



Agricultural Land Commission
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March 29, 2006

Reply to the attention of Simone Rivers

Mary Griffin
PO Box 184
1860 Cranberry Lake Road
Valemount, BC V0E 2Z0

Dear Ms. Griffin:

**Re: Application #N-35237-2
The Fractional North ½ of District Lot 7363, Cariboo District.**

Further to your letter of November 7, 2005, the Provincial Agricultural Land Commission (the "Commission"), acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application. You asked the Commission to revise Resolution #9741/78 by allowing the subdivision of one 14 ha parcel from the north of the above noted property.

The Commission is not prepared to allow the 14 ha subdivision as proposed but would allow the subdivision of a 4 ha area surrounding the teahouse/restaurant development allowed by resolution # 208/2004.

This approval is subject to:

- Rescinding Resolution # 9741/78
- 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 Regional District of Fraser-Fort George at your earliest convenience.

Should you wish to proceed on this basis 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 it will rescind Resolution #9741/78 and authorize the Registrar of Land Titles to accept the application for deposit of the plan.

The decision noted above is recorded as Resolution #131/2006.

Please quote your application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Regional District of Fraser-Fort George (#ALR7363)
Holly-Anne Griffin, 1817 Victoria Avenue, Saskatoon, SK – S7H1Z8
SBR/lv/Encl./35237d3

DL.7354

DL.7138

DL.7139

DL.7136



DL.7127

50 ac.

DL.7363

Application # N-35237-0
Fractional North 1/2 of DL.7363 Cariboo District

Provincial Agricultural Land Commission
Application: N-35237-0
Resolution # 131/2006

-  Subject property.
-  4 ha area approved for subdivision

5669820

Approved by
Resolution # 9741/78
TO BE
RESCINDED

Revised Regional District
Proposal (75± acres)

frac. N. 1/2

± 4 ha

A 1359

N

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W

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TRAILS

ROADWAY

DL

LINE

LINE



Staff Report
Request for Reconsideration # N – 35237-2
Applicant: Mary Griffin
Agent: Holly-Anne Griffin

DATE RECEIVED: November 10, 2005

DATE PREPARED: January 26, 2006

TO: Chair and Commissioners –North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To rescind the previously allowed 20 ha subdivision and allow a 14 ha subdivision in a different location in lieu of the previous approval.

BACKGROUND INFORMATION:

The original proposal was to subdivide the 68.4 ha property into four approximately 17.1 ha parcels for the applicant's children. As part of this proposal permission was also requested to develop a teahouse/40 seat restaurant, greenhouse and gardens and accommodation facility on one of the four lots (proposed Lot A).

By Resolution #208/2004 the Commission refused subdivision as proposed but allowed the proposed teahouse/restaurant use.

The applicant's first request for reconsideration reiterated the initial proposal to subdivide the 68.4 ha property into four approximately 17.1 ha parcels for her children. The applicant's grounds for reconsideration were based on the claim that the subject land and its soils had "very little, if any, potential for large-scale/large area cropping and/or grazing or animal husbandry." The property was reported to have a thin layer of organic material over sand and rock formation. The applicant believed that the proposed subdivision would not diminish the potential of the property for more small-scale, higher-intensity production of specialty crops (eg. herbs, mushrooms etc.) or for market gardening and small fruits cultivation using innovative methods (i.e. greenhouses and irrigation).

In addition, the applicant indicated there was no farming activity surrounding the property.

The Commission refused to reconsider the request on the grounds there was no significant new information to that which was previously considered.

The applicants wrote to the Commission again in August 2005 supporting the exclusion of the area as proposed within the West Valemount Special Management Area.

The Commission wrote to the applicant in August to advise that it did not support the inclusion of the property in the "Special Management Area" was not supported by the Commission and that the designation of the property was to remain as Agriculture/Resource.

Approval was given in 1978 (Resolution # 9741/78) for subdivision of 20 ha from the south end of the property. This subdivision has not been completed and the Commission reminded the applicant that this approval was still valid. The current request for reconsideration asks that Resolution # 9741/78 be rescinded and replaced with approval for a 14 ha subdivision at the north end of the property to allow the development of the restaurant and teahouse.

Agricultural Capability: Staff note that the south end of the property, where the previous subdivision was granted, has less capability than the north end of the property where the current subdivision is requested. Should the Commission be prepared to consider this subdivision request it should consider the configuration that might best meet the needs of the applicant and still preserve the agricultural integrity of the parcel.

END OF REPORT

Simone Ribas
Signature

Feb 14, 2006
Date