



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

March 9, 2006

Reply to the attention of Simone Rivers

Michael Kidston
Land Surveying Ltd.
715 Alder Ave – PO Box 970
100 Mile House, BC V0K 2E0

Dear Mr. Kidston:

Re: **Application # D-36328**
Lot 10, District Lot 1917, Lillooet District, Plan 23710

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your client's application to subdivide the property described above into one 2.3 ha lot and one 1.7 ha lot. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

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 #49/2006.

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:

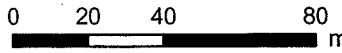
Erik Karlsen, Chair

cc: Cariboo Regional District (File # 4035-20-L075)

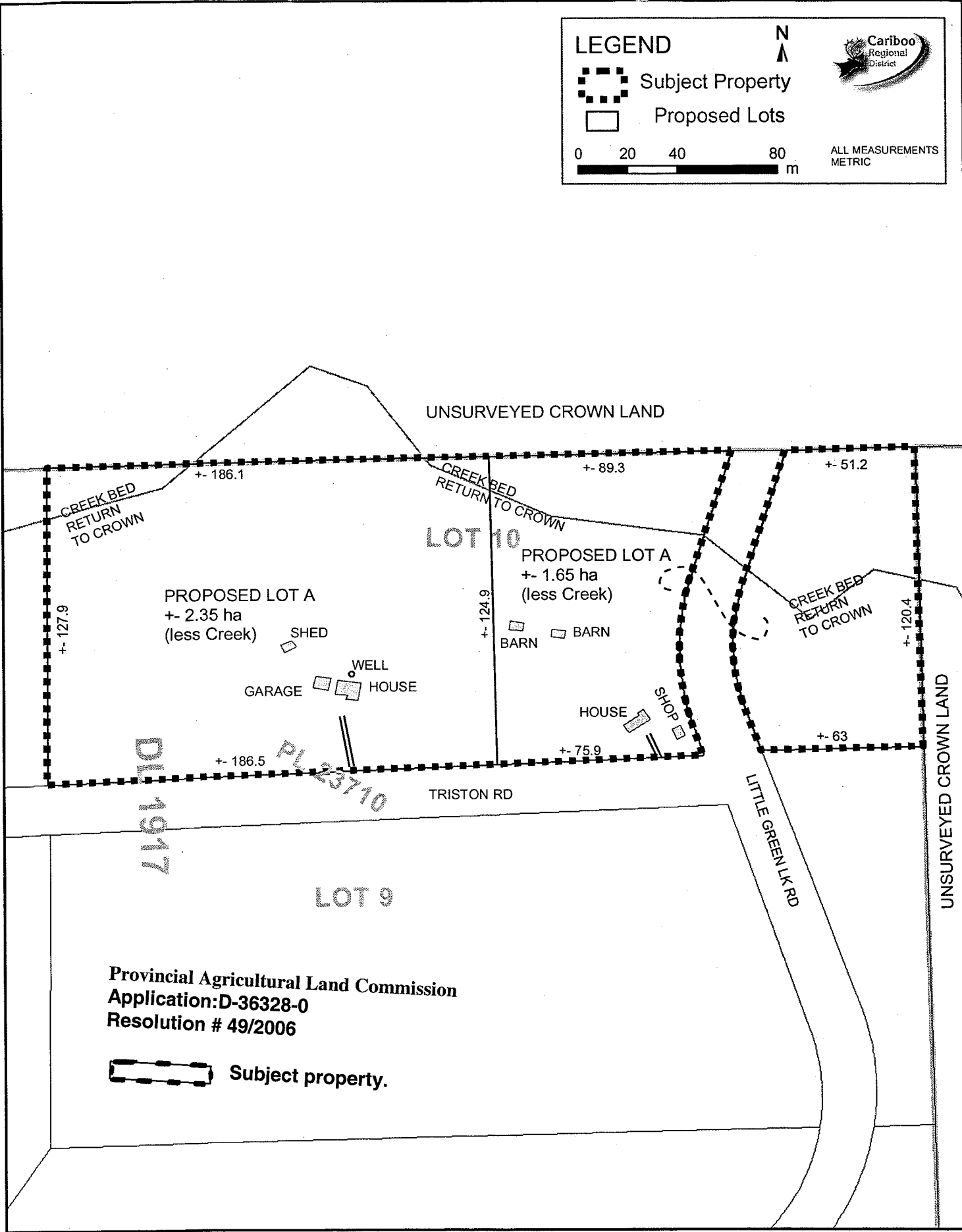
SBR/lv/Encl.
36328d1


LEGEND

-  Subject Property
-  Proposed Lots



ALL MEASUREMENTS METRIC



 Subject property.



Staff Report
Application # D – 36328 – 0
Applicant: Ethel Fouchier and James & Helen Hicks
Agent: Michael Kidston Land Surveying Ltd.

DATE RECEIVED: October 26, 2005

DATE PREPARED: January 26, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 4 ha property into one 2.3 ha lot and one 1.7 ha lot. The purpose of the subdivision is to put the two existing dwellings on separate titles.

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

BACKGROUND INFORMATION:

The proposal is to create two residential lots, less the area of the stream that flows over the north end of the property. The stream will revert to the Crown. Should the proposal be successful, the applicants intend to apply to the approving officer for subdivision under Section 946 of *the Local Government Act*. This application would permit the subdivision of a parcel for a family member without having to undergo a rezoning process by the local government.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 002-873-605
Lot 10, District Lot 1917, Lillooet District, Plan 23710

Purchase Date:

1984

Location of Property:

6609 Triston Road at Little Green Lake Road near Watch Lake (70 Mile House)

Size of Property:

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

Present use of the Property:

Two residences

Surrounding Land Uses:

WEST: Rural residential (4 ha lots) (ALR)
SOUTH: Rural residential (4 ha lots) (ALR)
EAST: Crown land, gravel pit (ALR)
NORTH: Crown land, creek and open grazing (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/6
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

South Cariboo Area Zoning Bylaw No. 3501, (1999) designates the property as Rural 1 (RR1)

RELEVANT APPLICATIONS:

Application #34553-0

Applicant: Murray Todd
Decision Date: November 8, 2002
Proposal: To remove (and sell) 31,000 cubic meters of topsoil from the property in order to develop a duck pond. The applicant indicates that the present low lying wetland which dominates the center of the 4 ha property is not suitable for agricultural development, even with ditching and dyking, because of the excessive cost and small potential arable area. A small pond exists on the property now and the applicant intended to create a pond ecosystem.
Decision: Allowed as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Advisory Planning Commission: *The APC has no objections to this application. They see the requested zoning as being more appropriate to the existing buildings*

Planning Department: Staff support this application as the proposed lot sizes are significantly larger than those clustered at the other end of the lake. However, an increase in density would allow for other potential applications to subdivision.

Cariboo Regional District Board: The Regional Board forwarded the subdivision application with a recommendation for approval.

STAFF COMMENTS:

Agricultural Capability: The parcel is given the following agricultural capability ratings
60% Class 5W- 40% Class 5MP improvable to 60% Class 4W to 40% Class 4MP

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

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

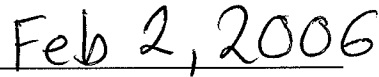
Subclasses

M soil moisture deficiency
P stoniness
W excess water

Staff Recommendations: Staff recommend a site visit to determine the character of surrounding agricultural operations and the agricultural potential of the subject property.

END OF REPORT


Signature


Date