



**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

June 6, 2006

Reply to the attention of Simone Rivers

Nancy and Richard Minato  
PO Box 393  
100 Mile House, B.C. V0K 2E0

Dear Mr. and Mrs. Minato:

Re: **Application # D-364891**  
**District Lot 4189, Lillooet District Except Plan 20479, 23311, 42973, H123, and H12730**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 2.3 ha parcel from the above mentioned 26.9 ha property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on May 17, 2006.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Cariboo Regional District at your earliest convenience.

The decision noted above is recorded as Resolution **#243/2006**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair



cc: Cariboo Regional District – 4035-20-G-251  
Michael Kidston Land Surveying Ltd., P.O. Box 970, 716 Alder Avenue,  
100 Mile House, B.C. V0K 2E0

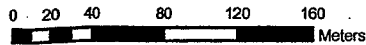
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Provincial Agricultural Land Commission  
 Application: D-36481-0  
 Resolution # 243/2006

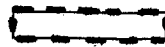


LEGEND

-  Subject Property
-  Proposed Lot



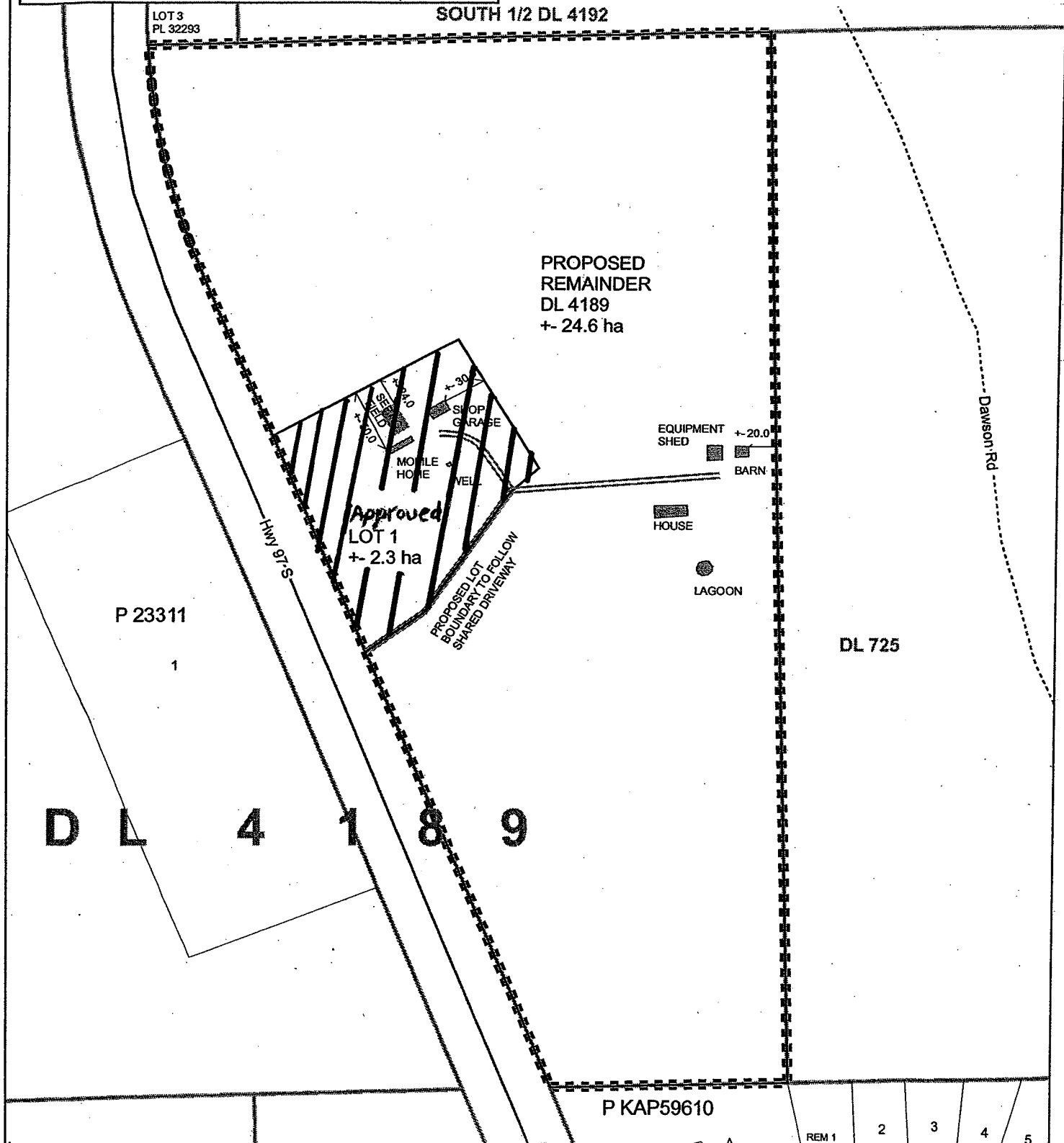
ALL MEASUREMENTS METRIC



Subject property.



±2.3 ha area approved for subdivision







**Staff Report**  
**Application # D – 36481 – 0**  
**Applicant: Nancy & Richard Minato**  
**Agent: Michael Kidston Land Surveying Ltd.**

**DATE RECEIVED:** February 9, 2006

**DATE PREPARED:** March 31, 2006

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide a 2.3 ha lot from the 26.9 ha lot.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants would like to subdivide in order to provide separate title for their son and his family who live in a mobile home on the property. Their son was severely injured in a motorcycle accident in 1989 and has required special care since that time. The mobile home requires a yearly permit from the Cariboo Regional District and the applicants would like to give their son some financial security and independence to have his residence in his name.

The applicants state that the lot size is consistent with rural parcels in the area and that there are no agricultural activities adjoining the parent property. They also state that surrounding properties would be buffered from the proposed new lot by the remainder of the parent parcel.

The Local Government report states that the zoning bylaw provides for a conditional temporary dwelling placed on a temporary foundation, for purposes of providing care and assistance to a family member. The majority of these annual temporary permits are issued for aged family members.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 003-328-236

District Lot 4189, Lillooet District, Except Plans 20470, 23311, 42973, H123 and H12730

**Purchase Date:**

October 1979

**Location of Property:**

5337 Cariboo Highway 97 South, south of Watson Lake.

**Size of Property:**

26.9 ha (The entire property is in the ALR).

**Present use of the Property:**

Residence, mobile home, greenhouse and other associated outbuildings.

**Surrounding Land Uses:**

**WEST:** Highway 97 (ALR)  
**SOUTH:** Church and commercially zoned property (non-ALR)  
**EAST:** Residential, no farm use (ALR)  
**NORTH:** Residential, hobby farms (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92P/11  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Zoning Bylaw and Designation:**

South Cariboo Area Zoning Bylaw No. 3501 (1999) designates the property as Rural 1 (RR1).  
Minimum parcel size 4 ha.

**PREVIOUS APPLICATIONS:**

**Application #23232-0**

**Applicant:** Minato, Nancy & Richard  
**Decision Date:** June 26, 1989  
**Proposal:** To subdivide the 44 ha property into 2 lots of 16.2 ha and 27.8 ha as divided by Highway 97  
**Decision:** Allowed.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** That the be received and authorize for submission to the Commission with a recommendation for approval.

**Advisory Planning Commission:** Area "G" APC has no objection to this application

**Planning Department:** Planning staff support forwarding this application for subdivision to the Agricultural Land Commission with a recommendation for approval.

**STAFF COMMENTS:**

**Agricultural Capability:**

The property covers four different agricultural capability polygons with agricultural capability ranging from Class 2 to Class 4.

Class 2 - Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses:

T - Topography

X - Cumulative and minor adverse characteristics

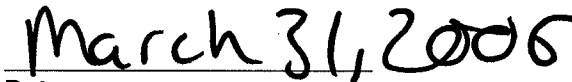
C - Adverse Climate

Staff recommend a site visit to determine the agricultural capability and the impact of the subdivision on surrounding operations.

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**END OF REPORT**

  
Signature

  
Date

