



**Agricultural Land Commission**  
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December 21, 2006

Reply to the attention of Simone Rivers  
ALC File: #D - 37021

Gus Horn and Helen Horn  
PO Box 51  
100 Mile House, BC V0K 2E0

Dear Gus and Helen:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 631/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlson, Chair

cc: Cariboo Regional District (#A035-20-L077)  
Sherry Gordon, 13145 - 22A Avenue, Surrey, BC V4A 8Y5

SBR/lv/Encl.: Minutes  
37021d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

## For Consideration

Application: # D - 37021  
 Applicant: Helen Horn  
 Agents: Gus Horn and Sherry Gordon  
 Proposal: To exclude the approximately 129.5 ha property from the Agricultural Land Reserve  
 Legal: PID: 013-297-511  
 District Lot 555, Lillooet District  
 Location: Fawn Creek Road, South of Horse Lake

## 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
- Helen Horn        Applicant
- Gus Horn          Agent for the Applicant

The Commission visited the subject property with the applicants. It noted that portions of the property had been cleared and improved for agricultural use.

Mr. Horn confirmed that the staff report dated November 9, 2006 was received and no errors were identified.

## Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability**

The agricultural capability of the soil of the subject property is rated as 4C.

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

Subclasses: C adverse climate

Upon viewing the property, the Commission concluded that the property has agricultural capability and is improved for agricultural use.

### **Assessment of Agricultural Suitability**

The Commission next assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The Commission noted that although the subject property is an isolated block of ALR, it is located in a rural area and the Commission does not believe that adjacent land uses render the land unsuitable for agriculture. The property is sufficiently large as to form a viable portion of a ranching operation.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Campbell

**SECONDED BY:** Commissioner Read

THAT the application be refused as proposed.

### **CARRIED**

**Resolution # 631/2006**



**Staff Report**  
**Application # D – 37021**  
**Applicant: Helen Horn**  
**Agent: Gus Horn and Sherry Gordan**

**DATE RECEIVED:** October 23, 2006

**DATE PREPARED:** November 9, 2006

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To exclude approximately 129.5 ha property from the Agricultural Land Reserve

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant has not provided information on what she plans to do with the property should it be excluded. The Regional Board forwarded the application with a recommendation to allow subdivision within the ALR rather than exclusion, however, the applicants have not provided a subdivision plan with the application.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 013-297-511  
District Lot 555, Lillooet District

**Purchase Date:**

1956

**Location of Property:**

Fawn Creek Road

**Size of Property:**

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

**Present use of the Property:**

20 - 30 acres good pasture, 30 acres poor pasture, 30 acres + wetland meadow, compromised by beaver activity, 100 acres bush and trees, 100 acres rough cleared (beetle kill removed last year). Used for seasonal pasture only. Remains of old barn, log cabin and log barn

**Surrounding Land Uses:**

**SOUTH:** Non-ALR, 20 acre residential lot  
**SOUTH:** Non-ALR Crown Range  
**NORTH:** Road, non-ALR, Crown Range  
**NORTH:** Non-ALR Crown 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)  
Designation: Resource/Agricultural 1 (RA 1) Zone  
Minimum Lot Size: 32 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** The Regional Board forwarded the application with a recommendation for subdivision within the Agricultural Land Reserve

**Advisory Planning Commission:** Although this land is only partially being used for grazing at this time, it is still good agricultural land the APC is against it being removed from the ALR. APC would also like to see the surrounding Crown Lands included into the ALR - all 3 are being used for grazing under Crown leases. Why are they not in the ALR.

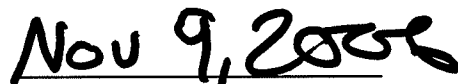
**Planning Department:** Planning staff support forwarding the application for exclusion from the ALR to the Commission. Staff note that the parcel is surrounded by rural residential parcels, non of which are in the ALR.

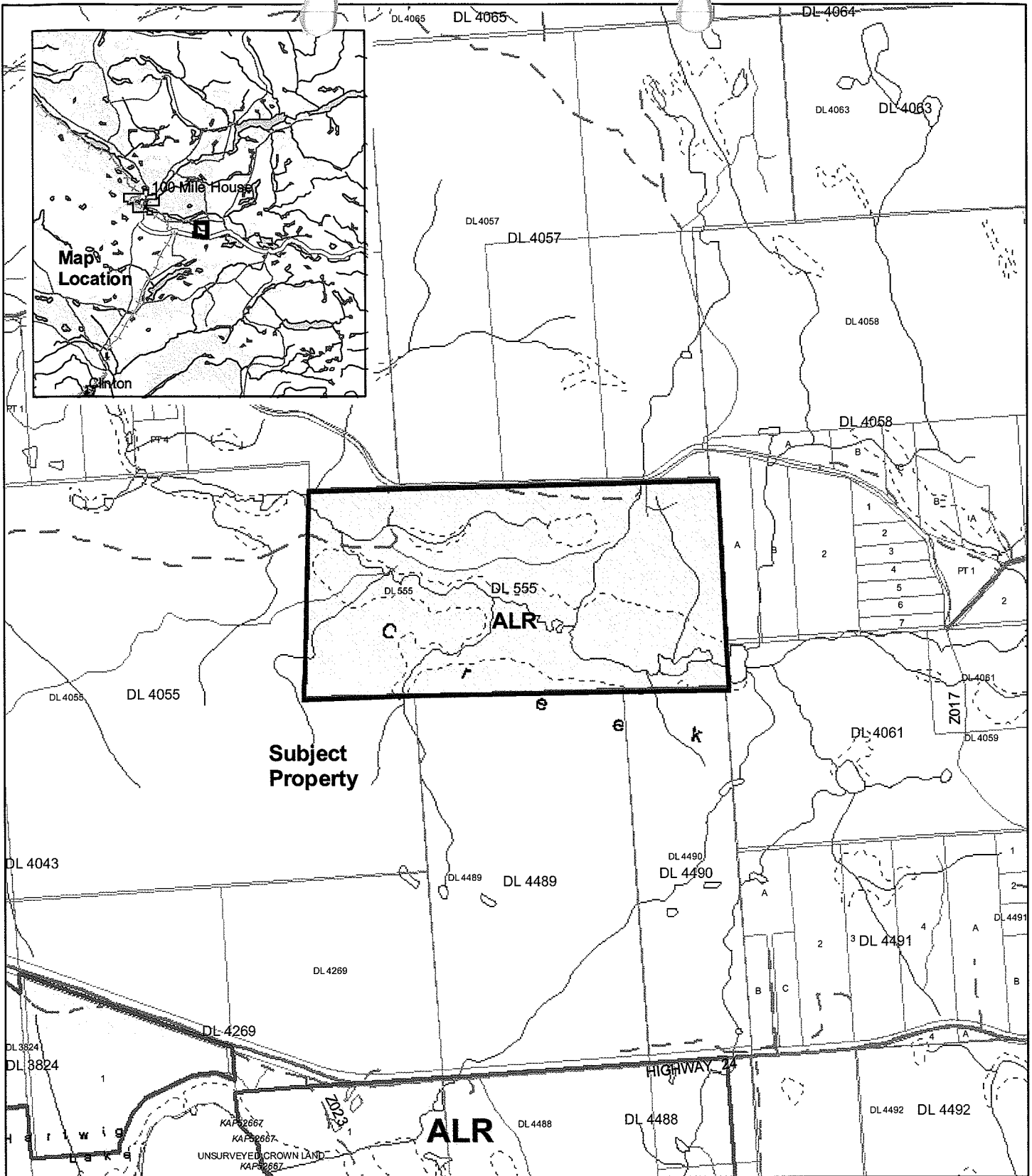
**ATTACHMENTS:**

- ALC Context Map - BCGS - 92P.055 - 1:20,000 (created by ALC Staff)
- Airphoto - BCGS - 92P.055 - 1:20,000 (created by ALC Staff)

END OF REPORT

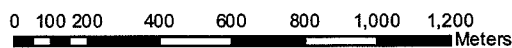
  
Signature

  
Date



# ALC Context Map

Map Scale: 1:20,000



ALC File#:	02-06-37021
Map Sheet #:	92P.055
Regional District:	Cariboo