



**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 - 37579

Howard Chamberlin  
PO Box 152, 6132 Hwy 97  
McLeese Lake, BC V0L 1P0

Dear Mr. Chamberlin:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 434/2007 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-D085)

Enclosure: Minutes/Sketch Plan

SBR/iv  
37579d1



## 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.

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

### For Consideration

Application: # D- 37579  
Applicant: Howard Chamberlin and Kathleen Suski  
Proposal: To subdivide the 18.73 ha subject property into two (2) lots; one (1) 14.2 ha parcel north of McLeese Creek and one (1) 4.5 ha remainder  
Legal: PID: 004-147-812  
The Fractional East 1/2 of District Lot 9167, Cariboo District, EXCEPT Plans 15561, 23686, 29602 and H403  
Location: 6132 Highway 97, Duckworth Lake, 5 km south of McLeese Lake on Cariboo Highway 97

### 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
- Greg Foster Friend of the applicant

The Commission viewed the subject property noting that it was located on the northern edge of Duckworth Lake and that the proposed 4.5 ha lot would have lakefront (and the other would not). The subject property was split by a small creek which was the proposed division between the two lots. The Commission noted that some of the property was in hay production, but other hillside areas were not cultivable.

### 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 Commission believes that the property has agricultural capability and is appropriated designated as ALR.

### **Assessment of Agricultural Suitability**

The Commission noted that the property is smaller than most agricultural properties in this area and that there is extensive small lot subdivision (outside of the ALR) on the northern and eastern shores of Duckworth Lake. The Commission considered these factors to reduce the suitability of the subject property 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. Since there are already a number of small lakeshore lots in the area the Commission did not believe that another small lot would have a negative impact on the agricultural capability of the subject property. Nor did the Commission believe that the division of a small 1 ha field area would substantively reduce the agricultural capability of the remainder of the property.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the 4.5 ha area proposed for subdivision has limited agricultural capability and is divided from the remainder by a stream.
3. That the proposal will not impact agriculture.

## **IT WAS**

**MOVED BY:** Commissioner Huffman

**SECONDED BY:** Commissioner Gillette

THAT the application be allowed.

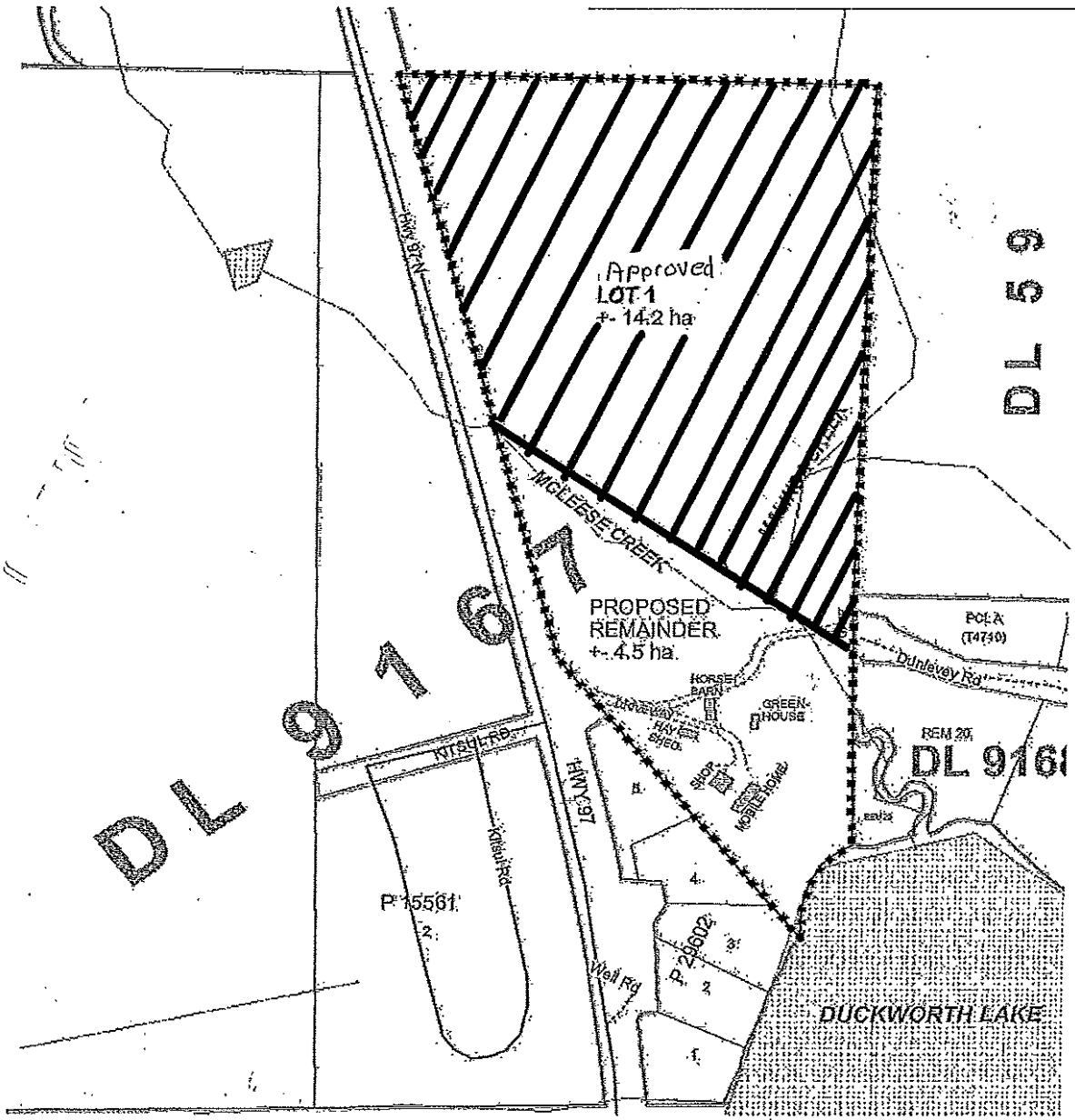
AND THAT the approval is subject to the following conditions:

- 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 # 434/2007**



**Provincial Agricultural Land Commission**

Application # D-37579  
 Resolution # 434/2007

-  Subject Property
-  Approved subdivision of one 4.5 ha lot.