

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

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, BC.

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 24 2005 regarding application #D- 36134-0. Mr. Worthington confirmed that he received the staff report and did not identify 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
- Applicant: Francis Worthington and his daughter, Charlene Caldwell.

Mr. Worthington showed the Commission the property and indicated that it was naturally split in two parts by a ravine.

The site inspection lasted from 4:30 p.m. to 5:00 p.m.

Commission Discussion

The Commission noted that the property was naturally split into two parts by a deep ravine and wet low-lying areas.

IT WAS

MOVED BY:

Commissioner Campbell

SECONDED BY:

Commissioner Read

THAT the staff report be received and the application to subdivide the 41.6 ha parcel into two lots of 13.2 ha and 28.4 ha be approved on the grounds that the property was topographically split into two parts.

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



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).

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Re: Application # 36134

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:

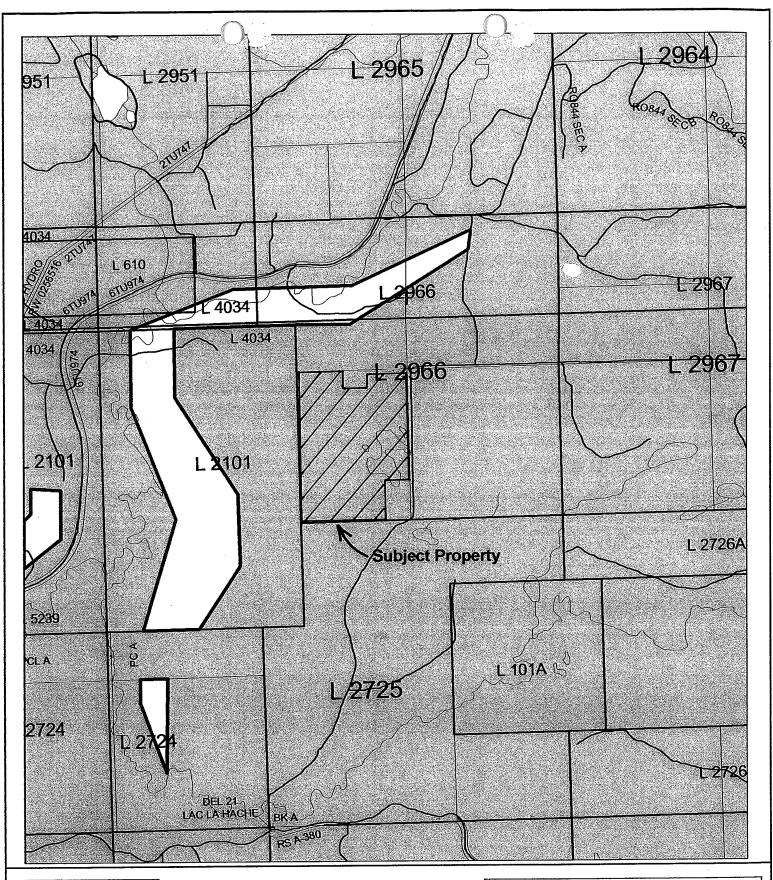
The Cariboo Regional District forwarded the application with a recommendation to approve the subdivision.

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.

END OF REPORT

Signature

Date





ALC CONTEXT MAP Application # 36134

Map Scale: 1: 20000

ALC File #: 21-05-36134

BCGS Map Sheet #: 92P.065

Regional District: Cariboo

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