



Agricultural Land Commission
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December 20, 2006

Reply to the attention of Simone Rivers
ALC File: #D - 36958

Alice Albrecht for the Estate of Melvin Jewell
PO Box 5
Buffalo Creek, BC V0K 1G0

Dear Ms. Albrecht:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 626/2006 outlining the Commission's decision as it relates to the above noted application.

The Commission notes that it approves of the expansion of the Gravel Pit in principle but requires the submission of further information about the proposed size of the gravel pit and proposed reclamation measures as outlined in the attached minutes. The Commission will not authorize the deposit of the subdivision plans at the Land Title Office until the additional information has been submitted and approved.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

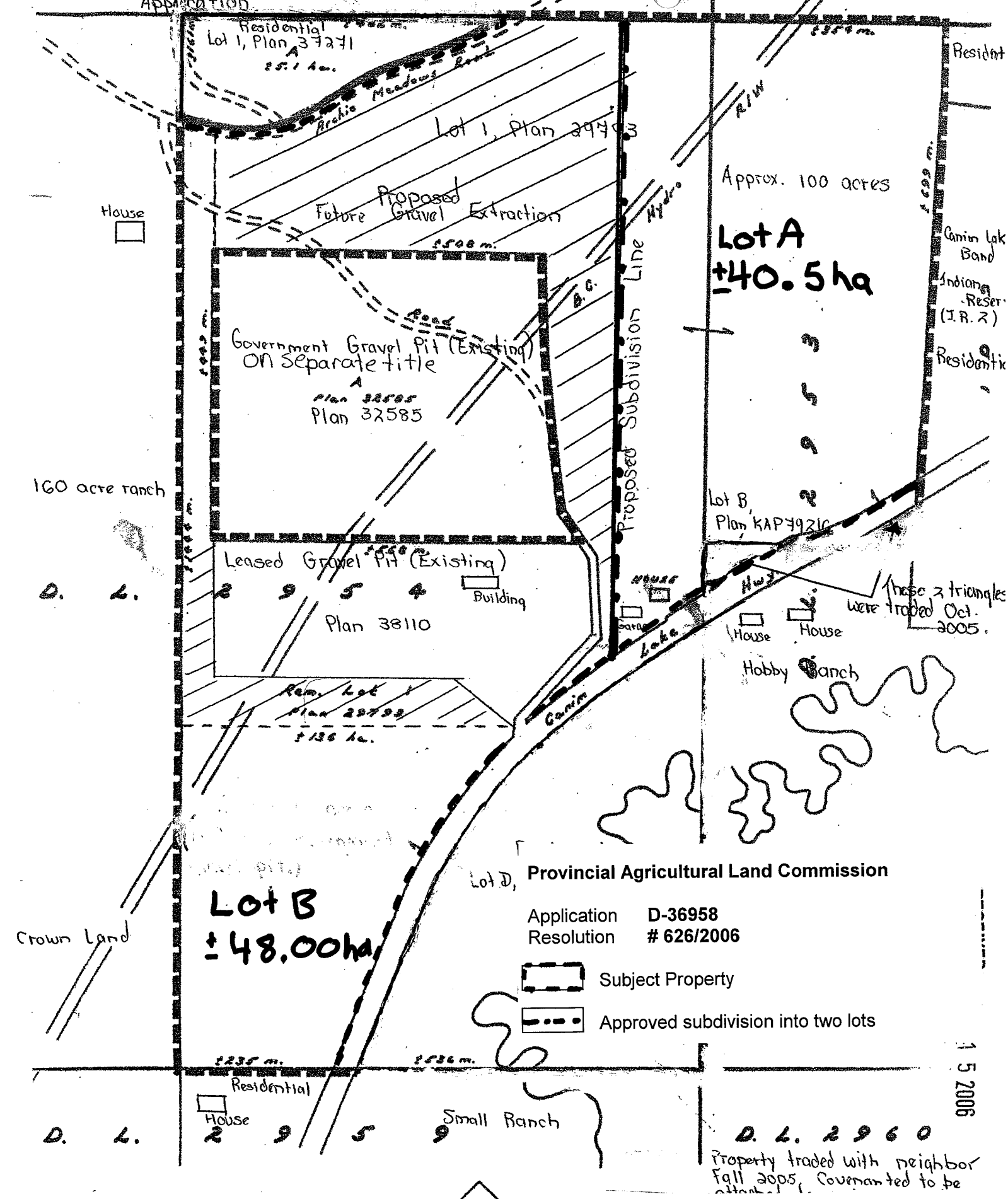
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Cariboo Regional District (#4035-20-H144)

SBR/lv/Encl.: Minutes/Sketch Plan/
36958d1



Approx. 100 acres

Lot A ±40.5 ha

Lot B, Plan KAP79210

Lot B ±48.00 ha

Provincial Agricultural Land Commission

Application D-36958
Resolution # 626/2006

Subject Property
Approved subdivision into two lots

15 2006

D. L. 2960

Property traded with neighbor Fall 2005. Covenanted to be attached.

Approved area for use as a gravel pit subject to the submission of a Notice of Intent.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # D- 36958
 Applicant: Alice Albrecht for the Estate of Melvin Jewell
 Proposal: To subdivide the 88.5 ha property into one 48 ha lot and a 40.5 ha property and to expand the existing gravel pit (which would be located within the 48 ha lot). The existing pit is currently 10 ha in size.
 Legal: PID: 004-184-688
 Lot 1, District Lot 2953 and 2954, Lillooet District, Plan 29793, EXCEPT Plans 32585, 37271 and KAP79216
 Location: 4828 Canim-Hendrix Lake Road

Site Inspection

A site inspection was conducted on November 22, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Alice Albrecht Applicant
- Ray Robinson Gravel pit operator

The Commission met with the applicant and the representative from the gravel pit at the subject property. The Commission viewed the various areas of the property including the existing gravel pits and the areas that are improved for agricultural use.

Ms. Albrecht confirmed that the staff report dated November 2, 2006 was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

The subject property has limited agricultural capability due to the rocky soils as evidenced by the existing gravel pit developments on the property. The property is also quite fragmented due to previous subdivision and gravel pit use.

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that gravel pit use is already occurring on the subject property. The Ministry of Transportation gravel pit pre-exists the ALR and the United Concrete and Gravel gravel pit has been in operation since 1987. As these industrial uses have been long term, the Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Huffman

SECONDED BY: Commissioner Read

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The submission of the following information about the proposed expansion of the gravel pit operation:
 - Name and Address of Gravel Pit Operator Company and contact person
 - Type of Extraction/Fill Material
 - Volume to be extracted (in cubic metres)
 - Depth of proposed extraction (metres)
 - Total Project Area (ha)
 - Duration of Project
 - Proposed Reclamation Measures
- The subdivision must be completed within three (3) years from the date of the receipt of the additional information about the gravel extraction.
- Approval for non-farm use (gravel pit) is granted for the sole benefit of United Concrete and Gravel and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 626/2006



**Staff Report
Application # D – 36958
Applicant: Alice Albrecht
For the Estate of Melvin Jewell**

DATE RECEIVED: September 15, 2006

DATE PREPARED: November 2, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 88.5 ha property into one 48 ha lot and a 40.5 ha property and to expand the existing gravel pit (which would be located within the 48 ha lot). The existing pit is currently 10 ha in size.

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

BACKGROUND INFORMATION:

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 004-184-688

Lot 1, District Lot 2953 and 2954, Lillooet District, Plan 29793, Except Plans 32585, 37271 and KAP79216

Location of Property:

4828 Canim-Hendrix Lake Road

Size of Property:

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

Present use of the Property:

Gravel Pit, Grazing for neighbor's cattle, Residence, storage sheds

Surrounding Land Uses:

WEST: Small Ranch and Crown Land
SOUTH: Residential and Small Ranch
EAST: Residential and Hobby Farm
NORTH: Residential and Open Range

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/11
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 Resource/Agricultural 1 (RA 1) zone and Rural 1 (RR1) zone
Minimum Lot Size: 32 ha

PREVIOUS APPLICATIONS:

Application #00388-0

Applicant: Jewell, Melvin
Decision Date: August 18, 1976
Proposal: To subdivide a 5.2 ha lot north of IR # 2
Decision: The Commission allowed the subdivision as proposed subject to the 26 ha remainder being consolidated with the adjoining main farm unit (E 1/2 of DL2954)

Application #19624-0

Applicant: Jewell, Melvin
Decision Date: December 16, 1985
Proposal: To subdivide a 5 ha lot from the 136 ha property as divided by Archie Meadows Rd.
Decision: Allow as proposed on the grounds the subdivided area is comprised of very poor soils and steep topography

Application #34706-0

Applicant: Jewels, Melvin
Decision Date: March 07, 2003
Proposal: To subdivide a 32 ha lot from the 111 ha property for the applicant's son.
Decision: The Commission refused the subdivision as proposed on the grounds the 32 ha property straddled the highway and would come under pressure to subdivide in the future. The Commission was prepared to allow the subdivision of a slightly smaller lot lying south of Canim Lake highway.
Note: The applicant have subdivided 22 ha from the subject property as divided by the road.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support

STAFF COMMENTS:

Staff note that the ALR Context Map does not accurately reflect the current size of the subject property as the 22.4 ha area south of Canim Lake Road has been subdivided from the property as allowed by application # D-34706.

The applicant is currently proposing subdivision and asking for permission to expand non-farm use (the gravel pit) on the subject property. Should it be prepared to allow the use, the Commission may wish to consider placing conditions on the continued extraction of gravel to ensure the site is properly reclaimed in the future.

ATTACHMENTS:

- A portion of the Local Government Report outlining the proposal, including planning staff recommendation and Regional Board Resolution (3 pages)
- Sketch showing current proposal and previous applications. (Created by ALC Staff)
- Map: Sketch of proposal (provided by the applicant)
- ALC Context Map: BCGS - 92P.075 - 1:30,000 (Created by ALC Staff) (note error in area shown as subject property)
- Airphoto: BCGS - 92P.075 - 1:20,000 (Created by ALC Staff) (note error in area shown as subject property)

END OF REPORT


Signature


Date