



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

August 31, 2007

Reply to the attention of Simone Rivers
ALC File: # D - 37529

Raymond Coupe
PO Box 628 - 3764 Spokin Lake Road
150 Mile House, BC V0K 2G0

Dear Mr. Coupe:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 429/2007 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:

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-F237)

Enclosure: Minutes/Sketch Plan

SBR/lv
37529d1

DL 6365

DL 6373

L 6374
PCL
(N33133)

NW 1/4 OF NW 1/4
DL 6374

LOT 3
PL 29333

NE 1/4 DL 6374

LOT 1
PL 24050

DRIVEWAY
HOUSE
GARAGE
SHOP

PROPOSED
LOT 1
+- 14.96 ha

PROPOSED
LOT 2
+- 14.96 ha

S 1/2 OF NW 1/4
DL 6374

PART OF S 1/2 OF
DL 6374 WEST OF SPOKIN LAKE

Provincial Agricultural Land Commission

Application #D-37529
Resolution # 429/2007

LEGEND

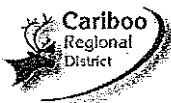
 Subject Properties

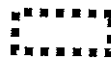
 Proposed Lot

0 50 100 200
m

ALL MEASUREMENTS
METRIC

ALR F 237



 Subject Property

 Approved subdivision of one ±15 ha lot



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on August 23, 2007 at the offices of the Ministry of Agriculture and Lands, Kamloops, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # D- 37529
Applicant: Raymond and Barbara Coupe
Proposal: To subdivide the 30 ha subject property into two (2) equal lots
Legal: PID: 010-459-421
The South 1/2 of the North West 1/4, of District Lot 6374, Cariboo District, EXCEPT Plan 34329
Location: Spokin Lake

Site Inspection

A site inspection was conducted on August 21, 2007. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Ray Coupe Applicant

The Commission met the applicant and viewed the subject property. The property is mostly forested and located near an area of extensive non-ALR rural residential subdivision.

Mr. Coupe confirmed that the staff report dated August 1, 2007 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

In evaluating this proposal the Commission noted that the subject property had very limited capability for agriculture due to stoniness and excess moisture. The CLI capability ratings for the property are 60% Class 6 and 40% Class 5. The south west corner of the property, which is not in the ALR, is a large wetland.

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 does not believe the proposal would impact existing or potential agricultural use of surrounding or nearby ALR lands. In fact a small portion of the subject property is used by the landowners to the north because a narrow strip running the length of the property from west to east lies north of the road.

Assessment of Other Factors

The Commission noted that adjoining lands to the east, lying outside the ALR were subdivided into rural residential lots. The Commission considered this subdivision to be a natural continuation of this subdivision pattern onto largely non-arable land.

Conclusions

1. That the land under application has very limited agricultural capability and may not be appropriately designated as ALR.
2. That the land under application is not suitable for agricultural use.
3. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Huffman

SECONDED BY: Commissioner Campbell

THAT the application be allowed.

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 # 429/2007