



**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

December 7, 2006

Reply to the attention of Simone Rivers  
ALC File: #D - 36907

David Zirnhelt  
PO Box 3  
Big Lake Ranch, BC V0L 1G0

Dear Mr. Zirnhelt:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 625/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

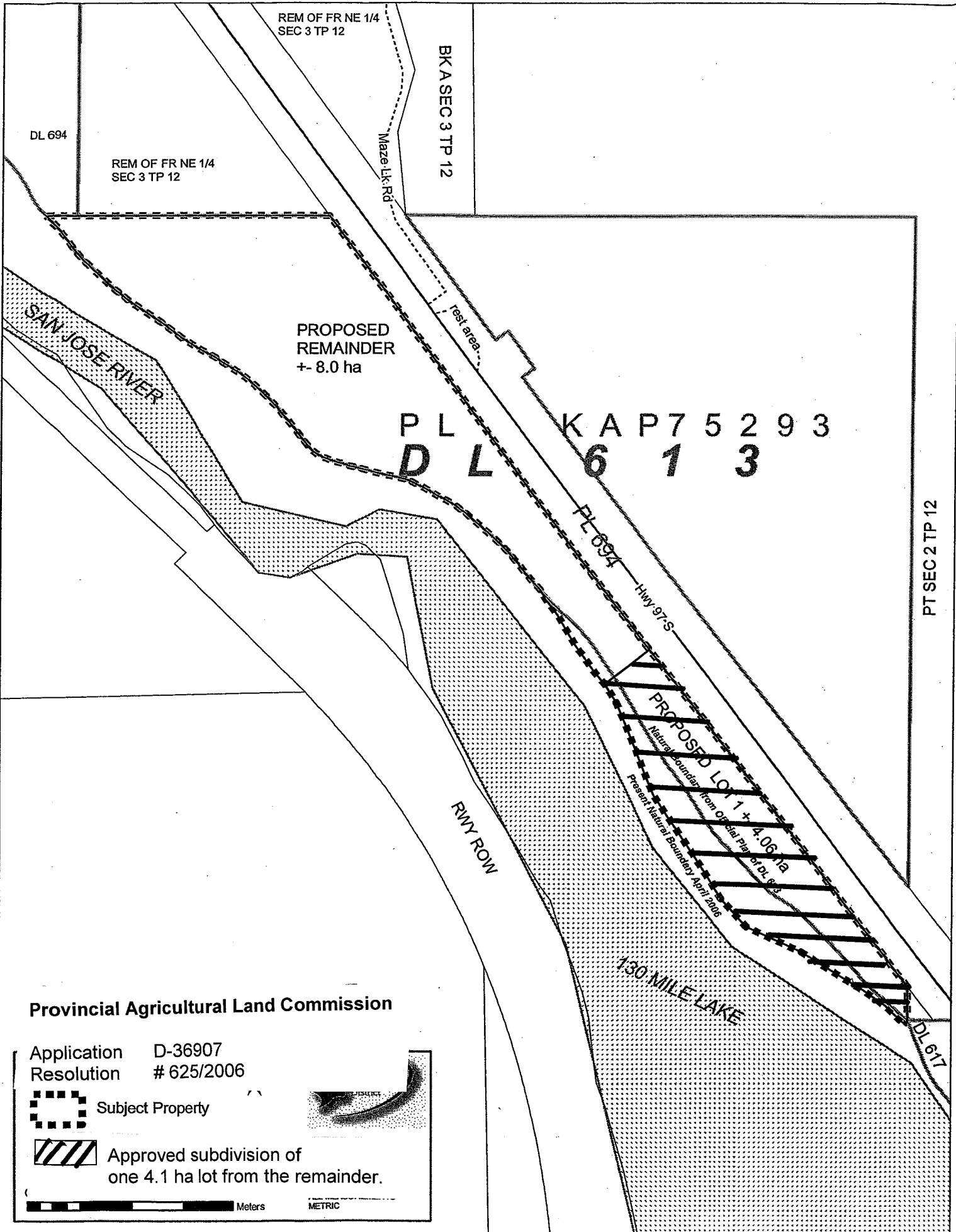
Per:

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

Erik Karlsen, Chair

cc: Cariboo Regional District (#4035-20-G253)

SBR/lv/Encl.: Minutes/Sketch Plan  
36907d1



REM OF FR NE 1/4  
SEC 3 TP 12

BK A SEC 3 TP 12

DL 694

REM OF FR NE 1/4  
SEC 3 TP 12

Maze Lk Rd

rest area

PROPOSED  
REMAINDER  
+/- 8.0 ha

SAW JOSE RIVER

PL K A P 7 5 2 9 3  
D L 6 1 3

PL 694  
HWY 97-S

PT SEC 2 TP 12

RWY ROW

PROPOSED LOT 1 +/- 4.06 ha  
Natural boundary from Original Plat of DL 617  
Present Natural Boundary April 2006


130 MILE LAKE

DL 617

**Provincial Agricultural Land Commission**

Application D-36907  
Resolution # 625/2006

 Subject Property

 Approved subdivision of  
one 4.1 ha lot from the remainder.

 Meters METRIC



### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

### **Conclusion**

That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Read

**SECONDED BY:** Commissioner Huffman

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- that 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

### **CARRIED**

**Resolution # 625/2006**



**Staff Report  
Application # D – 36907  
Applicant: Andre Chevigny  
Agent: David Zirnhelt**

**DATE RECEIVED:** August 30, 2006

**DATE PREPARED:** November 6, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide the 12.6 ha property into an 8 ha lot and a 4.6 ha lot.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 013-258-192  
District Lot 693, Lillooet District, EXCEPT Plans H946 and KAP75293

**Purchase Date:**

January 2002

**Location of Property:**

Cariboo Highway 97 S near 150 Mile House

**Size of Property:**

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

**Present use of the Property:**

Residential, farm use buildings, garage, barn/hanger

**Surrounding Land Uses:**

**EAST:** Residence, hobby farm  
**EAST:** Residence  
**EAST:** Crown land, grazing, timber  
**NORTH:** Grazing, timber

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92P/13  
The majority of the property is identified as having Secondary ratings.

**Zoning Bylaw and Designation:**

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

**PREVIOUS APPLICATIONS:**

**Application #34953-0**

**Applicant:** Chevigny, Andre  
**Decision Date:** September 12, 2003  
**Proposal:** To subdivide the 28.8 ha parcel as it is divided by highway 97. Proposed Lot 1 would be 12 ha, containing the new residence of the current owner. Lot 2 would be 16.8 ha containing the second residence, the original home of the applicant.  
**Decision:** The Commission allowed the subdivision of the 29 ha property into two lots (12 ha and 17 ha) as divided by Highway #97 on the grounds the highway represented a substantial impediment to farming.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

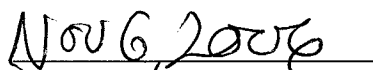
Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support.

**ATTACHMENTS:**

- Summary of proposal (Submitted by the applicant)
- Local Government report discussing agricultural capability and surrounding land uses (2 pages) (Submitted by Cariboo Regional District)
- Agrologist Report on the Land Capability of DL 693. (2 pages) (prepared by Ronald Meister P.Ag for the applicant).
- Sketch showing proposed subdivision (Submitted by the Cariboo Regional District)
- ALC Context Map 92P.092 - 1:10,000 (created by ALC Staff)
- Air Photo - 92P.092 - 1:10,000 (created by ALC Staff)

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date