



Agricultural Land Commission
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December 6, 2006

Reply to the attention of Simone Rivers
ALC File: ZZ-36945

Kenneth and Lorraine Ion
PO Box 2 - 9248 Eagan Lake Crescent
Bridge Lake, BC V0K 1E0

Dear Mr. and Mrs. Ion:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 628/2006 outlining the Commission's decision as it relates to the above noted application.

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', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (#ALR-E-71)

SBR/lv/Encl.: Minutes/Sketch Plan
36945d1



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: # ZZ- 36945
Applicant: Kenneth and Hazel Ion
Proposal: To subdivide the subject property into three (3) parcels for applicant's children.
Legal: PID: 013-305-808
District Lot 1437, South West 1/4 of, Lillooet District
Location: 9248 Eagan Lake Crescent, South of Bridge Lake

Site Inspection

A site inspection was conducted on November 22, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Garry Cleveland Friend of the Applicants

The Commission met with the applicant's friend at the subject property. The Commission walked the property and viewed the existing cabin on the lake. The Commission noted that the property was treed but that cattle had been grazed on the property.

Ms. Ion confirmed that the staff report dated November 16, 2006 was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is 4C.

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

Subclasses: C – Adverse Climate

The Commission noted that the subject property had not been improved for soil bound agriculture but that it and the surrounding area was used for grazing.

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 noted that there are many smaller lots along the shores of Eagan Lake of similar size to those proposed by the applicants. The subdivision would, therefore, not be out of character with the surrounding lake front lots. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

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
- 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 # 628/2006



Staff Report
Application # ZZ – 36945
Applicant: Kenneth and Hazel Ion

DATE RECEIVED: September 11, 2006

DATE PREPARED: November 16, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the subject property into three (3) parcels for applicant's children.

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

BACKGROUND INFORMATION:

The applicants are applying to have the land divided into three parcels for each of their children. No sketch plan was included with the application, however it is described as follows: *"we would like to create three parcels, an additional one on either side of the existing cabin, which is very nearly in the centre of the lake frontage. the added sites would be available to someday have cabins on them."* The applicants further state that they are willing to *"Continue with Crown grazing area and voluntary no further subdivision covenant."*

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 013-305-808

The Fractional South West ¼ of District Lot 1437, Lillooet District, Said to Contain 35 Acres More or Less.

Purchase Date:

1979

Location of Property:

9248 Eagan Lake Crescent, South of Bridge Lake

Size of Property:

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

Present use of the Property:

Log cabin, workshop attached to log cabin, open cattle range for cattle from the ranch at the end of the lake to graze from May to October

Surrounding Land Uses:

WEST: Crown Land
SOUTH: Eagan Lake
EAST: Cabin and storage shed, grazing land
NORTH: Crown Land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/7
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

The Regional Growth Strategy designates the property as Rural

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940
Designation: RL - 1 Rural
Minimum Lot Size: 4 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Thompson-Nicola Regional District Board: The Regional Board forwarded the application with no comments or recommendations

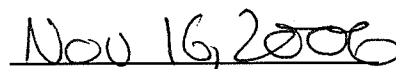
ATTACHMENTS:

- ALC Context Map: 92P/07 - 1:20,000 (Created by ALC Staff)
- Air Photo: 92P/07 - 1:10,000 (Created by ALC Staff)

END OF REPORT



Signature



Date

