



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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December 21, 2006

Reply to the attention of Simone Rivers
ALC File: #D - 36910

Basil Rathbone
c/o Rathbone and Goodrich, BC Land Surveyors.
112B - North 2nd Avenue
Williams Lake, B.C. V2G 1Z6

Dear Mr. Rathbone:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 622/2006 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

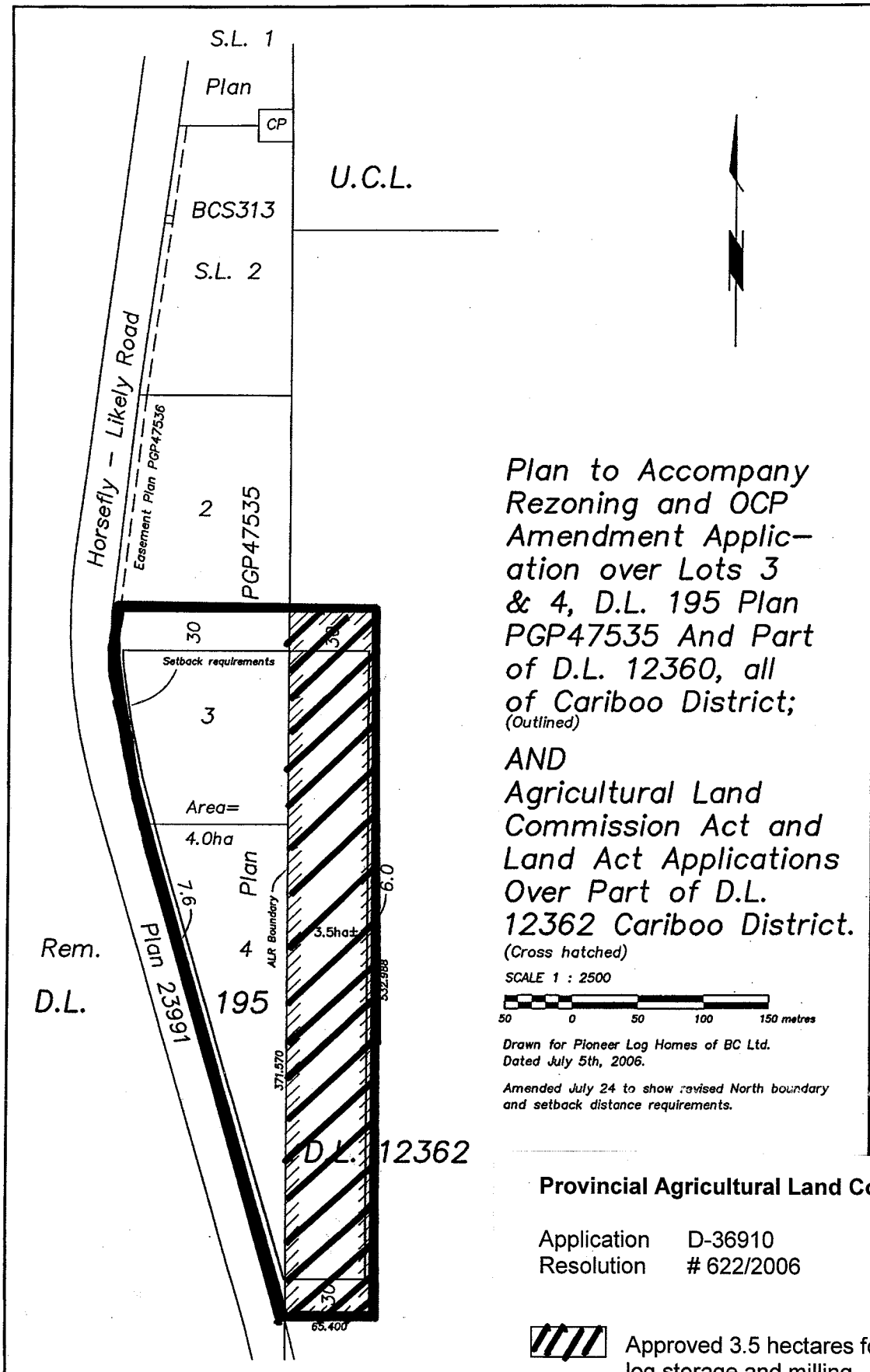
Per:

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-F223)

SBR/lv/Encl.: Minutes/Sketch Plan
36910d1.



Plan to Accompany Rezoning and OCP Amendment Application over Lots 3 & 4, D.L. 195 Plan PGP47535 And Part of D.L. 12360, all of Cariboo District; (Outlined)


AND Agricultural Land Commission Act and Land Act Applications Over Part of D.L. 12362 Cariboo District. (Cross hatched)


SCALE 1 : 2500
 50 0 50 100 150 metres

Drawn for Pioneer Log Homes of BC Ltd.
 Dated July 5th, 2006.
 Amended July 24 to show revised North boundary and setback distance requirements.

Provincial Agricultural Land Commission

Application D-36910
 Resolution # 622/2006

 Approved 3.5 hectares for use as log storage and milling

 Lots to be consolidated



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # D- 36910
Applicant: Pioneer Log Homes of BC Ltd
Agent: B.L. Rathbone, Land Surveyor
Proposal: To subdivide a 3.3 ha of Crown Land and consolidate it with adjoining lots, for the purpose of log storage and milling associated with log home construction.
Legal: That part of DL 12362, Cariboo District
Location: Likely Road, south of Williams Lake.

Site Inspection

A site inspection was conducted on November 23, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Basil Rathbone Agent for the applicant
- Marcel Representative of the applicant's company

The Commission viewed the property and noted that the non-ALR portion of the property had already been cleared for industrial use. It also noted that the ALR portion requested was heavily timbered. Mr. Rathbone discussed the proposed industrial use of the subject property

Mr. Rathbone confirmed that the staff report dated November 6, 2006 was received and no errors were identified.

Discussion

The Commission discussed with the applicant and its agent whether or not the land should be excluded. The applicant stated that the land is only being proposed for use as a log storage and milling area and no permanent buildings or structures are planned for the area within the ALR. The applicants felt that the land would not be impacted to a state where it could not be returned to grazing in the future and therefore did not believe that exclusion was necessary. It was understood that the newly created parcel of land would be partly in and partly out of the ALR.

Assessment of Agricultural Capability

The ALR land under application forms part of a grazing license of a nearby ranch.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Chair of the Interior Panel contacted the holder of the grazing rights to ascertain if there were any concerns with the proposal. The rancher stated that the area was densely timbered and did not believe that the loss of this land would have a significant negative impact on their operation. The rancher was aware of the proposal and did not foresee a negative impact on their operation by the addition of the ±3.5 ha of Crown Land to the non-ALR land that the applicants already own. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Huffman
SECONDED BY: Commissioner Campbell

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 non-farm use of the ALR portion of the newly created property be limited to milling and log storage and that no permanent structures are to be erected on the ALR.
- 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 # 622/2006



Staff Report
Application # D – 36910
Applicant: Pioneer Log Homes of BC Ltd.
Agent: Rathbone & Goodrich

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 3.3 ha of Crown Land and consolidate it with adjoining lots, for the purpose of log storage and milling associated with log home construction.

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:

Part of DL 12362

Location of Property:

Likely Road, south of Quesnel.

Size of Property:

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

Present use of the Property:

Grazing Lease

Surrounding Land Uses:

WEST: 153 Mile Ranch
SOUTH: Residential, small business
EAST: Vacant
NORTH: Vacant

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:

150 Mile House Area Official Community Plan Bylaw No. 3000 designates the property as Agricultural (AG)

Zoning Bylaw and Designation:

Williams Lake Fringe and 150 mile House Area Zoning Bylaw No. 3502 (1999) designates the property as Resource/Agricultural (RA 1)
Minimum Lot Size: 32.0 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

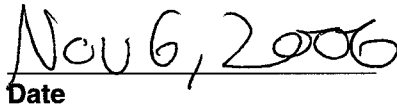
ATTACHMENTS:

- Summary of Proposal (Submitted by the applicant)
- Application Under the Land Commission Act - Information Sheet (including sketches of the proposal) (4 pages) (Submitted by the Cariboo Regional District)
- ALC Context Map 93A.011 - 1:20,000 (Created by ALC Staff)

END OF REPORT



Signature



Date