



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-38895

Daniel and Jacquelyn Tiechroeb
Site 13, Comp 24, SS2, Stn Main
Fort St. John, BC. V1J 4M7

Dear Mr. and Mrs. Tiechroeb:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 262/2009 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 that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (16/2009)

SBR/
i/38895d1



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-38895
Applicant: Daniel and Jacquelyn Tiechroeb
Proposal: To subdivide the 32.4 ha property into a 16.4 ha lot and two 8 ha lots. The properties are in an area designated for rural residential development in the Fort St. John and Area Comprehensive Development Plan
Legal: PID: 014-633-566
The North East ¼ of Section 22, Township 84, Range 20, West of the 6th Meridian, Peace River District, Except Plan 18405, 19023, 25637 and PGP37068
Location: Tea Creek

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.

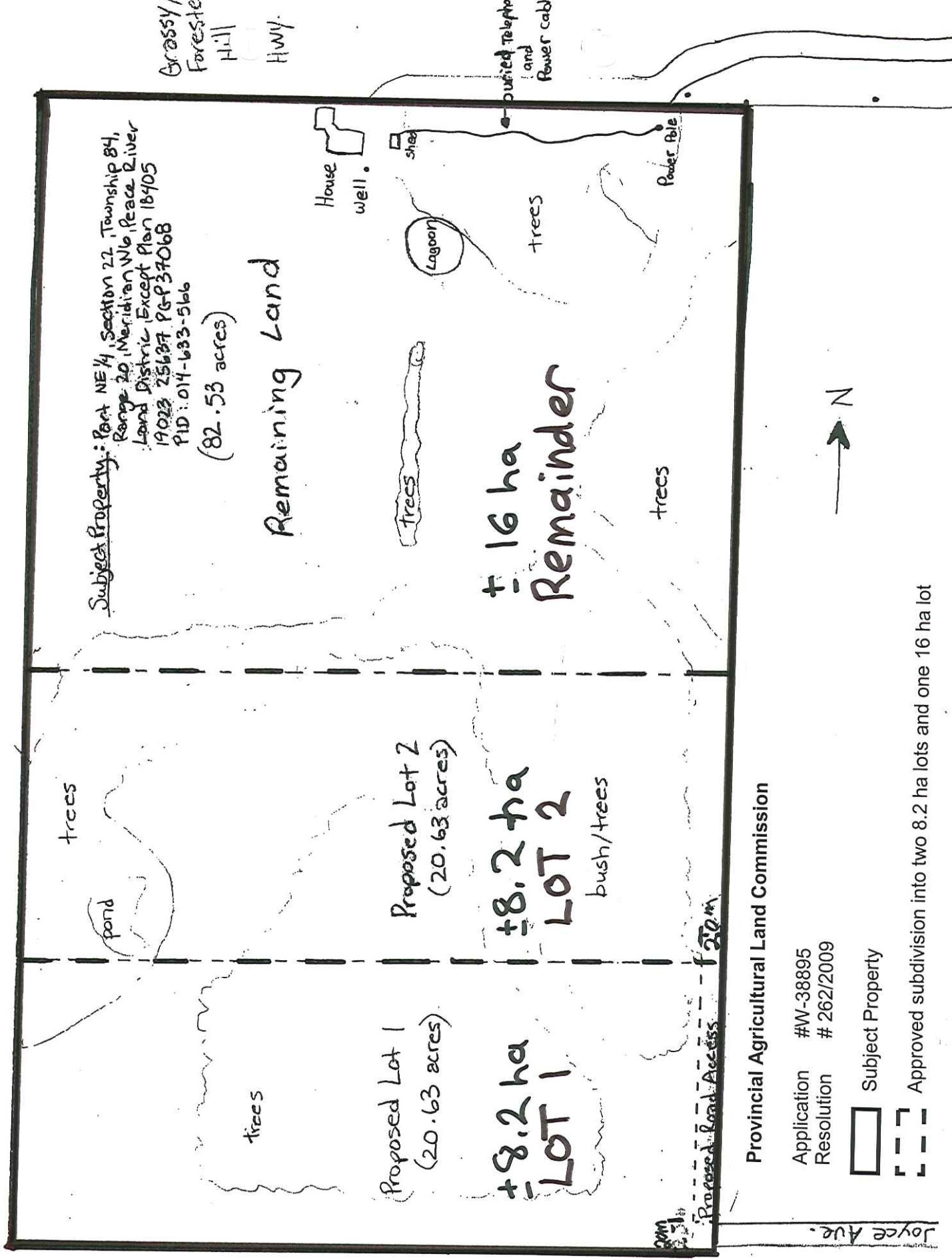
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 262/2009

COPY

Grassy / forested Hillside



Subject Property: Part NE 1/4, Section 22, Township 84,
 Range 20, Meridian W6, Peace River
 Land District, Except Plan 18405
 19023 25637 PGP37068
 PID: 014-633-566
 (82.53 acres)

Remaining Land

± 16 ha
Remainder

Proposed Lot 2
(20.63 acres)

± 8.2 ha
LOT 2

Proposed Lot 1
(20.63 acres)

± 8.2 ha
LOT 1

Provincial Agricultural Land Commission

Application #W-38895
Resolution # 262/2009

Subject Property

Approved subdivision into two 8.2 ha lots and one 16 ha lot

Joyce Ave.

Farm Land