



**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 27, 2005

Reply to the attention of Simone Magwood

Francis and Mary Worthington  
PO Box 761  
100 Mile House, BC – V0K 2E0

Dear Mr. and Mrs. Worthington:

**Re: Application # D-36134-0  
The Fractional Southwest ¼, District Lot 2966, Lillooet District, Except  
Plans 20811 & 25500**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned 41.6 ha parcel into two lots of 13.2 ha and 28.4 ha. 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 the Cariboo Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #189/2005.

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

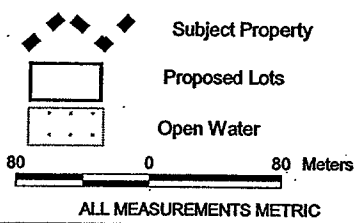
Per:

Erik Karlsen, Chair

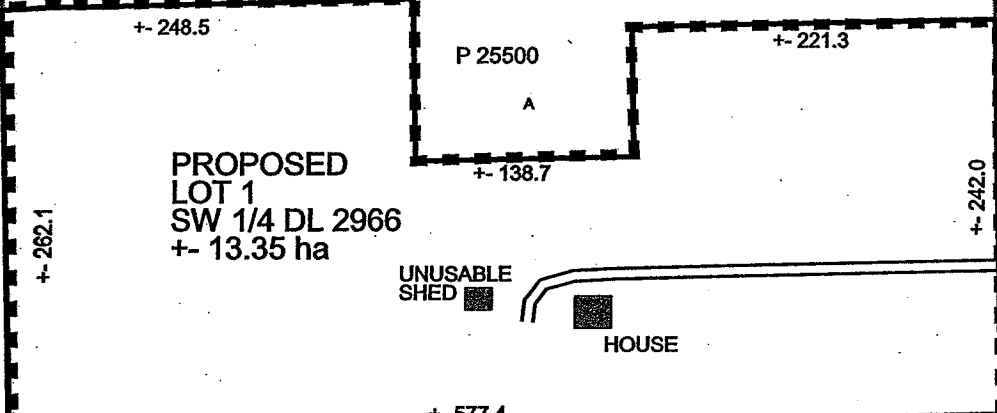
cc: Cariboo Regional District (File: #4035-20-H140)

SM/lv/Encl./36134d1

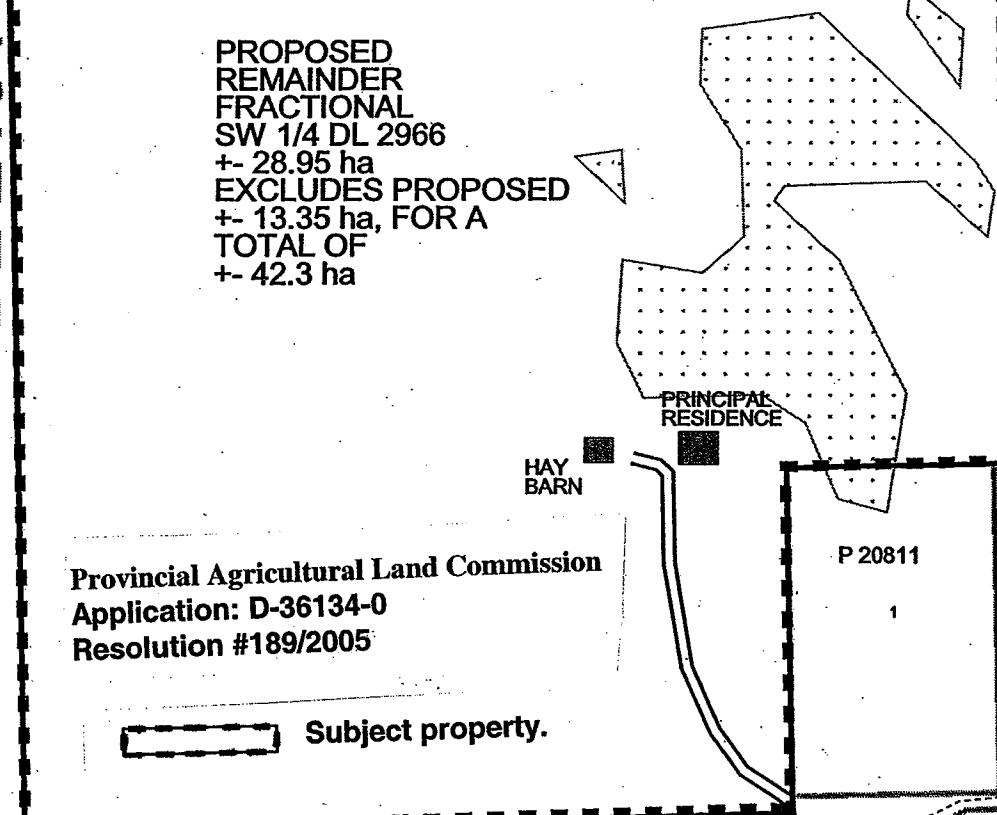
**LEGEND**



**NW 1/4 DL 2966**

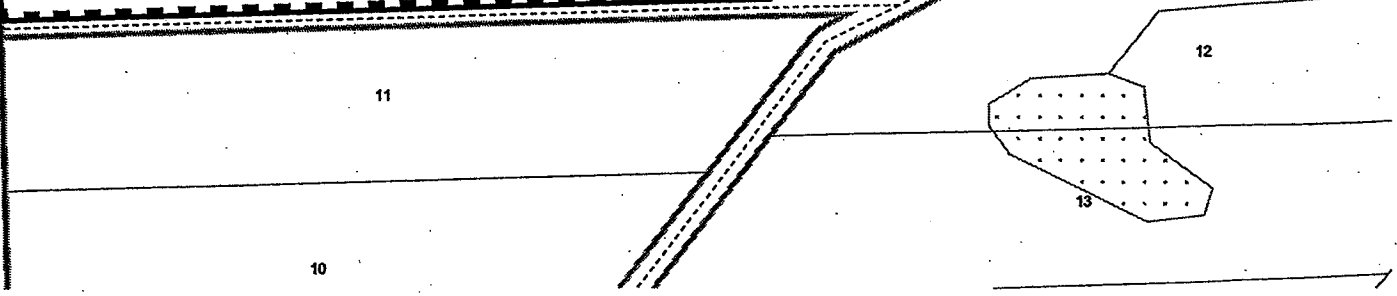


**SW 1/4 DL 2966**



Provincial Agricultural Land Commission  
Application: D-36134-0  
Resolution #189/2005

 Subject property.







**Staff Report**  
**Application # D – 36134 – 0**  
**Applicant: Francis & Mary Worthington**

**DATE PREPARED:** August 24, 2005

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

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

**PROPOSAL:** To subdivide the 41.6 ha parcel into two lots of 13.2 ha and 28.4 ha

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

**BACKGROUND INFORMATION:**

There are two houses on the property. The applicants wish to subdivide in order to sell the 13.2 ha lot with one of the houses to their daughter, who already lives in the house. The applicants state their property is larger than the properties in the immediate vicinity, which are mostly 4 ha. The maps provided by the Regional District show small lots to the south of the applicants' property but similar sized lots to the north, east and west.

The applicants also state that the two proposed properties have been farmed separately for 30 years and that the current use would not change in the advent of the subdivision. Both parties are planning to continue farming.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 013-348-736

The Fractional SouthWest 1/4, District Lot 2966, Lillooet District, Except Plan 20811 & 25500

**Purchase Date:**

January 1992

**Location of Property:**

4316 Upper Houseman Road, 100 Mile House

**Size of Property:**

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

**Present use of the Property:**

2 residences and a barn and some hay fields.

**Surrounding Land Uses:**

**WEST:** Cow pasture (ALR)  
**SOUTH:** Vacant lot with bush and residence with undeveloped pasture (ALR)  
**EAST:** Residences with barns and hayfields all having horse pastures (ALR)  
**NORTH:** Hayfield with hayshed and small acreage with residence (ALR)

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

South Cariboo OCP Bylaw #3100 designates 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.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

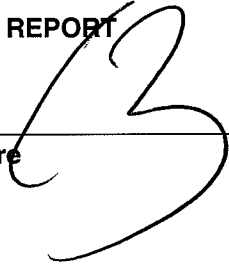
The Cariboo Regional District forwarded the application with a recommendation to approve the subdivision.

Planning staff note that should this application be successful the applicants will be required to make an application to rezone the property to Rural 1 (RR 1) as well as an amendment to the South Cariboo Area Official Community Plan prior to subdivision of the parcel.

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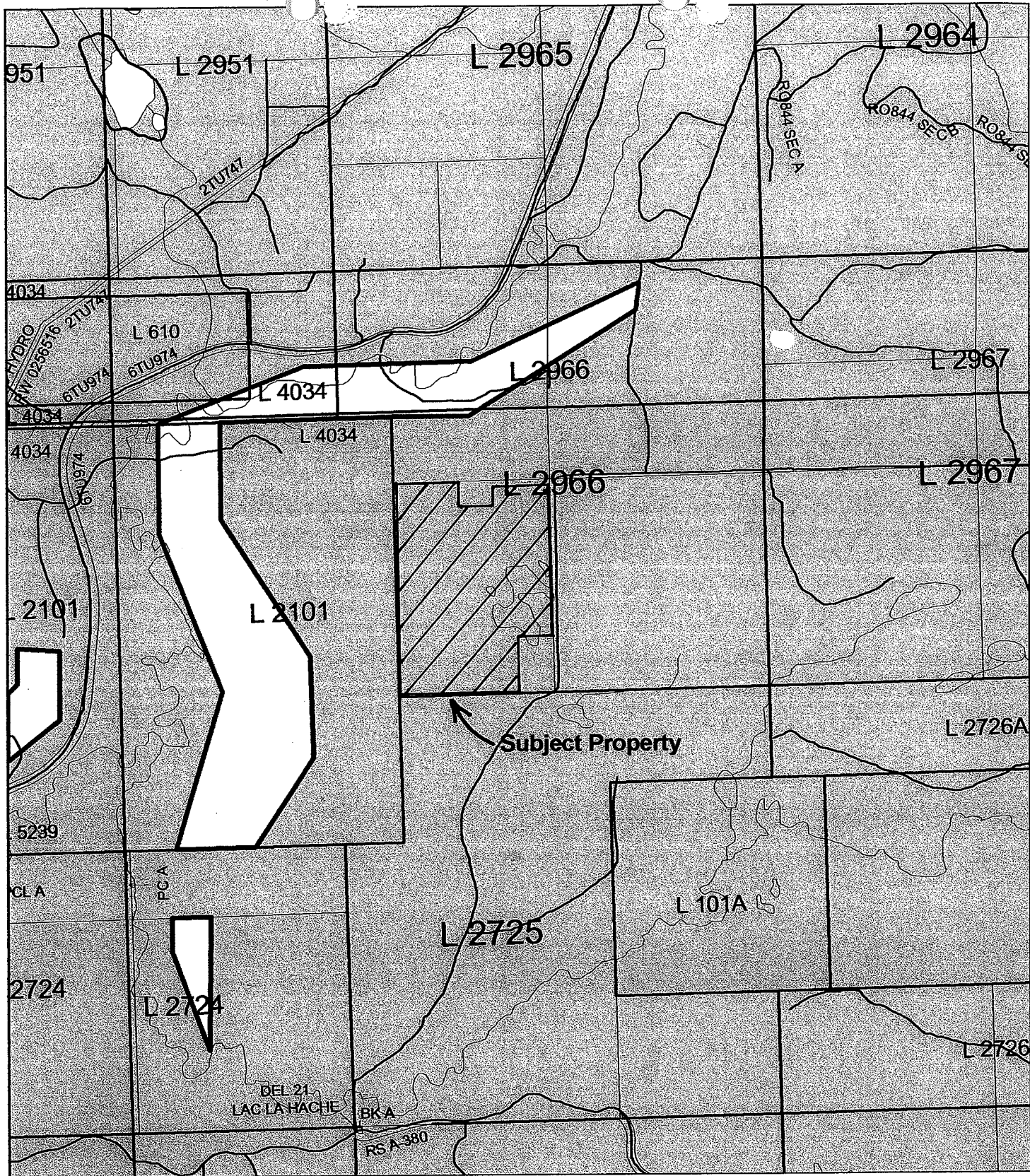
**END OF REPORT**

Signature



Date





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**ALC CONTEXT MAP**  
**Application # 36134**

**Map Scale: 1: 20000**

**ALC File #: 21-05-36134**

**BCGS Map Sheet #: 92P.065**

**Regional District: Cariboo**