



**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

September 22, 2009

Reply to the attention of Simone Rivers  
ALC File:W-38825

Wayne and Martha Tower  
RR # 2 - # 4956  
Dawson Creek, BC V1G 4E8

Dear Mr. and Mrs. Tower:

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

Please find attached the Minutes of Resolution # 726/2009 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', is written over the printed name. The signature is fluid and cursive.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (007/2009)

SBR/  
38825d1



A meeting was held by the Provincial Agricultural Land Commission on August 27, 2009.

<b>PRESENT:</b>	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Erik Karlsen	Chair, ALC
	Simone Rivers	Staff

**For Consideration**

Application: W-38825  
Applicant: Wayne and Martha Tower  
Proposal: To subdivide the 8 ha homesite from the 64 ha property. The applicants have owned the property since 1963  
Legal: PID: 013-792-016  
The South West ¼ of Section 9, Township 80, Range 14, West of the 6<sup>th</sup> Meridian, Peace River District  
Location: Rolla

**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 noted that the applicants had submitted documentary evidence in the form of a title for the property that showed that they had owned the property since 1963. Therefore they qualify for consideration under the Commission's *Homesite Severance Policy*. As the applicants were proposing to subdivide their homesite from the subject property, as per the policy, it had no objection to the subdivision as proposed.

**Conclusions**

That the applicants qualify for consideration under the Commission's Homesite Severance Policy

**IT WAS**

**MOVED BY:** Commissioner Dowswell

**SECONDED BY:** Commissioner Norton

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

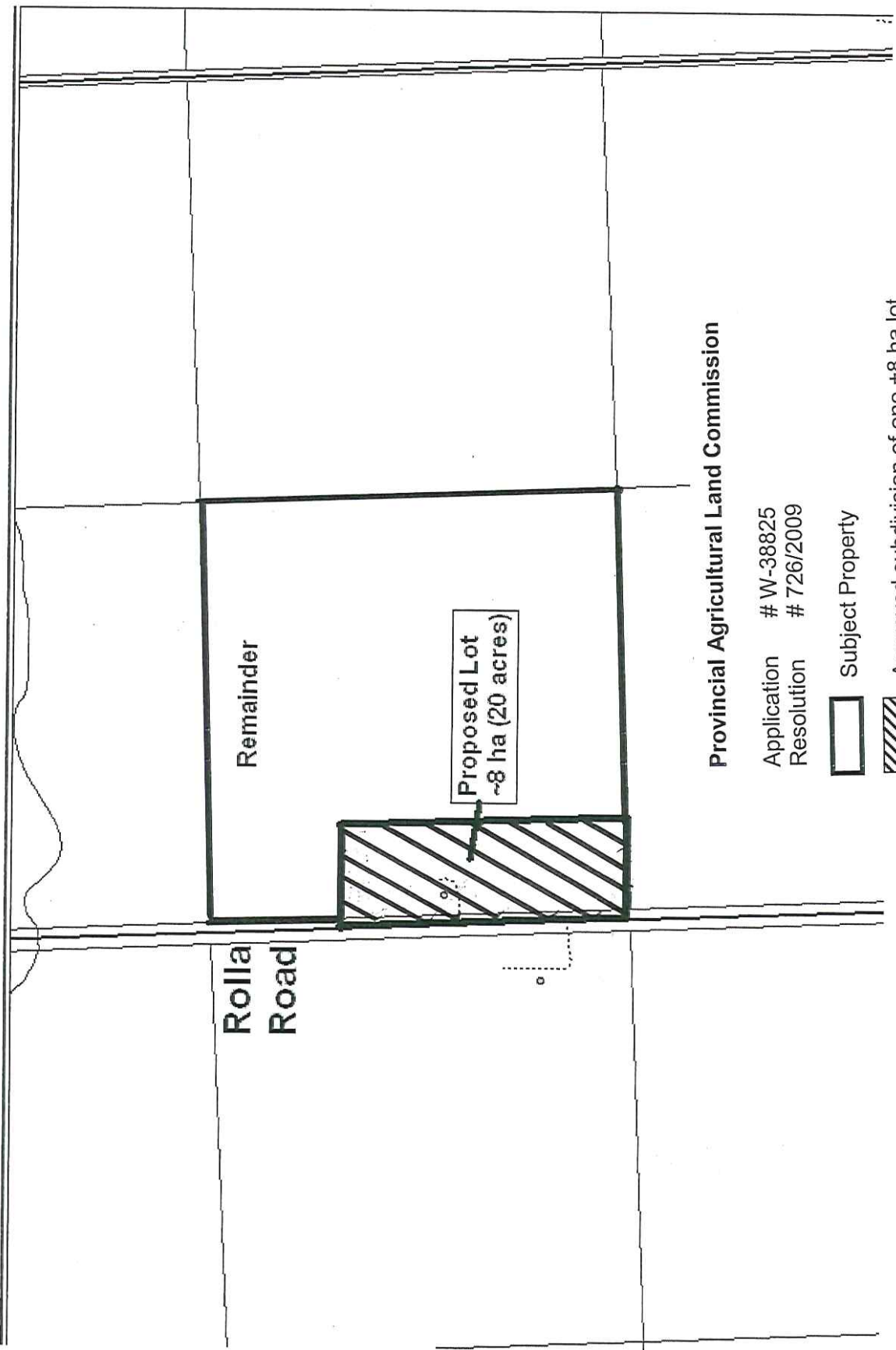
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.
- approval for subdivision is granted for the sole benefit of the applicant and is non-transferable.

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 # 726/2009**

↔

R.2



Provincial Agricultural Land Commission

Application # W-38825  
Resolution # 726/2009

Subject Property

Approved subdivision of one ±8 ha lot

Rolla Road

Proposed Lot  
~8 ha (20 acres)

Remainder

JAN 29 2009

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