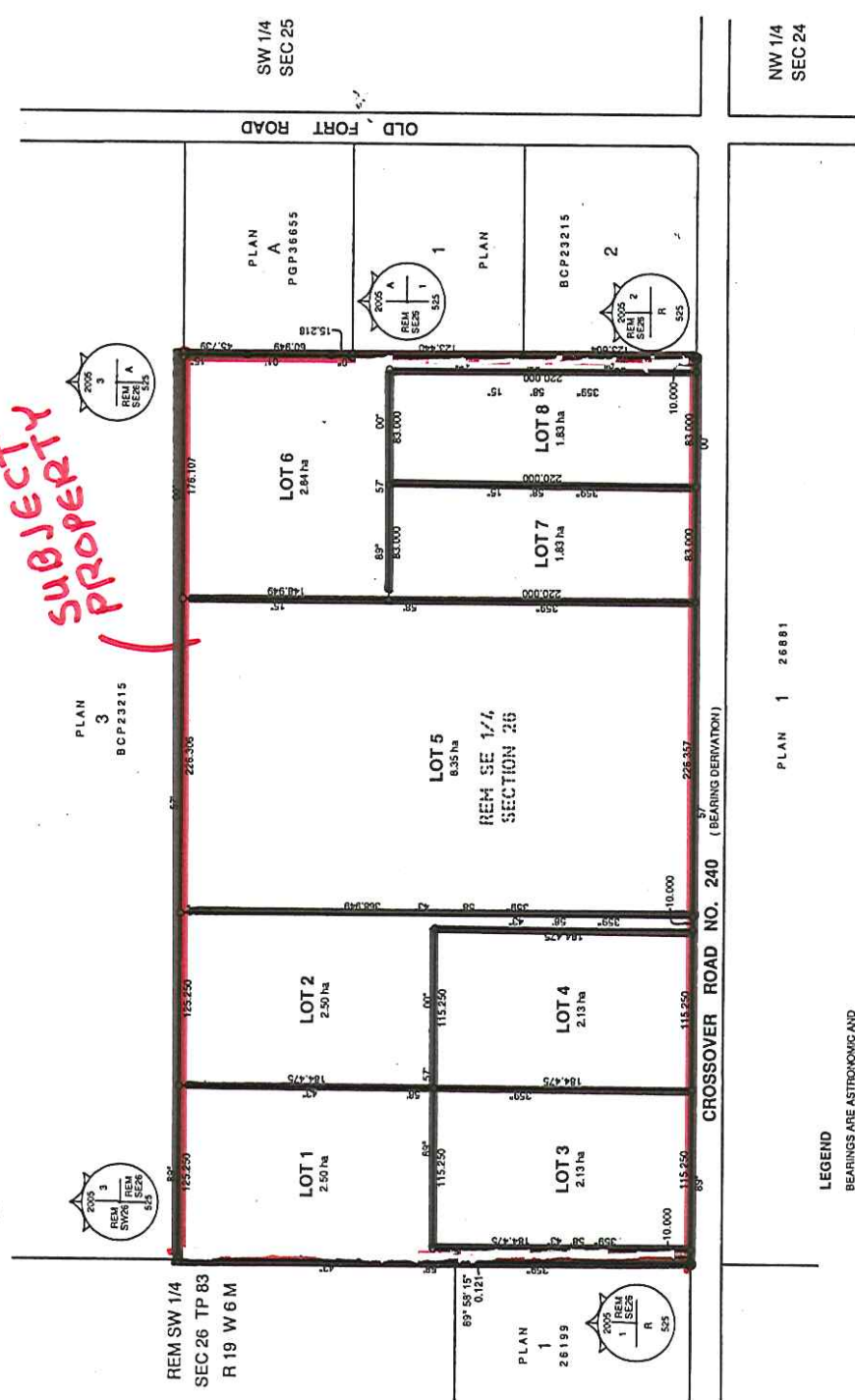
CARRIED
Resolution # 263/2009

**SUBDIVISION PLAN OF
THE SOUTH EAST 1/4 OF SECTION 26
TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT EXCEPT PLANS 17949,
PGP36655 AND BCP23215**

B.C.G.S. 94A.026



SUBJECT PROPERTY



PLAN BCP _____

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, BRITISH COLUMBIA
THIS _____ DAY OF _____

REGISTRAR

Provincial Agricultural Land Commission

Application # W-38824
Resolution # 263/2009

Subject Property and approved lots

OWNERS

CHRIS PEDERSEN _____

NICOLE ERNA PEDERSEN _____

WITNESS AS TO ABOVE SIGNATURES
NAME: _____
ADDRESS: _____
OCCUPATION: _____

MORTGAGEE
CANADIAN IMPERIAL BANK OF COMMERCE

AUTHORIZED SIGNATORY
NAME: _____

AUTHORIZED SIGNATORY
NAME: _____

WITNESS AS TO ABOVE SIGNATURES
NAME: _____
ADDRESS: _____
OCCUPATION: _____

I, DAVID E. GOSLING, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF FORT ST. JOHN, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 23rd DAY OF SEPTEMBER, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO. 88032, ON THE 6th DAY OF OCTOBER, 2008.

DAVID E. GOSLING, B.C.L.S.

APPROVED UNDER THE LAND TITLE ACT
THIS _____ DAY OF _____, 2008

APPROVING OFFICER FOR THE
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

- LEGEND**
- BEARINGS ARE ASTROMONIC AND ARE DERIVED FROM PLAN BCP23215.
 - DISTANCES SURVIVIN ARE IN METRES AND DECIMALS THEREOF.
 - STANDARD CAPPED POST FOUND
 - STANDARD IRON POST FOUND
 - STANDARD IRON POST PLACED

JOB NO. 080841E01R0
FOCUS SURVEYS
10716 - 100th Avenue
Edmonton, Alberta T5A 3J3
Tel: (250) 787-4300 Fax: (250) 787-1611

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT

NW 1/4
SEC 24

SW 1/4
SEC 25

PLAN 1 26881

PLAN 3
BCP 23215

PLAN A
PGP36655

PLAN
BCP23215

LOT 5
8.35 ha
REM SE 1/4
SECTION 26

LOT 6
2.84 ha

LOT 7
1.83 ha

LOT 8
1.83 ha

REM SW 1/4
SEC 26 TP 83
R 19 W 6 M

CROSSOVER ROAD NO. 240 (BEARING DERIVATION)

OLD FORT ROAD