



Agricultural Land Commission
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December 15, 2009

Reply to the attention of Simone Rivers
ALC File: 50241

Henry & Susie Richter
SS 2 S1 C10
Fort St. John, BC V1J 4M7

Dear Mr. and Mrs. Richter:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1672/2009 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 (91/2009)

SBR/
50241d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 18, 2009 at the offices of the Peace River Regional District in Fort St. John, B.C.

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

For Consideration

Application: 50241
 Applicant: Henry & Susie Richter
 Proposal: To subdivide a 2 ha lot from the 6 ha property. The applicants would like to provide a homesite for their son
 Legal: PID: 024-743-976
 Lot A, Section 4, Township 84, Range 19, West of the 6th Meridian, Peace River District, Plan PGP45017
 Location: West of the city of Fort St. John along 242 Road

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 subject property had been created through the Commission's *Homesite Severance Policy* and therefore was relatively small. Therefore, the Commission had no objection to the proposal on the grounds that the subject property had limited suitability for agricultural use due to its size. The Commission did not believe that subdivision would have a negative impact on the agricultural utility of the subject property.

IT WAS

MOVED BY: Commissioner Dowswell
SECONDED BY: Commissioner Norton

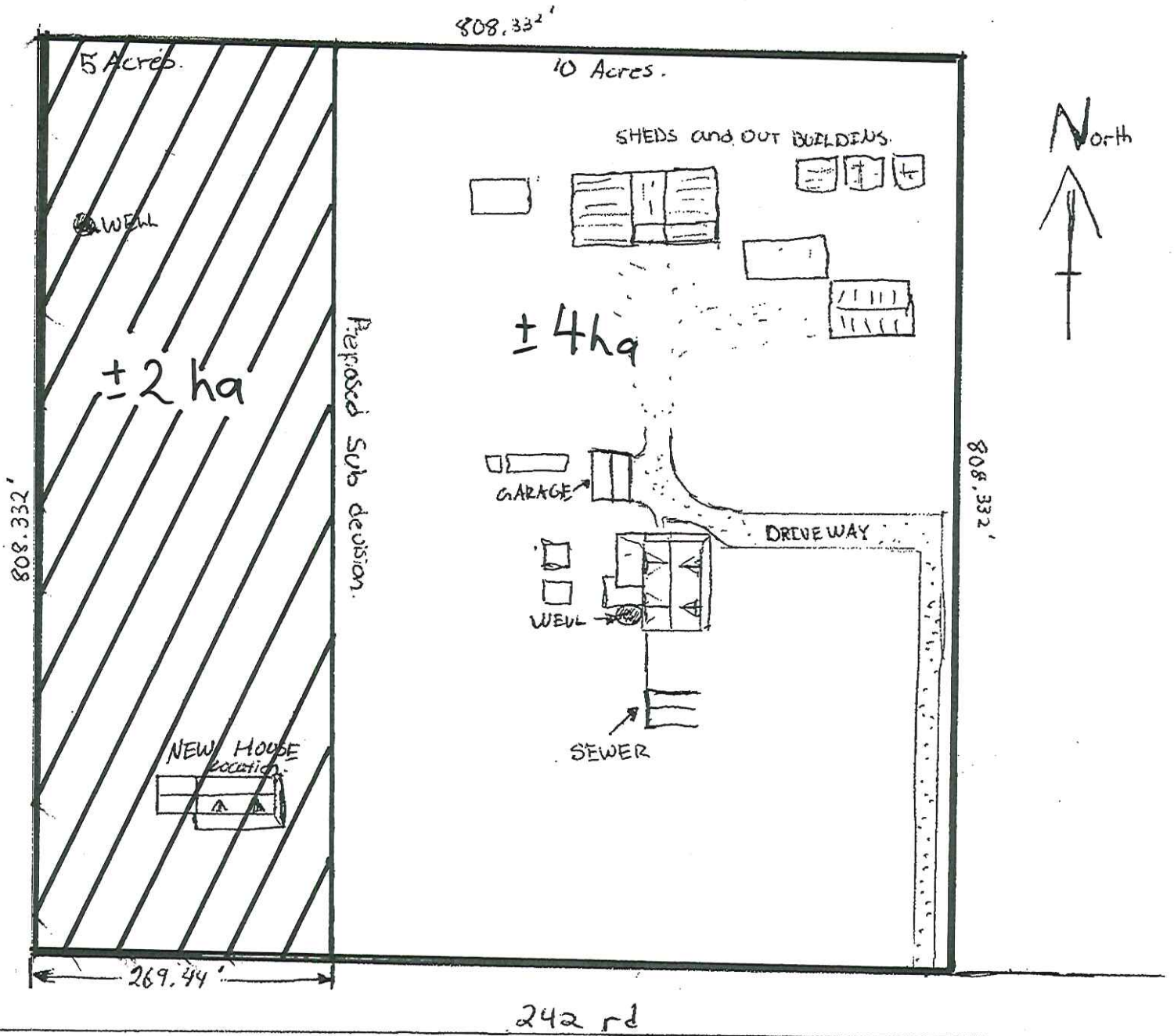
THAT the application be approved.

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 # 1672/2009



1 cm = 50 feet.

Provincial Agricultural Land Commission

Application 50241
 Resolution # 1672/2009

-  Subject Property
-  Approved subdivision of one ±2 ha lot.

Lot A, Section 4, Township 84, Range 19, W6 M,
 Peace River District, Plan PG P45017