



**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

January 12, 2015

ALC File: # 53918

Charles and Helen Phipps  
3330 Valleyview Road  
Penticton, BC  
V2A 8W9

Dear Sir/Madam:

**Re: Application to Subdivide Land within the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution # 3/2015 as it relates to the above noted application. The Commission has also attached a Sketch Plan depicting the decision.

Prior to approaching the Registrar of Land Titles to register the subdivision, please submit the following to this office:

1. Two (2) paper prints of the final subdivision plans.
2. A recent State of Title Certificate.
3. "Transfer of an Estate in Fee Simple" document indicating the transfer of the remainder of the property from you to the purchaser.
4. Your signed commitment that the homesite lot will not be sold for five (5) years except in the case of estate settlements.
5. Photographic evidence that conditions of approval, such as fencing, have been completed.

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 the City of Penticton.

Further correspondence with respect to this application is to be directed to Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #3/2015  
Sketch Plan, Homesite Severance Policy, 5 year agreement, fencing specs

cc: City of Penticton (PL 2014-069)

- Commission approval is obtained for an increase in the size of the homesite lot or a change in its location deemed necessary by other approval agencies;
- The subdivision must be completed within three (3) years from the date of the letter communicating this decision;
- approval for the 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**RESOLUTION # 3/2015**

**I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION**

A handwritten signature in black ink, appearing to read "KBC Underhill", written in a cursive style.

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**Brian Underhill, Deputy Chief Executive Officer**

