



**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

September 26, 2005

Reply to the attention of Simone Magwood

Doug Dodge  
Exton & Dodge Surveying  
133 Borland St.  
Williams Lake, BC – V2G 1R1

Dear Mr. Dodge:

**Re: Application # D-36133-0  
District Lot 4053, Block A, Lillooet District, except plans 23599 and KAP51921**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your client's application to subdivide a 2 ha lot from the above mentioned 36.1 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 September 12, 2005.

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 Cariboo Regional District at your earliest convenience.

The decision noted above is recorded as Resolution **#297/2005**.

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,

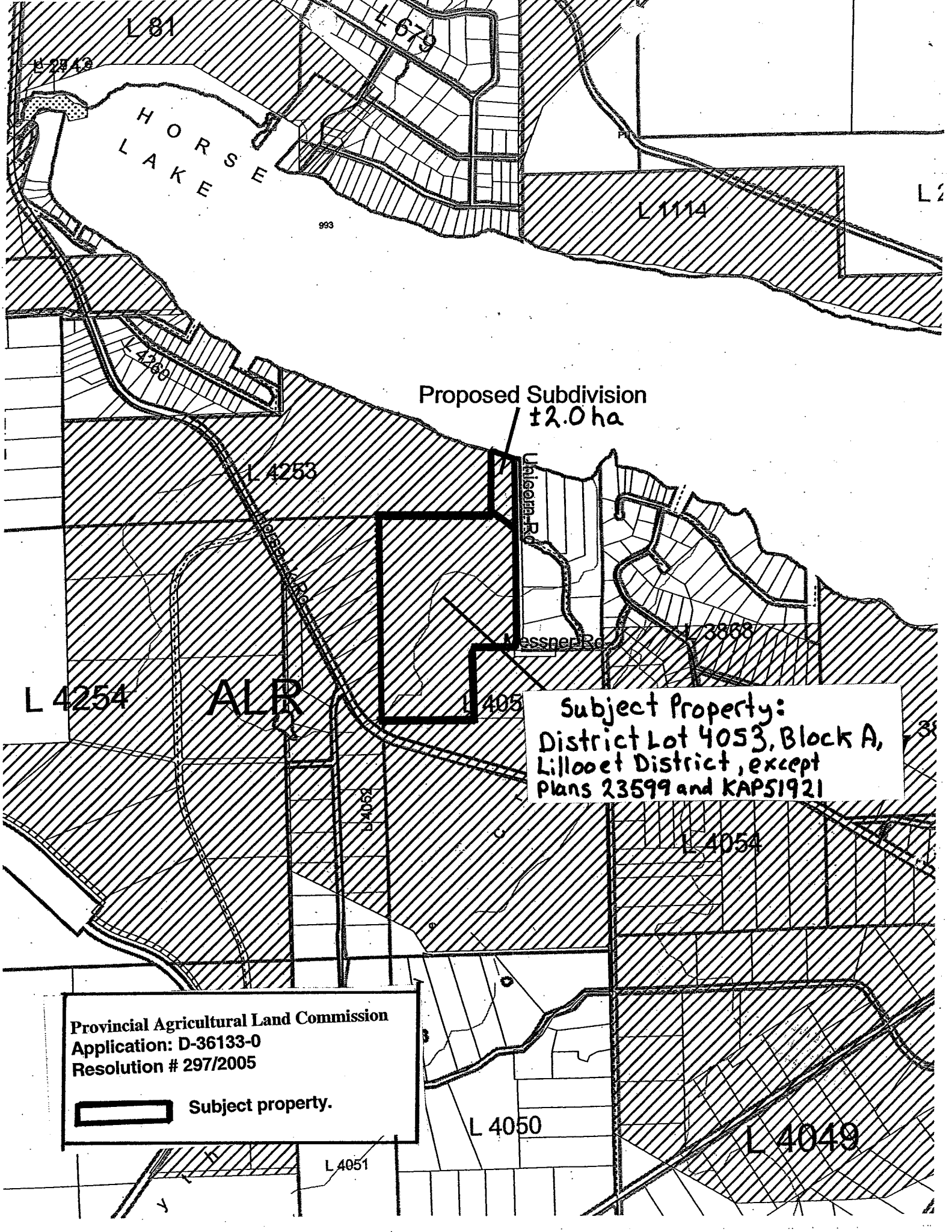
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Cariboo Regional District (# 4035-20-L073)

SM/lv/Encl.  
36133d1



HORSE  
LAKE

Proposed Subdivision  
±2.0 ha

Subject Property:  
District Lot 4053, Block A,  
Lillooet District, except  
Plans 23599 and KAP51921

Provincial Agricultural Land Commission  
Application: D-36133-0  
Resolution # 297/2005

 Subject property.

ALR

L 4254

L 4253

L 405

L 4054

L 4050

L 4049

L 4051

L 81

L 679

L 1114

L 2

E 2843

993

L 4250

Unicorn Rd

Messner Rd

L 3803

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 12, 2005 at 108 Resort, 4816 Telqua Drive, 108 Mile Ranch, V0K 2Z0.**

**PRESENT:** Grant Huffman    Chair  
                 Holly Campbell    Commissioner  
                 Frank Read    Commissioner

**STAFF:** Simone Magwood, Regional Research Officer  
                 Martin Collins, Planner

**For Consideration**

Simone Magwood presented the staff report dated August 26, 2005 regarding application #D- 36133-0. Mr. Doug Dodge, the agent for the applicant confirmed that he received the staff report and did not find any errors:

**Site Inspection**

A site inspection was conducted on September 12, 2005. Those in attendance were:

- Commissioners Huffman, Read, Campbell
- Agricultural Land Commission Staff: Simone Magwood, Regional Research Officer and Martin Collins, Planner
- Doug Dodge, Exton & Dodge Surveying, Agent for the applicant
- Bob Turpin, the applicant's father.

The site inspection lasted from 3:30 p.m. to 4:00 p.m.

**Commission Discussion**

The Commission viewed the property and noted that much of the property was very steeply sloping towards Horse Lake. The area surrounding the subject property is largely rural residential. For these reasons the Commission had no problem with the application.

**IT WAS**

**MOVED BY:** Commissioner Huffman  
**SECONDED BY:** Commissioner Campbell

THAT the staff report be received and the application to subdivide a 2 ha lot from the 36.1 ha property be approved as recommended on the grounds that the land had limited capability for agriculture, and lay within a rural residential area.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # D – 36133 – 0**  
**Applicant: Suzanne Turpin**  
**Agent: Exton & Dodge Surveying**

**DATE PREPARED:** August 26, 2005

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

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

**PROPOSAL:** To subdivide a 2 ha lot from the 36.1 ha property.

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

**BACKGROUND INFORMATION:**

The proposal is to create a 2 ha lot on Horse Lake. The lot will contain the existing residence. The applicant states that this conforms to the adjacent use and lot sizes to the east.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 013-374-613  
District Lot 4053, Block A, Lillooet District, Except Plans 23599 and KAP51921

**Purchase Date (m/d/y):**

10/1/04

**Location of Property:**

6448 Unicorn Road, adjacent to Horse Lake

**Size of Property:**

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

**Present use of the Property:**

Residential - residence near Horse Lake, shop on western portion of Block A

**Surrounding Land Uses:**

**WEST:** Rural residential and small lot residential (ALR)  
**SOUTH:** Crown land (ALR)  
**EAST:** Rural residential properties within the ALR - 2-4 ha in size. (Non-ALR)  
**NORTH:** Crown land and Horse Lake (ALR)

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

South Cariboo OCP Bylaw #3100 designated the land as "Agricultural"

**Zoning Bylaw and Designation:**

South Cariboo Zoning Bylaw #3501 designates the land as Resource/Agricultural, which permits a minimum lot size of 32 ha.

**PREVIOUS APPLICATIONS:**

**Application #26805-0**

**Applicant:** Robert and Patricia Turpin  
**Decision Date:** December 14, 1992  
**Proposal:** To exclude 56 ha and relocate the existing resort closer to the lake.  
**Decision:** Refused exclusion of 56 ha. Allowed exclusion of 12.8 ha that are currently zoned tourist commercial where the resort is currently located.  
**Note:** The subject property is the remainder that was not excluded at that time.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The Cariboo Regional District forwarded the application with a recommendation to approve the subdivision. The owner has also applied for rezoning. Due to the presence of neighbouring subdivision, local planning staff believes that large holding agricultural uses would be an incompatible use.

Advisory Planning Commission: The APC has no objection to the subdivision.

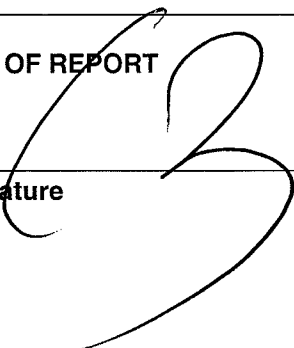
**STAFF COMMENTS:**

Staff note that the area to the east of the subject property where the small lot subdivision is located was excluded from the ALR in 1988 so that it could be developed as a resort.

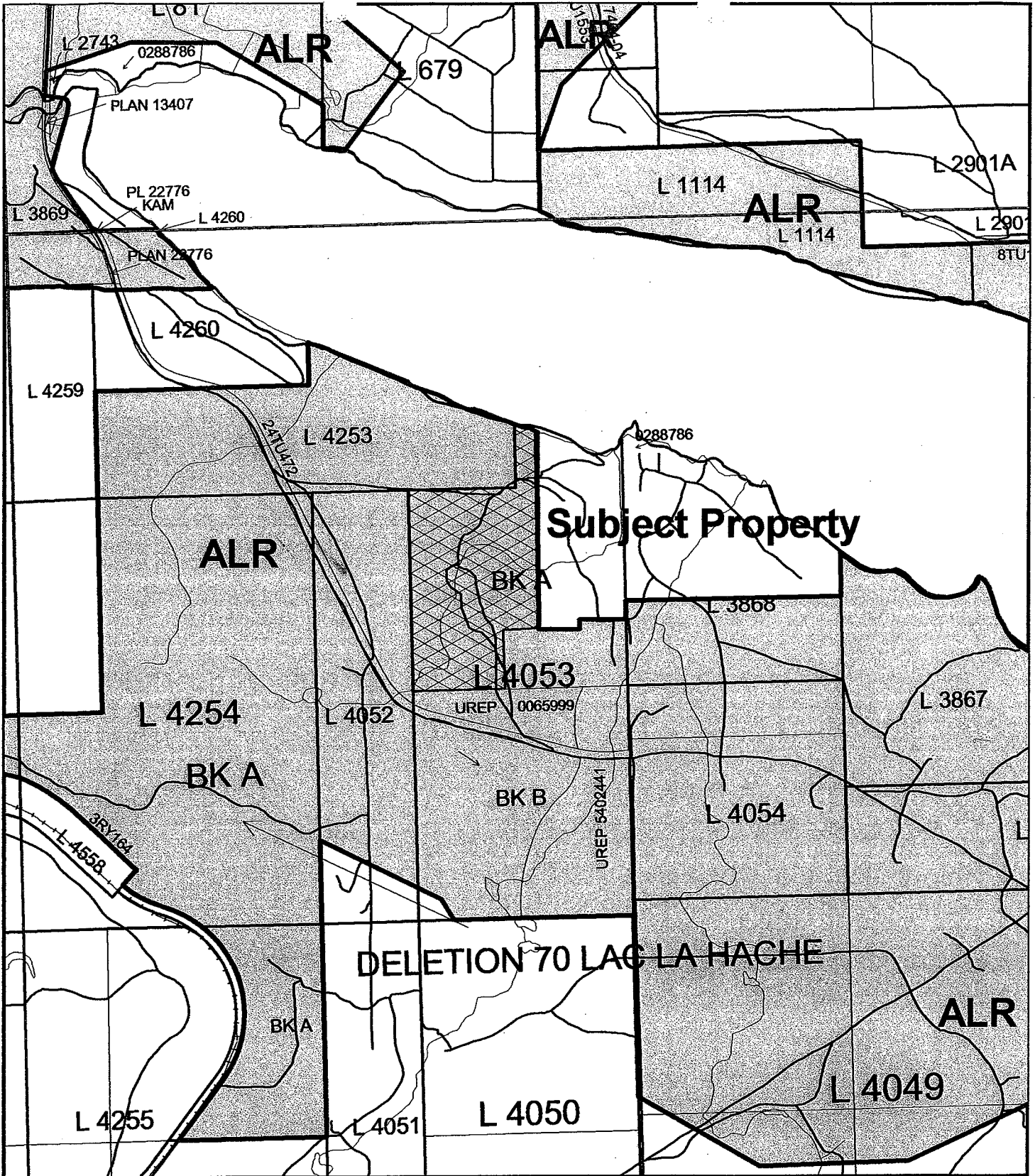
END OF REPORT

Signature

Date



August 26/05



**ALC CONTEXT MAP**  
**Application # 36133**

Map Scale: 1: 20000

ALC File #: 01-05-36133

BCGS Map Sheet #: 92P.055

Regional District: Cariboo