



February 23, 2006

Reply to the attention of Gordon Bednard

John & Kathy Barr
PO Box 333
Pemberton, BC V0N 2L0

Dear Sir/Madam:

Re: **Application # YY-36350**

1. PID: 013-108-832
District Lot 2673, Lillooet District, Plan B4593;
2. PID: 013-108-859
That part of District Lot 170, Lillooet District, Plan B5182;
3. PID: 013-108-867
That part of District Lot 1538, Lillooet District, Plan B5182;
4. PID: 013-108-875
That part of District Lot 2673, Lillooet District, Plan B5182;
5. PID: 013-108-816
That part of District Lot 170, Lillooet District, Plan B4593;
6. PID: 013-108-824
That part of District Lot 1538, Lillooet District, Plan B4593

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to consolidate and re-divide 6 existing lots varying from 0.6 to 23 ha in size, in order to create 2 lots of 10 and 30 ha each, as divided by Pemberton Meadows Road. 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/consolidation 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 Squamish Lillooett Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **42/2006**.

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.

Page 2 - #36350

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

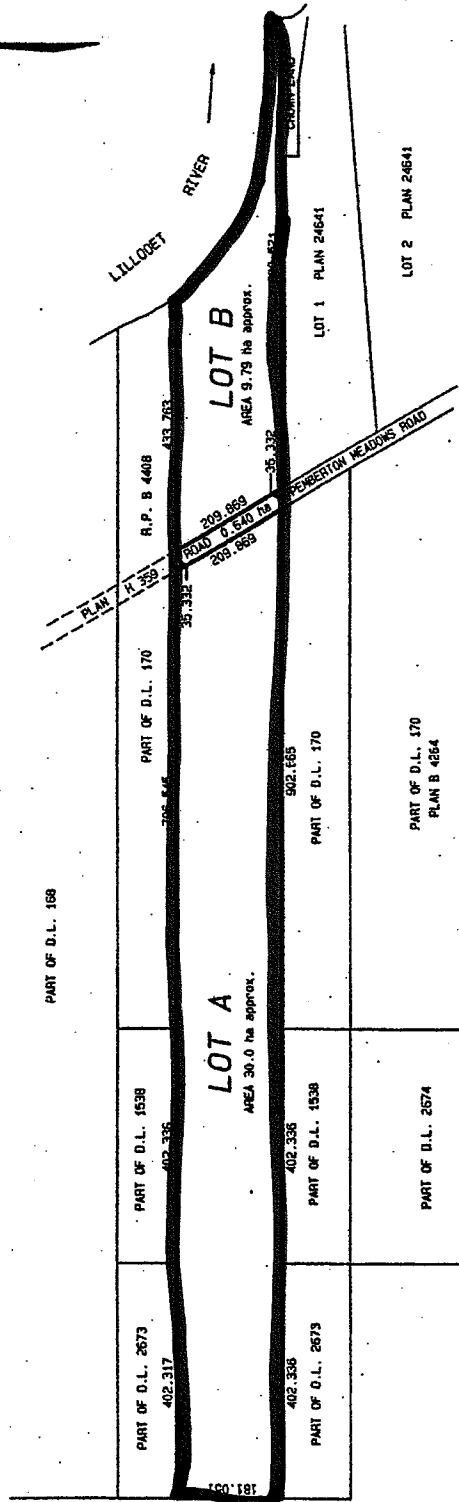
cc: Squamish Lillooett Regional District

GB/lv/Encl.
36350d1

**PROPOSED SUBDIVISION PLAN OF
LOT 1, D.L. 170, 1538 AND 2673,
PLAN KAP LILLOEET DISTRICT**

Proposed

SCALE: 1 : 7500
ALL DISTANCES SHOWN ARE IN METRES
100 50 0 100 200 300



BUNBURY & ASSOC.
PROFESSIONAL B.C. LAND SURVEYORS,
SQUAMISH & WHISTLER, B.C.
#203-1050 MILLAR CREEK ROAD, WHISTLER, B.C., 604-932-3170
JOB FILE 05-13101. SK-9423-1

Provincial Agricultural Land Commission

**Application: YY-36350
Resolution # 42/2006**



Approved subdivision/consolidation plan.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on January 31, 2006 at Langley, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

ABSENT: Peter Dhillon Chair

STAFF: Gordon Bednard, Regional Research Officer
Tony Pellett, Planner

For Consideration

Gordon Bednard presented his staff report dated January 17, 2006 regarding application #YY- 36350. Mr. Barr confirmed that he received the staff report and did not identify any errors.

Commission Discussion

The Commission considered that the consolidation of the existing 6 lots into two titles would allow for better utilization of the land for farming and would preclude the introduction of more residences into this farming area.

IT WAS

MOVED BY: Commissioner Walter Dyck
SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application be approved for the above reasons.

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

CARRIED



Staff Report
Application # YY – 36350
Applicant: John & Kathy Barr

DATE PREPARED: January 17, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To consolidate and re-divide 6 existing lots varying from 0.6 to 23 ha in size, in order to create 2 lots of 10 and 30 ha each, as divided by Pemberton Meadows Road.

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

BACKGROUND INFORMATION:

No previous or immediately adjacent applications. The smaller properties are either land-locked or of such a configuration that they would be difficult or impossible to get allowance to build on due to access and/or health concerns.

Local Government:

Squamish-Lillooet Regional District

Legal Description of Property:

1. PID: 013-108-832
District Lot 2673, Lillooet District, Plan B4593;
2. PID: 013-108-859
That part of District Lot 170, Lillooet District, Plan B5182;
3. PID: 013-108-867
That part of District Lot 1538, Lillooet District, Plan B5182;
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5. PID: 013-108-816
That part of District Lot 170, Lillooet District, Plan B4593;
6. PID: 013-108-824
That part of District Lot 1538, Lillooet District, Plan B4593

Purchase Date (m/d/y):

07/01/2005

Location of Property:

9216 Pemberton Meadows Road, (north of Pemberton)

Size of Property:

40.0 ha

ALR Area:

34 ha (extreme western portion of the land is not in the ALR)

Present use of the Property:

One old house with barns and equipment shelters

Surrounding Land Uses:

WEST: Forested hillside out of ALR

SOUTH: Large active farm properties in ALR

EAST: Lillooett River

NORTH: Active farm properties with forested land to the NW, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92J/7e

The majority of the property is identified as having Prime Dominant ratings of class 1 and 2 improved.

Official Community Plan and Designation:

Electoral Area C - Bylaw 765 - 2002

Zoning Bylaw and Designation:

Agricultural
2 ha MLS

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Board recommends approval of application

Agricultural Advisory Committee: supports

Electoral Area Director: supports

Local Government Staff: supports

STAFF COMMENTS:

The proposal makes sense from an agricultural land use perspective and is endorsed by the AAC. Staff recommends allowance as presented.

END OF REPORT

Signature _____

Date _____