



Agricultural Land Commission
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Reply to the attention of Simone Rivers
ALC File: D-37031

December 1, 2006

Michael Kidston
c/o Michael Kidston Land Surveying Ltd.
P.O. Box 970, 715 Alder Avenue
100 Mile House, B.C. V0K 2E0

Dear Mr. Kidston:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 618/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over the printed name below.

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-H145)

Enclosure: Minutes/Sketch Plan

SR/eg
i/37031d1

DL 2958

SW 1/4
DL 2958

REM SE 1/4
(CROWN)
DL 2958

SE 1/4
OF SE 1/4
DL 2958

DL 2959

Backvalley Rd

EASEMENT PL-A-17004

TO BE
DEDICATED
AS ROAD

PROPOSED
LOT 1
+- 13.0 ha

P 34602

Jones Rd
P 21982

BACKVALLEY RD TO BE DEDICATED

NW 1/4
(CROWN)
DL 2965

PROPOSED
REMAINDER
E 1/2 DL 2965
+- 21.0 ha

P 22041
REMA

REMA

BC HYDRO ROW PL-A-2791

CANIM-HENDRIX LK RD
PERRINS RD

BRIDGE CREEK

DL 2965

P 18024

P 9151

P 38359

REM
SW 1/4
(CROWN)
DL 2965

BRIDGE CREEK

P 37924

DL 2964

SE 1/4
OF SW 1/4
DL 2965


P 19986
REMA

Provincial Agricultural Land Commission

Application D-37031
Resolution # 618/2006

LEGEND

 Subject Property

 Approved subdivision into a 13 ha lot and a 21 ha lot as divided by Back Valley Road

0 35 70
Meters



ALL MEASUREMENTS METRIC



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- 37031
 Applicant: Thomas Grafe
 Agent: Michael Kidston Land Surveying Ltd.
 Proposal: To subdivide the 34 ha into a 13 ha lot and a 21 ha lot as split by a road.
 Legal: PID: 013-348-639
 The East ½ of District Lot 2965, Lillooet District, EXCEPT Plans 9151, 9198, 18024, 19986, 22041, and H8275
 Location: 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
- Thomas Grafe Applicant
- Michael Kidston Agent for the applicant.

Mr. Kidston confirmed that the staff report dated November 7, 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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is rated as 80% Class 4T – 20% Class 3C

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.

Subclasses: C adverse climate T topography

The subject property had not been improved for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the property was located near a strip of small lots along Bridge Creek. 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 subdivision must be completed within three (3) years from the date of this decision.

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 # 618/2006



Staff Report
Application # D – 37031
Applicant: Thomas Grafe
Agent: Michael Kidston Land Surveying Ltd.

DATE RECEIVED: October 24, 2006

DATE PREPARED: November 7, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 34 ha into a 13 ha lot and a 21 ha lot as split by a road.

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: 013-348-639

The East ½ of District Lot 2965, Lillooet District, Except Plans 9151, 9198, 18024, 19986, 22041, and H8275

Purchase Date:

October 2003

Location of Property: Canim-Hendrix Lake Road

Size of Property:

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

Present use of the Property:

Land is vacant - unimproved, no fences or cultivated portions of the subject property and no buildings.

Surrounding Land Uses:

WEST: Vacant Crown Land
SOUTH: Canim Lake Highway and residential
EAST: Canim Lake Highway and residential
NORTH: Residential/truck stop and crown land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/11
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Zoning Bylaw and Designation:

South Cariboo Area Zoning Bylaw No. 3501 (1999) designates the property as Resource/Agricultural 1 (RA 1) Zone
Minimum Lot Size: 32 ha

PREVIOUS APPLICATIONS:

Application #13294-0

Applicant: Glen and Sondra Grafe
Decision Date: December 15, 1981
Proposal: To subdivide the 41 ha property into six 4 ha lots and one 1.5 ha lot.
Decision: Refused on the grounds that the type of agriculture most suited to the property requires large parcel sizes. The Commission did not wish to encourage further parcelization of lands in this area of the ALR.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

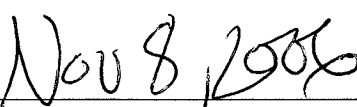
ATTACHMENTS:

- A portion of the Local Government Report (including sketches of the proposed subdivision (2 pages)) (Submitted by the Cariboo Regional District)
- ALC Context Map BCGS - 92P.075 - 1:20,000 (created by ALC Staff)
- Air Photo - BCGS - 92P.075 - 1:10,000 (created by ALC Staff)

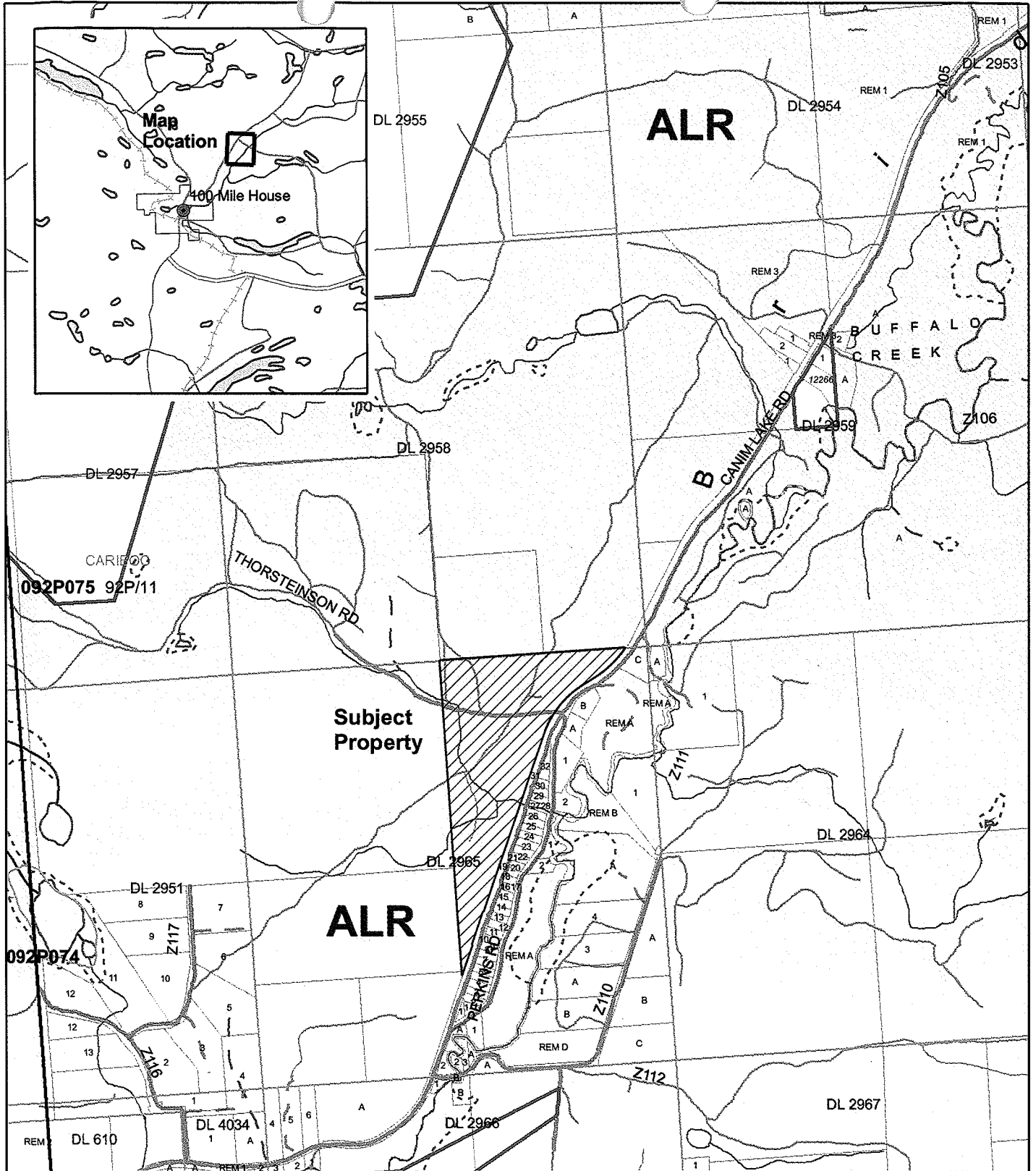
END OF REPORT



Signature

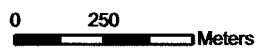


Date



ALC Context Map

Map Scale: 1:20,000



| | |
|--------------------|-------------|
| ALC File#: | 21-06-37031 |
| Map Sheet #: | 92P.075 |
| Regional District: | Cariboo |