



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

December 9, 2008

Reply to the attention of Simone Rivers
ALC File: D-38481

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

Dear Mr. Hemingway:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 731/2008 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: *Simone Rivers*

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Cariboo Regional District (4035-20-L087)
BC Assessment, Williams Lake

SBR/
i/38481d1



A meeting was held by the Provincial Agricultural Land Commission on November 14, 2008 at the offices of the Cariboo Regional District, Williams Lake, B.C.

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

For Consideration

Application: # D- 38481
Applicant: Tim and Cindy Gangloff
Agent: Nigel Hemingway: Cariboo Geographic Systems
Proposal: To use 1.3 ha of the 16.1 ha property for a long home construction business.
Legal: PID: 013-342-401
Location: South East ¼ of District Lot 2906, Block A, Lillooet District
Doman Road - Horse Lake area - 20 km east of 100 Mile House

Site Inspection

A site inspection was conducted on November 13, 2008. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Tim Gangloff Applicant
- Nigel Hemingway Agent for the applicant
- Grant Dolman Local rancher

The Commissioners viewed the site of the proposed small business and noted that it was at the edge of the property and did not encroach onto the cultivated portion of the lot. The applicant stated that he would likely build one house per year and was not planning on putting any structures on the property. He would install one crane and was not planning on having any employees.

Mr. Hemingway confirmed that the staff report dated October 20, 2008 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

The agricultural capability of the soil of the majority of the subject property is 100% class 4 C with limitations of C-Adverse Climate.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The Commission believed that the property has agricultural capability and is correctly designated as ALR. At the site inspection the Commission noted that the proposed log home business would be located at the edge of the property on land that had not been improved for agricultural use.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable 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. As the log home operation was proposed to be a small business with only a single employee, the Commission did not believe that the proposal would impact existing or potential agricultural use of surrounding lands. Furthermore, the applicant was not planning on erecting any permanent structures as part of the business.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is 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:

- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

- the log home building business must be confined to the 1.3 ha area outlined on the plans submitted with the application.
- no permanent structures are to be built as part of the log home business.
- that at such time as the log home business ceases to operate that the area will be cleaned up and reclaimed.

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 # 731/2008

SCALE 1 : 2000



ALL DISTANCES ARE METRIC

LEGEND:

- 1) DENOTES LOCATION OF TEMPORARY MOBILE HOME
- 2) DENOTES LOCATION OF PROPOSED LOG HOME
- 3) DENOTES LOCATION OF PROPOSED SOLAR GENERATOR AND INVERTER SHED
- 4) DENOTES LOCATION OF PROPOSED SOLAR PANELS
- 5) DENOTES LOCATION OF WIND TURBINE

NOTE:

LOCATION OF IMPROVEMENTS ARE APPROXIMATE AND DERIVED FROM RECONNAISSANCE SURVEY METHODS

REMAINDER

SE 1 / 4

DL 2906

Provincial Agricultural Land Commission

Application # D-38481

Resolution # 731/2008

Subject Property

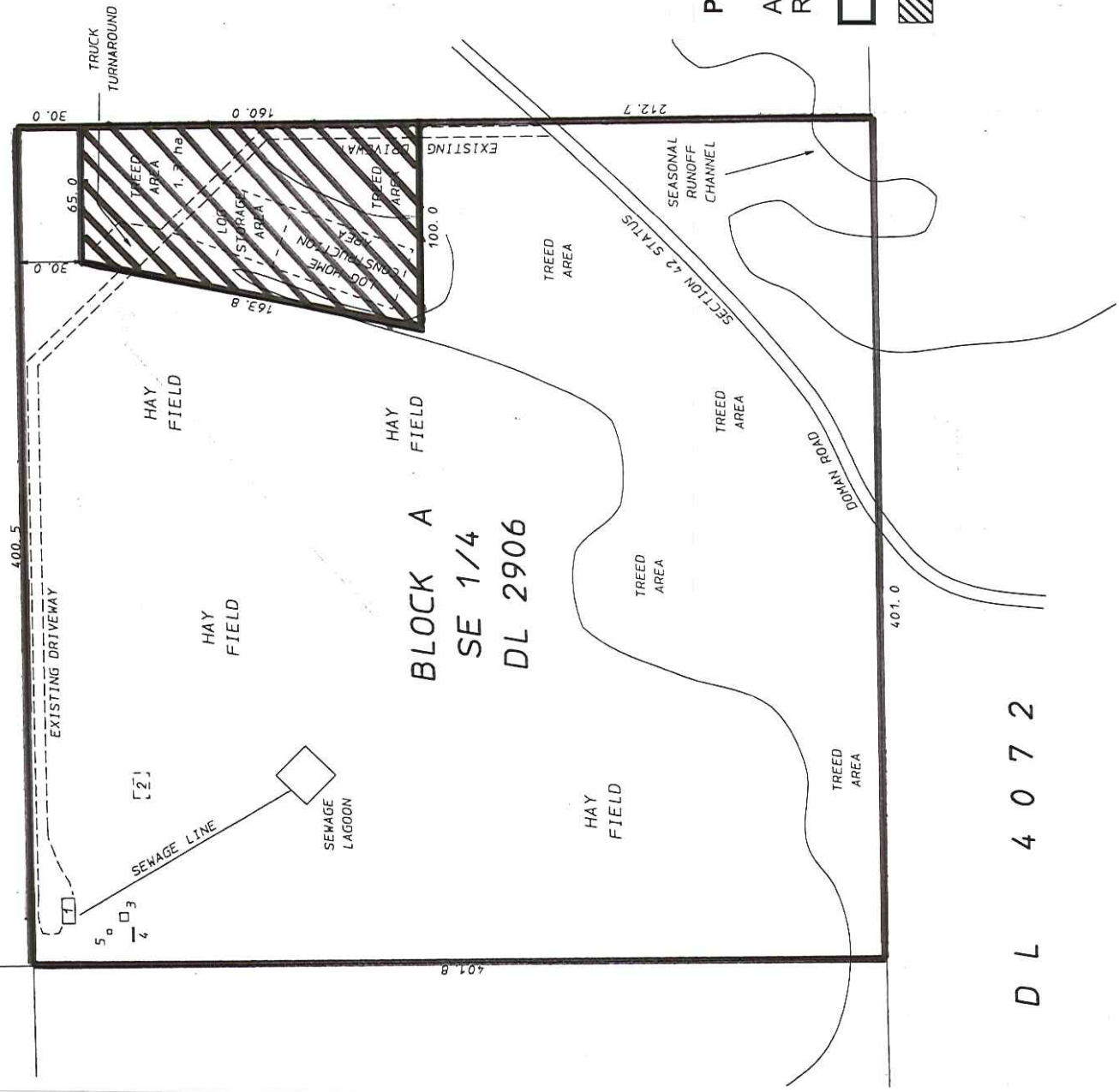
Approved 1.3 hectares for log home building

DRAWN FOR:

TIM AND CINDY GANGLOFF

DRAWN JUNE 30, 2007 BASED ON FIELD

WORK PERFORMED JUNE 30, 2007



BLOCK A
SE 1/4
DL 2906

DL 4072