



Agricultural Land Commission
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January 31, 2007

Reply to the attention of Terra Kaethler
ALC File: #YY - 36834

Eric & Janice Edwards
PO Box 327
Garibaldi Highlands, BC V0N 1T0

Dear Sir/Madam:

Re: **Application to Exclude Land from the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution # 672/2006 outlining the Commission's decision as it relates to the above noted application.

By way of a copy of this letter, the Commission has advised the Registrar of Land Titles that the property has been excluded from the ALR thereby amending the ALR plan of the Squamish-Lillooet Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Squamish-Lillooet Regional District - Box 219, Pemberton, B.C. V0N 2L0
Register of Land Titles - New Westminster

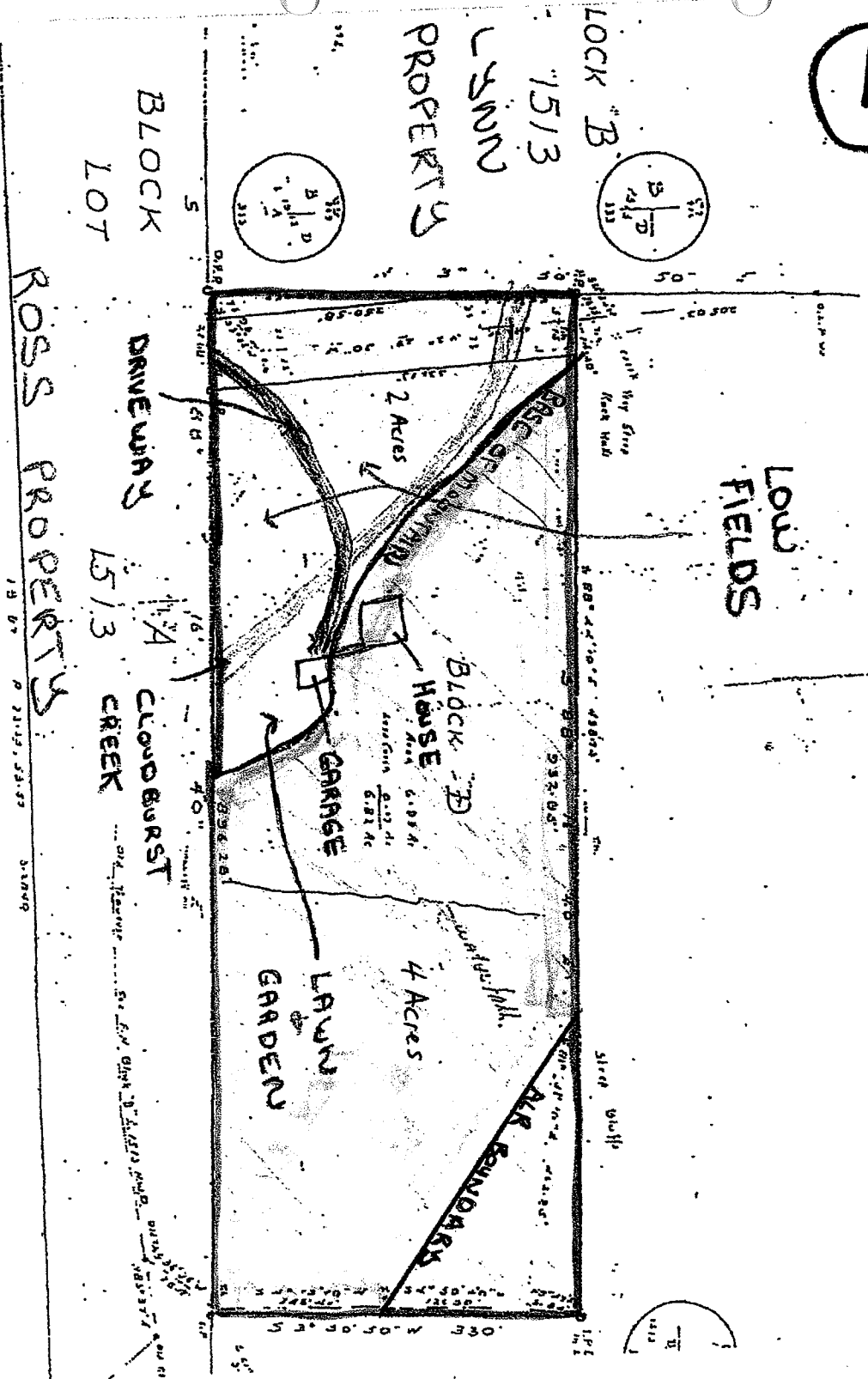
Enclosure: Minutes/Sketch Plan

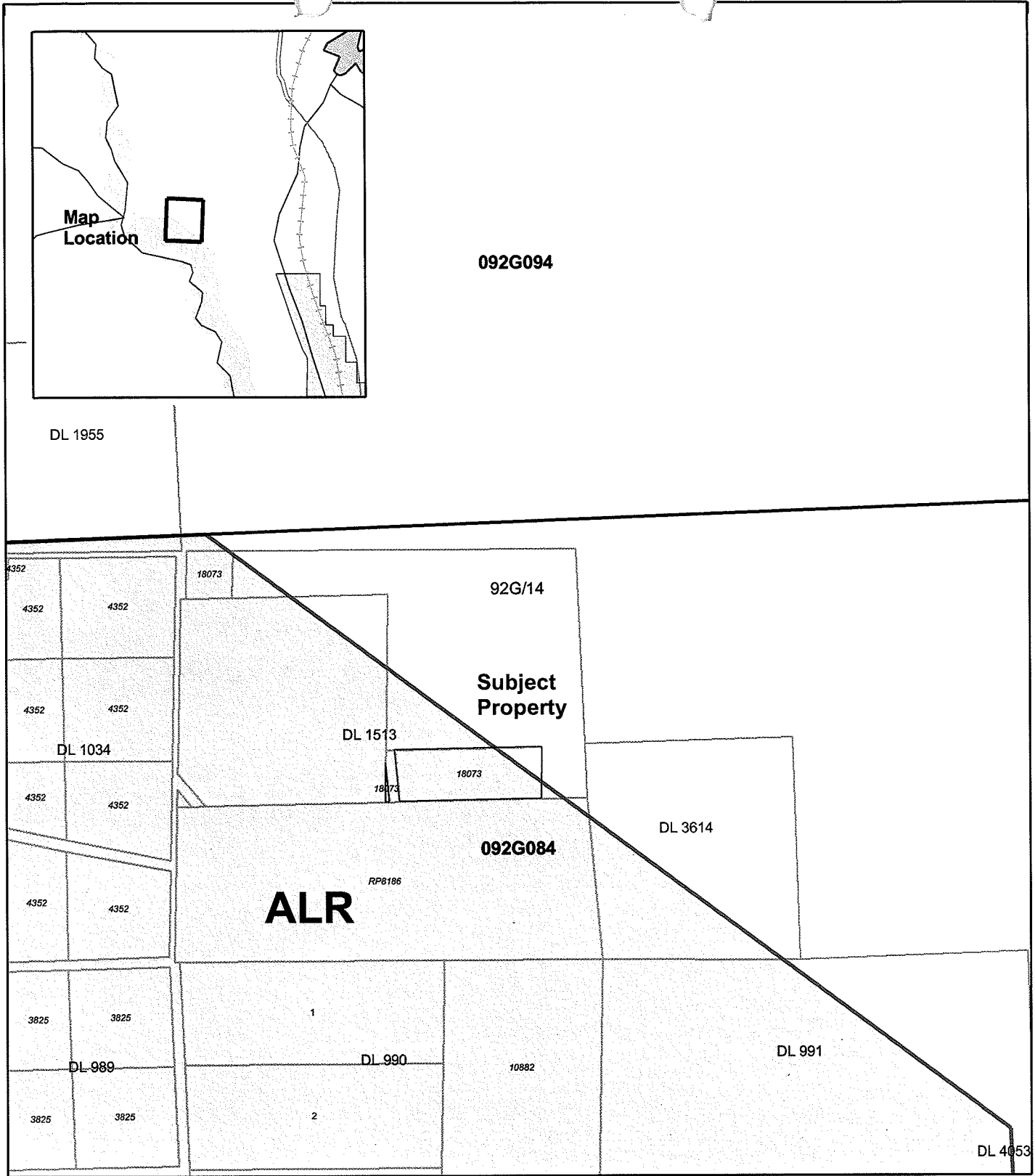
TK/lv/36834d1

Provincial Agricultural Land Commission
 Application # YY-36834
 Resolution #672/2006

- Subject Property
- 2.8 ha area approved for exclusion from the ALR

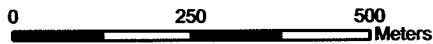
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ALC Context Map

Map Scale: 1:10,000



ALC File#:	02-06-36834
Map Sheet #:	92G/14
Regional District:	Squamish-Lillooet

Internal use only (Not official) !



Staff Report
Application # YY – 36834
Applicant: Eric & Janice Edwards
Location: Squamish Valley

DATE RECEIVED: July 20, 2006

DATE PREPARED: November 7, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To exclude the approximately 2.6 ha ALR portion of the 2.8 ha subject property to allow the Agricultural Land Reserve boundary to be moved from the present location down to the base of the mountain.

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

BACKGROUND INFORMATION:

In the Upper Squamish Valley, the agricultural capability of the valley bottom is mainly Class (1) and the adjacent Cloudburst Mountain is unrated (mainly exposed rock faces). The agricultural capability ratings roughly follow the toe of the slope, but the ALR boundary was drawn using straight lines. If and when the agricultural land reserve boundaries are "fine tuned" in the Upper Squamish Valley, they will be redrawn to follow the toe of the mountain - extending the northern ALR boundary slightly farther north in some areas and retracting the ALR boundary well to the southwest in other areas, such as at the subject property. That is what the current application proposes to do.

Local Government:

Squamish-Lillooet Regional District

Legal Description of Property:

PID: 007-218-761
District Lot 1513, Block D, Plan 18073

Purchase Date:

June 1981

Location of Property:

18 mile Upper Squamish Valley

Size of Property:

2.8 ha (approximately 2.6 ha is in the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Rural Residential
SOUTH: Rural Residential
EAST: Crown Lands
NORTH: Crown Lands

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/14
The majority of the property is identified as having Unclassified ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 495
Designation: Agriculture
Minimum Lot Size: 4 ha

RELEVANT APPLICATIONS:

81500/07-01 SLRD By Resolution #611/2000, the Commission approved a conservation covenant adjoining the entire south side of the subject property. That covenant is in favour of the Nature Conservancy of Canada and protects a stand of old growth trees integral to maintenance of habitat for coho salmon in Cloudburst Creek immediately downstream from the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Squamish-Lillooet Regional District Board: Allow as requested

Planning Staff: Supports the ALR exclusion as the bedrock section included in the ALR is not suitable for agricultural use.

STAFF COMMENTS:

As the Commission has fairly large-scale air photos of the Upper Squamish Valley, on which the toe of Cloudburst Mountain can be clearly seen in relation to the new ALR boundary proposed in this application, there would appear to be no need for the Commission to view the property before reaching a decision on this application.

ATTACHMENTS:

- ALR Base Map #92 G/14 (1:50,000)
- Agricultural Capability Map #92 G/14 (1:50,000)
- Letter from applicants (2 pages)
- Map showing use of property

END OF REPORT

Signature

Nov 7 06

Date