



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

June 2, 2009

Reply to the attention of Simone Rivers
ALC File: D-38652

Doug Dodge
Exton Dodge & Galibois Land Survey Inc.
133 Borland Street
Williams Lake, BC V2G1R1

Dear Mr. Dodge:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 125/2009 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.

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. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Cariboo Regional District (4035-20-F245)

SBR/
i/38652d1



A meeting was held by the Provincial Agricultural Land Commission on April 28, 2009 in Kamloops, B.C.

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

For Consideration

Application: # D- 38652
 Applicant: Claude Carriere and Robert & Yvonne Funk
 Agent: Doug Dodge: Exton Dodge & Galibois Land Survey Inc.
 Proposal: To subdivide two (2) 4 ha lots from the 42 ha subject property and to exclude one of the lots. By concurrent application (D-38653) the applicants are proposing to include 4.2 ha into the ALR.
 Legal: PID: 014-998-131
 District Lot 717, Cariboo District, EXCEPT Plans 23753 and PGP36161
 Location: East of Williams Lake at the corner of Valley Road and Spokin Lake Road.

Site Inspection

A site inspection was conducted on April 28, 2009. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Doug Dodge Agent for the applicants

The Commission viewed both lots proposed for subdivision. Mr. Dodge explained that the property was owned by two parties who wished to separate their interests in the property. It was assumed that the remainder of the property would be sold. One of the proposed lots was not in the ALR. The Commission also viewed the area proposed for inclusion into the ALR. This area was flooded on the date of the site visit. Mr. Dodge confirmed that the exclusion request was a requirement of the Regional District and that the application had been amended subsequent to its initial submission to the CRD.

Mr. Dodge confirmed that the staff report dated January 23, 2009 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

In reviewing the application the Commission noted that proposed lot 1 was not located within the ALR, therefore its interests were unaffected by this part of the proposal.

In considering the request to exclude and subdivide proposed lot 2 from the ALR the Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission did not believe that subdivision and exclusion of this lot would have a negative impact on the agricultural use of the remainder of the property or on surrounding properties. It noted that there was a non-ALR subdivision on the other side of the road and that the subject property was located in a fairly isolated block of ALR.

The Commission also took into account the fact that the applicant had applied to include a roughly equivalent portion of the remainder of the property into the ALR as was proposed for exclusion. The Commission believed that the proposed inclusion preserved the most agriculturally useful portions of the property.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Huffman

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the preparation of a subdivision plan to delineate the area to be excluded per the drawing 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 # 125/2009

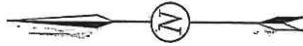
Provincial Agricultural Land Commission

Application D-38653
Resolution 126/2009

Subject Property

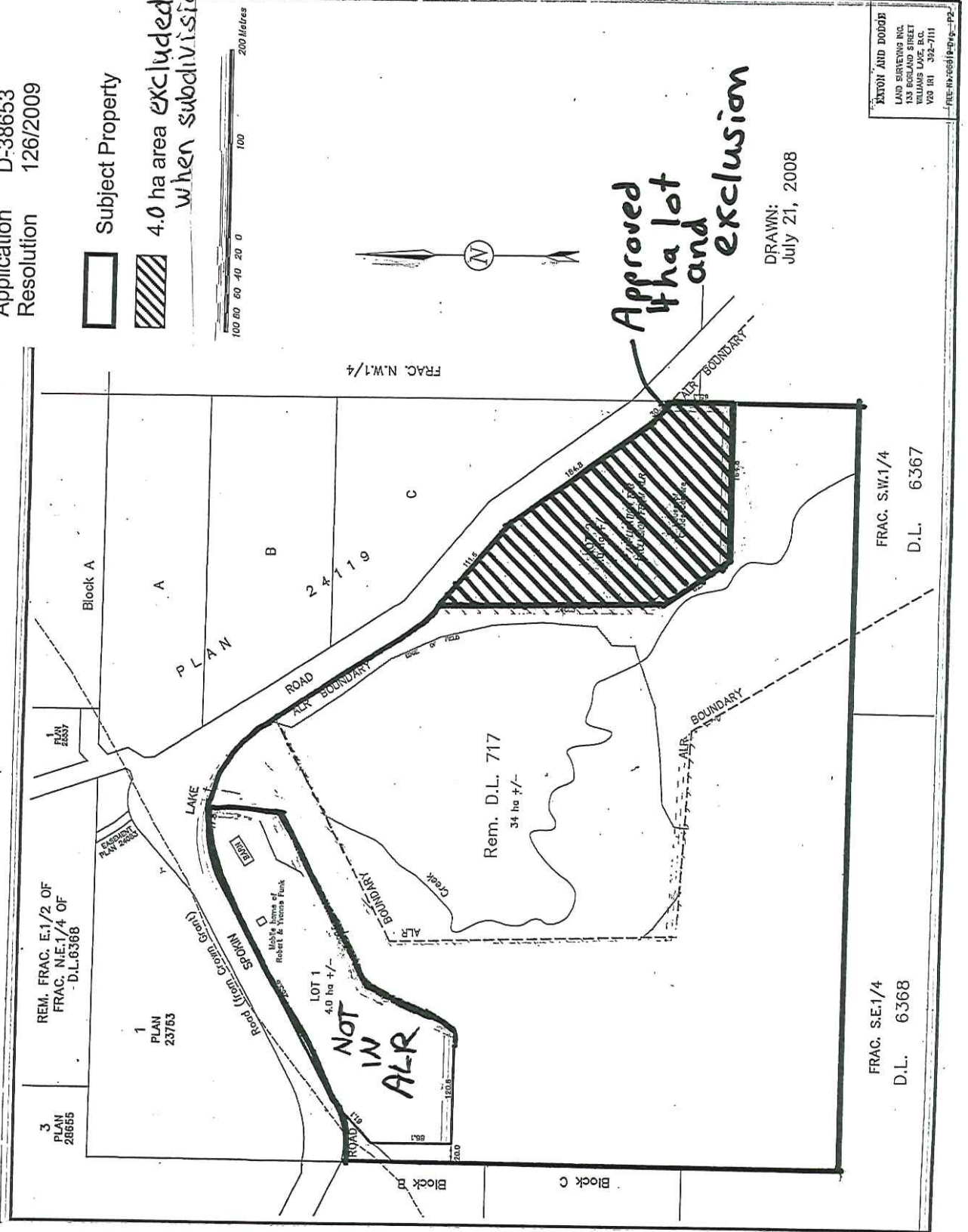


4.0 ha area excluded from the ALR when subdivision plans are registered



Approved
4 ha lot
and
exclusion

DRAWN:
July 21, 2008



KITON AND DODD
LAND SURVEYING INC.
103 BOLLARD STREET
WILLIAMS LAKE, B.C.
V2S 1R1 392-7111

FRAC. N.W.1/4
D.L. 6367

FRAC. S.E.1/4
D.L. 6368

FILE: W-38653/09-126-P2