



**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

October 6, 2008

Reply to the attention of Simone Rivers  
ALC File: D-38312

Nigel Hemingway  
Cariboo Geographic Systems  
Box 1270, 490 Cedar Avenue  
100 Mile House, BC V0K2E0

Dear Mr. Hemingway:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 584/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Titles CA586701 and CA593189

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'.

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-L085)  
BC Land Title & Survey, Kamloops

Enclosure: Minutes/Sketch Plan

SBR/  
38312d1



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 has limited agricultural capability

### **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 noted that this property is surrounded by small lots and is removed from the properties that are actively being used for farming and ranching further north. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

In assessing this application the Commission took into account not only its site visit but the comments made about the property when application D-31785 (which created the subject property) was evaluated. As part of that decision the Commission had endorsed increased densities of lots for what was the original subject property. The Commission, upon review of the file material believed that this position was still valid and that exclusion and subdivision of these properties into smaller rural residential lots could be allowed as the property had already been determined to have limited agricultural capability at the time the original subdivision was allowed.

Furthermore, the Commission considered whether or not exclusion was the appropriate application in this case or if it should allow the alternative of subdivision within the ALR. Upon reflection it determined that exclusion was appropriate and that in the Cariboo Regional District, lots of the sizes proposed by the applicants (between 4 and 5 ha) are rural residential, not agricultural, in nature and therefore that it is appropriate to exclude the area from the ALR.

## **Conclusions**

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

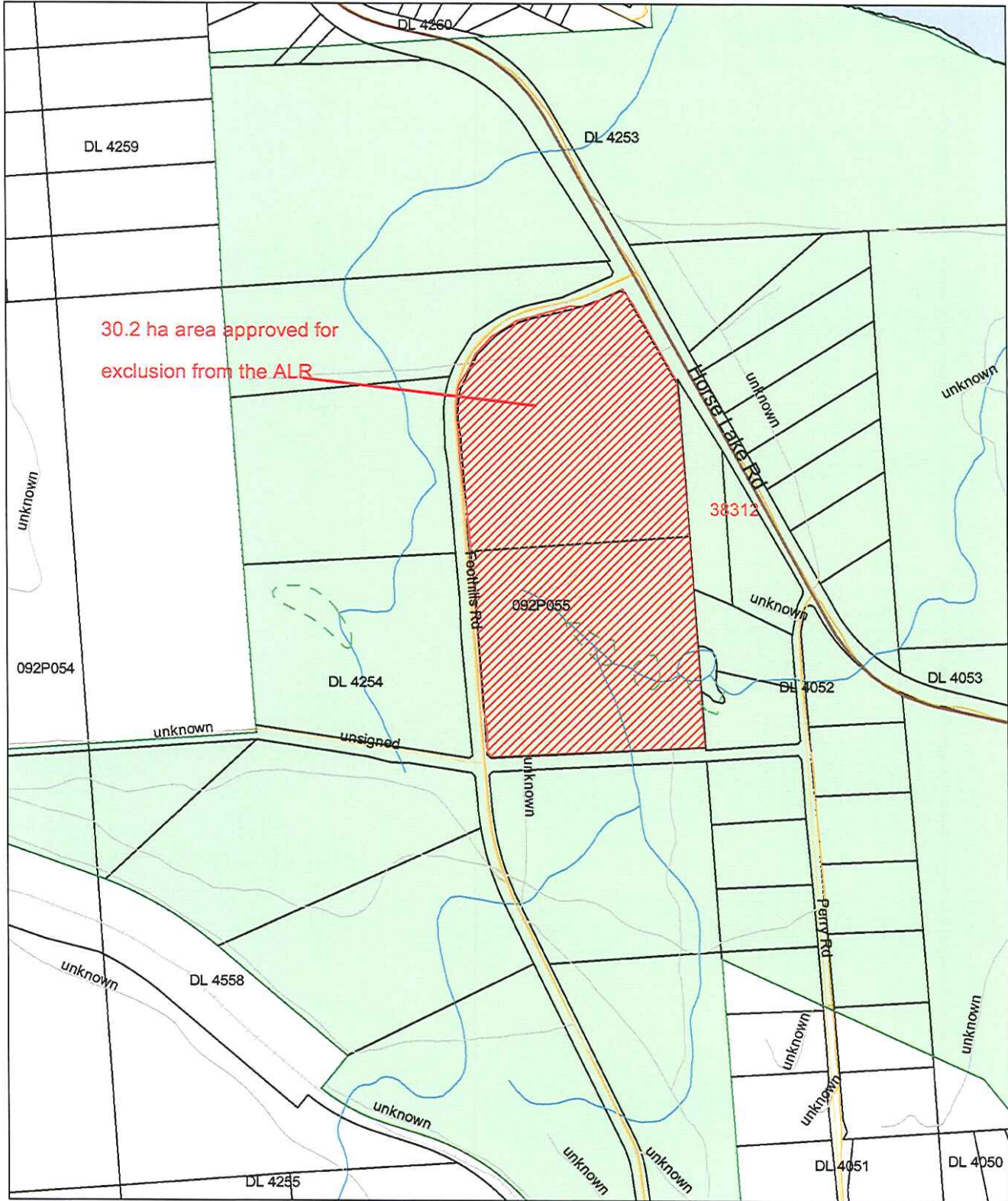
## **IT WAS**

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Huffman

THAT the application be allowed.

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 # 584/2008**



Scale: 1: 10,000

BCGS Mapsheet(s): 92P.055

