



Agricultural Land Commission
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September 13, 2006

Reply to the attention of Simone Rivers
ALC File #D-36847

Exton Dodge and Galbois Land Survey Inc.
133 Borland St.
Williams Lake, B.C. V2G 1R1

Dear Sir/Madam:

Re: Application to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #441/2006 outlining the Commission's decision as it relates to the above noted application.

The Commission has not provided the landowner with a copy of the decision. It is your responsibility as agent to inform the landowner.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Cariboo Regional District File: 4035-20-F222

SBR/lv/Encl.: Minutes
36847d1

Finally, there was discussion as to what agricultural benefits could be provided to help offset the negative impacts of subdivision. The Commission indicated that it would be prepared to favourably consider an amended proposal for two lots (Lots 1 and 2), subject to the registration of a covenant against the titles of DL 196 and DL 9539 (also owned by the applicant), preventing their separate sale. In this way the superfluous homes could be separated from DL 196 while achieving a benefit for agriculture. In the Commission's view the consolidation "by covenant" of the two farm parcels balanced the potential negative impacts of the subdivision of two residential lots. The Commission wanted to retain two homes with the remnant parcel to ensure that no further ALR land was alienated by homes and residential infrastructure.

The Commission does not consider subdivision for estate purposes to be supportive of its mandate to preserve agricultural land and encourage farming. It believes that subdivision of residential lots for children of landowners cannot continue generation after generation without compromising the agricultural land base.

IT WAS

MOVED BY: Commissioner Campbell

SECONDED BY: Commissioner Read

THAT the staff report be received and the application to subdivide four lots from DL 196 be refused because of the potential negative impacts of rural/residential conflicts, and the necessity of replacing the homes, farm buildings and infrastructure on the agricultural remnant.

CARRIED



Staff Report
Application # D – 36847
Applicant: 153 Mile Contracting Ltd
Agent: Exton Dodge & Galibois Land Survey Inc.
Location: 150 Mile House

DATE PREPARED: August 22, 2006

TO: Chair and Commissioners/Interior Panel

FROM: Simone Magwood, Land Use Planner

PROPOSAL: To subdivide four lots from the 129 ha subject property for estate planning purposes. Three lots are 2 ha - 2.5 ha, and one lot is 0.8 ha. The lots encompass the existing dwellings on the property.

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

BACKGROUND INFORMATION:

The Commission allowed the exclusion of DL 587 in 1990. See below for details. The subject property has only been subject of a single previous application for a utility corridor in 1992

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 014-974-240
District Lot 196, Cariboo District;

Purchase Date (m/d/y):

04/01/1996 —

Location of Property:

293 Likely Road, 150 Mile House

Size of Property:

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

Present use of the Property:

Residence, hay production and grazing

Surrounding Land Uses:

WEST: DL 9539 - owned by applicant in the ALR
SOUTH: Forested grazing parcel in the ALR
EAST: Horsefly Road, forested grazing land in the ALR
NORTH: Hay production and grazing in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 93A/4
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 3000
Designation: Agricultural

Zoning Bylaw and Designation:

Zoning Bylaw No. 3502 (1999)
Designation: Resource Agricultural
Minimum Lot Size: 32 ha

PREVIOUS APPLICATIONS:

Application #27557-0

Applicant: Westcoast Energy Inc
Decision Date: 1992
Proposal: To dedicate a pipeline right of way diagonally across the property.
Decision: Allow as proposed

RELEVANT APPLICATIONS:

Application #24832-0

Applicant: 153 Mile Ranch Ltd
Decision Date: November 30, 1990
Proposal: To exclude the 81 ha from the ALR for a rural residential development.
Decision: Refuse as proposed, but allowed the exclusion of 68 ha subject to buffering. The Commission did not believe the land had good capability for agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Cariboo Regional District forwarded the application with a recommendation that it be allowed

Agricultural Advisory Committee recommended the application be allowed with the following qualifications.

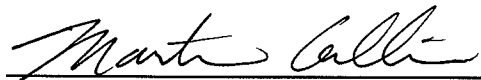
- That proposed Lot 1 not be allowed and that the historic buildings remain with DL196.
- That the owners of DL 196 retain the right of first refusal on the new titles.
- That the owners of DL 196 designate the historic ranch structures as a heritage site.

STAFF COMMENTS:

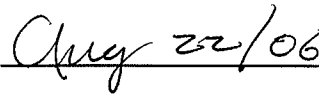
Staff recommends that the Commission consider the following;

- Generally the Commission does not consider subdivision and estate planning as consistent with its mandate to preserve agricultural land and encourage farming.
- The area proposed for subdivision contains all of the existing residences on the property, requiring them to be constructed elsewhere on the property.
- The northern area proposed for subdivision has the best agricultural capability on the property. In contrast the southerly portion of the property is comprised of class 5 and 6 soils.
- The applicants also own the adjoining DL 9539. Consolidation of this property with the agricultural remnant of DL 196 might be an option if subdivision is considered.

END OF REPORT



Signature



Date