



**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

May 8, 2007

Reply to the attention of Simone Rivers  
ALC File: D-37239

Robert and Margaret Rettie  
RR1 - Box 11, Site 6  
Okotoks, AB T1S1A1

Dear Sir/Madam:

**Re: Application to subdivide land within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 173/2007 outlining the Commission's decision as it relates to the above noted application

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 a white background.

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-F226)

Enclosure: Minutes/Sketch Plan

SR/eg  
i/37239d1



## **Discussion**

### **Assessment of Agricultural Capability/Suitability**

The Commission confirmed that the ALR portion of the property had capability to be used for agriculture. However, the Commission did not believe that the proposal would have a substantive impact on the ALR because the very small area of ALR that would be severed by the 25 ha lot would not significantly limit the use of the 32 ha remainder for farm purposes.

### **Conclusions**

1. That portions of the land under application have agricultural capability
2. That the ALR portion land under application is suitable for agricultural use.
3. That the subdivision proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Holly Campbell

**SECONDED BY:** Commissioner Gordon Gillette

THAT the application to subdivide the 37 ha parcel into a 25 ha lot and a 32 ha lot be allowed.

AND THAT the approval is subject to the following conditions:


- the preparation of a subdivision plan the attached drawing
- 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.

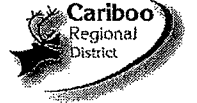
### **CARRIED**

**Resolution # 173/2007**


LEGEND

 Subject Property

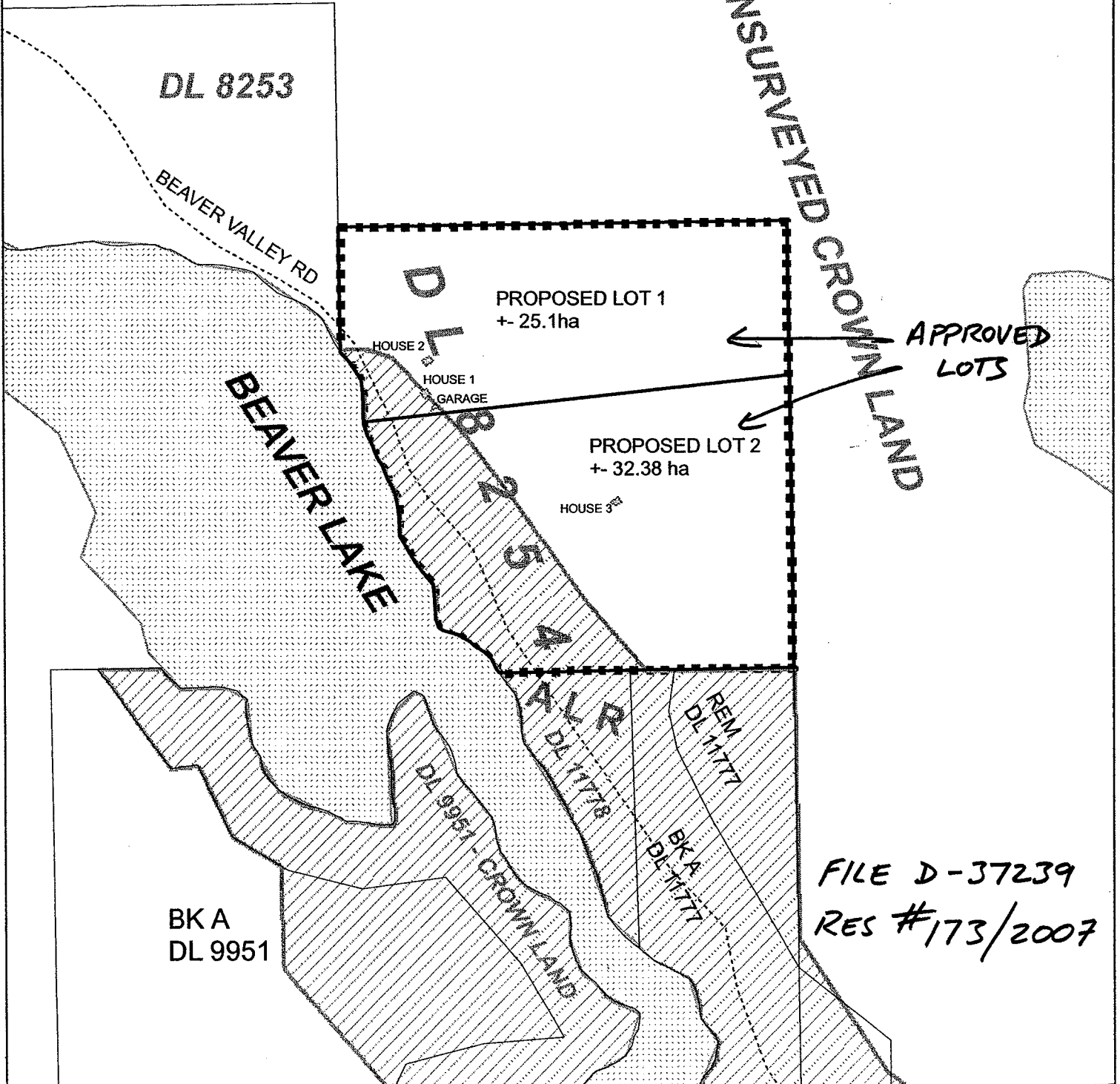
 Proposed Lot



 ALR

0 55 110 220 330 440  
 Meters

ALL MEASUREMENTS METRIC



APPROVED LOTS

FILE D-37239  
RES #173/2007



**Staff Report**  
**Application # D – 37239**  
**Applicant: Robert and Margaret Rettie**

**DATE RECEIVED:** February 12, 2007

**DATE PREPARED:** March 26, 2007

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

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

**PROPOSAL:** To subdivide the 57.5 ha parcel into two parcels a 32.38 ha lot and a 25.1 ha lot.

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

**BACKGROUND INFORMATION:**

The applicant states that he wishes to subdivide the property to allow the current occupants to continue to live there. The applicants have lived on the property for 35 years and owned it prior to its purchase by the current applicant. The current owners have been renting the two houses on the property to these occupants since purchasing the property in August 2002. The owner would like to keep a portion of the property to retire on in the future. There are currently three houses on the property.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 008-870-730  
District Lot 8254, Cariboo District

**Purchase Date:**

August, 2002

**Location of Property:**

Located on Beaver Valley Road, north east of Williams Lake.

**Size of Property:**

57.5 ha (10.8 ha of the property is in the ALR).

**Present use of the Property:**

Agricultural and three homes

**Surrounding Land Uses:**

**WEST:** Beaver Lake  
**SOUTH:** Two (2) acreages  
**EAST:** Crown Land  
**NORTH:** Crown Land

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93A/5  
The majority of the property is identified as having Secondary ratings.

**Zoning Bylaw and Designation:**

Central Cariboo Area Rural Land Use Bylaw No. 3503 (1999)  
Designation: Resource/Agricultural (R/A)  
Minimum Lot Size: 32.0 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** The Regional Board forwarded the application with no comments or recommendations.

**STAFF COMMENTS:**

Staff notes the following

- Only 10.8 ha of the 37.4 ha subject property are in the ALR.
- The subdivision cuts through the ALR portion; approximately 1.5 ha of ALR will be subdivided from the 10.8 ha ALR area.
- There are two houses on the proposed 25.1 ha lot and one house on the proposed 32.4 ha lot. The house on the 32.4 ha lot is not located within the ALR.
- The ALR portion of the subject property as well as some of the Non-ALR portion appear to be cleared.

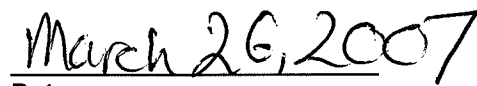
Staff recommend a site visit to assess the agricultural capability of the subject property as well as the impact the proposed subdivision will have on the agricultural remainder.

**ATTACHMENTS:**

- Sketch of proposed subdivision (submitted by Cariboo Regional District)
- ALC Context Map 93A.041 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date