



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

May 29, 2008

Reply to the attention of Simone Rivers  
ALC File: D-38018

Carol Hipkiss and Jamie Speer  
4431 Whitecotton Road  
Quesnel, BC V2J6K9

Dear Ms. Hipkiss and Mr. Speer:

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

Please find attached the Minutes of Resolution # 195/2008 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: 

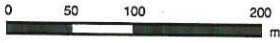
Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-A151)

Enclosure: Minutes/

**LEGEND**

-  Subject Property
-  Proposed Lots



Year Printed: 2007

File: 4035-20/A-151



P 18755

DURRELL RD

P 17788

P 12417

3974

3975

Proposed Rem +/-17.35 ha

SEE INSET MAP

BARN

SHED

Proposed DWELLING

+/-570.1  
Lot 1 +/-4.1ha

2

P 13099

PLAN 13099

DL



HIGHWAY 97 SOUTH

BCR R/W PLAN A-172  
(UNUSED RAILWAY R/W)

GAS R/W

**Provincial Agricultural Land Commission**

Application # D-38018  
Resolution # 195/2008

-  Subject Property
-  Approved subdivision into one ± 4 ha lot

P 24111

DL

9121

Proposed Rem Lot 2  
+/-17.35 ha

4.2 m

BARN

SETBACK LINE

Proposed Lot Boundary

SHED

DWELLING

Proposed Lot  
+/-4.1ha

SETBACK LINE

INSET MAP

2.8 m

Proposed Lot Boundary



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 30, 2008 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

**For Consideration**

Application: # D- 38018  
 Applicant: Carol Hipkiss and Jamie Speer  
 Proposal: To subdivide the 21.45 ha subject property into two (2) parcels, one parcel at 4.1 ha and the remainder at 17.35 ha  
 Legal: PID: 012-315-222  
 Location: Lot 2, District Lot 3974 and 3975, Cariboo District, Plan 13099  
 4431 Whitecotton Road - 2.5 km south of Kersley

**Site Inspection**

A site inspection was conducted on April 28, 2008. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Carol Hipkiss and Jamie Speer Applicants

The Commission toured the property with the applicants and noted that it was steep. There were other small lots adjacent to the subject property that bordered the highway.

Ms. Hipkiss confirmed that the staff report dated April 8, 2008 was received and no errors were identified.

**Discussion**

After visiting the property the Commission believes that the property has low agricultural capability due to topography and size. It does not believe that the proposed subdivision will have a negative impact on surrounding agricultural operations as there are several small lots located directly to the north of the subject property along the highway.

**Conclusions**

1. That the land under application limited agricultural capability
2. That the proposal will not impact agriculture.

**IT WAS**  
**MOVED BY:** Commissioner Gillette  
**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 # 195/2008**