



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Fax: 604-660-7033
www.alc.gov.bc.ca

June 1, 2006

Reply to the attention of Simone Rivers

Terrance and Barbara Weekley
PO Box 298
Lytton, B.C. V0K 1Z0

Dear Mr. and Mrs. Weekley:

Re: **Application # ZZ-36600**
The Southwest ¼ of Section 26, Township 15, Range 27, W6M,
Kamloops Division Yale District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above mentioned property into a 7.8 ha lot and a 54.3 ha lot. 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 May 18, 2006. The Commission found the meeting and site visit informative. The Commission noted that the majority of the area you wished to subdivide was quite steep and had limited agricultural capability.

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 Thompson-Nicola Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #242/2006.

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: Thompson-Nicola Regional District (ALR-1-74)

SBR/lv/Encl./36600d1

MULLAEGREN I. R. 14A

PRAC. NW 1/4 SEC. 26

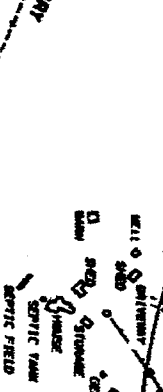
SITE PLAN OF THE SW 1/4 OF SEC. 26,
TOWNSHIP 15, RANGE 27, N. 64.,
RAMODS DIVISION VALE DISTRICT.

PROPOSED
SUBDIVISION

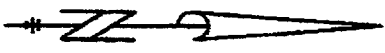
54.3 HA
134 Acres

SW 1/4 SEC. 26 TP. 15

TOTAL - 153.2 AC.
" - 62.08 HA.
WITHOUT
HIGHWAY - 4.38 AC.
1.75 HA.



SCALE 1 : 5000



Provincial Agricultural Land Commission
Application: ZZ-36600-0
Resolution # 242/2006



Subject property.



Area approved for subdivision.

POWELL RIVER

ALB BOUNDARY

ALB BOUNDARY

INKLUODSEN I. R. 21B

EXTON, SODER AND
GALLAGHER
LAND SURVEYING INC.
100 BROADWAY STREET
WILLOWDALE, ONT. M2H 3G4
905 491 2822-2444
FAX 905 491 2822-2444
FILE NO. 20782-11

IT WAS

MOVED BY: Commissioner Campbell

SECONDED BY: Commissioner Huffman

THAT the staff report be received and the application to subdivide the property described as the Southwest ¼ of Section 26, Township 15, Range 27, W6M, Kamloops Division Yale District be allowed as proposed on the grounds that the property has limited agricultural capability and the subdivision would not impact agriculture.

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

CARRIED



Staff Report
Application # ZZ – 36600
Applicant: Terrance & Barbara Weekley

DATE RECEIVED: April 7, 2006

DATE PREPARED: April 27, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 62.1 ha property into a 7.8 ha lot and a 54.3 ha lot.

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

BACKGROUND INFORMATION:

The proposal is to subdivide the property along the road. Approximately 5.6 ha of the proposed 7.8 ha lot is in the ALR. There is currently a mobile home on this portion of the property. The siting of the mobile was allowed by the Thompson-Nicola Regional District under a temporary permit. This permit has an expiry date and the mobile home has been allowed only "provided the primary dwelling remains unoccupied and is not used for rental purposes." The applicants state they are making the application so that the original home on the south side of the road will not have to be removed.

In a letter supplemental to their application the applicants provided the following history of the property. *"...the property as a whole has not been used for "farm use" since about 1976. Previous to that time, approximately 4 ha was used as a "market garden". This garden area was located on the lower bench, as there was no available water on the top bench, where the buildings are located. Springs and a "make shift" irrigation system was the water source to the garden. Until 1999, when the two wells were drilled, all water for the house and trailer was hauled by truck, from the potable springs on the lower bench.*

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 014-691-221

The Southwest ¼ of Section 26, Township 15, Range 27, West of the 6th Meridian, Kamloops Division Yale District

Location of Property:

North of Lytton on Lytton-Lillooet Highway No. 12

Size of Property:

62.1 ha

ALR Area:

41.8 ha

Present use of the Property:

Active gravel pit (on the Non-ALR portion), mobile home

Surrounding Land Uses:

WEST: IR 14A and Fraser River (non-ALR)
SOUTH: IR 21B (ALR)
EAST: IR 21B (ALR)
NORTH: Crown land and IR 14A (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92I/5
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

The Regional Growth Strategy designates the property as Rural.

Zoning Bylaw and Designation:

Zoning Bylaw No. 940 designates the property as RL-1 (Rural).
Minimum parcel size 4 ha.

STAFF COMMENTS:

Agricultural Capability:

The ALR portion of the property has soils with several capability ratings including Classes 3, 4, 5, and 6; subclasses T, E, P and M.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

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.

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Subclasses:

T – Topography
E – Erosion
P – Stoniness
M – Soil moisture deficiency

Staff recommend a site visit to determine the agricultural capability of the subject property and the impact subdivision will have on surrounding agricultural operations.

END OF REPORT

Simone Rivers
Signature

April 27, 2006
Date