



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

September 22, 2009

Reply to the attention of Simone Rivers
ALC File: W-39046

Fyal and Charlene Devine
PO Box 528
13315 281 Road
Charlie Lake, BC V0C 1H0

Dear Mr. and Mrs. Devine:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 763/2009 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: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (61/2009)

SBR/
i/39046d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: W-39046
 Applicant: Fyal and Charlene Devine
 Proposal: To subdivide the 3.9 ha property into two 1.9 ha lots. The subject property is located in an area endorsed for Rural Residential Development in the Fort St. John and Area Comprehensive Development Plan (CDP)
 Legal: PID: 009-781-196
 Lot 3, Section 23, Township 84, Range 20, West of the 6th Meridian, Peace River District, Plan 20818
 Location: Tea Creek

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 on the grounds that the proposal was consistent with the designation given the property in the Fort St. John and Area Comprehensive Development Plan (CDP). Since adoption of the plan in 2005 the CDP has informed the Commission's decision making in this region. It has approved proposals that are consistent with the plan and refused those that aren't.

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.

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 # 763/2009

LOT 1 PLAN 20818
RESIDENTIAL

R-2

LOT 2 PLAN 20818
RESIDENTIAL

RESIDENTIAL

2815 ROAD

RESIDENTIAL

RESIDENTIAL

HOUSE

DRIVEWAY

DRIVEWAY

I.P.

PROPOSED SURVEY PIN

I.P.

POWER SHED + WATER WELL

LOT 3, PLAN 20818
SECTION 23, TOWNSHIP 18N, RANGE 20, W6M
PEACE RIVER DISTRICT
3.91 Ha. LOT

JUNK

OLD TRAILER

PROPOSED PARCEL
1.96 Ha.

RESIDENTIAL

DRIVEWAY

HOUSE

DEVINE RESIDENCE

LAGOON

PROPOSED SURVEY PIN

* I.P. means IRON PIN

BYCE AVE. I.P.


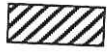
PROPOSED ACCESS TO 1.96 Ha. Parcel

I.P.

ROAD EASEMENT

Provincial Agricultural Land Commission

Application # W-39046
Resolution # 763/2009

-  Subject Property
-  Approved subdivision ±1.9 ha.

May 14 2009



NOTE:
* SKETCH PROPOSAL
NOT TO SCALE

DRAWN APRIL 17 2009