



**Agricultural Land Commission**  
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November 23, 2007

Reply to the attention of Simone Rivers  
ALC File: D-37702

June Powers  
4689 Soda Creek Road  
Williams Lake, BC V2G5H5

Dear Ms. Powers:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 601/2007 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-D086)

Enclosure: Minutes/Sketch Plan



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 7, 2007 at Quesnel City Hall, Quesnel, B.C.

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

### **For Consideration**

Application: # D- 37702  
Applicant: June Powers  
Proposal: Subdivide the 4.5 ha property into on 2.1 ha lot and one 2.4 ha lot as separated the railway.  
Legal: PID: 024-973-840  
Location: Lot 1, District Lot 9115, Cariboo District, Plan PGP46457  
Soda Creek Road and Buckskin Road north of Williams Lake

### **Site Inspection**

A site inspection was conducted on November 6, 2007. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff

The applicant did not attend the site visit as staff had been unable to contact her. The Commissioners viewed the property below the railway tracks and noted that the property was dissected by deep gullies and separated by the railway right-of-way.

### **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 believed that the property had limited agricultural capability due to topography. The property was hilly and bisected by a steep gully. The northern half of the property is not within the ALR. However, the location of the railway tracks means that subdivision along the ALR boundary is not a practical alternative.

### **Assessment of Agricultural Suitability**

The Commission believed that the small size of the property and the location of the railway right-of-way in the middle of the property limited its suitability 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 does not believe the proposal would impact existing or potential agricultural use of surrounding lands. The land to the north appeared to be cleared and in agricultural production but is not located within the ALR. The land to the south was largely forested and steep and divided into small lots.

## **Conclusions**

1. That the land under application has limited agricultural capability.
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 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 # 601/2007**

