



**Staff Report**  
**Application # D – 38653**  
**Applicant: Claude Carriere**  
**Agent: Exton Dodge & Galibois Land Survey Inc.**

**DATE RECEIVED:** November 19, 2008

**DATE PREPARED:** January 16, 2009

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To include 4.2 ha into the ALR. This application was made in conjunction with ALC Application # D-38652 which proposes to exclude a 4 ha rural residential lot from the same property. Approximately half of the 42 ha subject property is in the ALR.

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 014-998-131  
District Lot 717, Cariboo District, EXCEPT Plans 23753 and PGP36161

**Location of Property:**

East of Williams Lake along Spokin Lake Road at its junction with Valley Road.

**Size of Property:**

42.0 ha (The entire property is in the ALR).

**Present use of the Property:**

The proposed inclusion area is currently a Hay field

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93A/04  
The majority of the property is identified as having Secondary ratings.

**PREVIOUS APPLICATIONS:**

**Application #38652-0**

**Applicant:** Carriere, Claude

**Decision Date:**

**Proposal:** To subdivide two (2) 4 ha lots from the 42 ha subject property and to exclude one of the lots from the ALR. By concurrent application (D-38653) the applicants are proposing to include 4.2 ha into the ALR.

**Decision:** *PENDING*

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** The Regional Board forwarded the application with a recommendation of approval.

**STAFF COMMENTS:**

The portion of the property under application for inclusion has agricultural capability ratings of O4W.

- Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- W- excess Water

The remainder of the property is rated as 100% Class 5 PT with limitations of topography and stoniness.

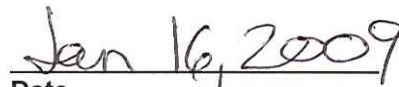
Whether or not this application is approved will be dependent on the Commission's position with respect to application # D-38652.

**ATTACHMENTS:**

Sketch showing proposed inclusion and exclusion areas (submitted by the Cariboo Regional District)

**END OF REPORT**

  
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Signature

  
\_\_\_\_\_  
Date

DL 9048

DL J49

ALR

DL 6360

23800  
B

25537  
1

2

286553

23753 1

24119 A

B

C

+/-77.8

+/-265.6

+/-76.6

DWELLING

BARN

+/-209

ROAD

+/-61.1

PROPOSED LOT 1  
+/- 4 ha

+/-86.1

+/-20

+/-164.8

PROPOSED INCLUSION TO ALR

DL 717

PROPOSED REM DL 717  
+/- 34 ha

ALR

PROPOSED EXCLUSION FROM ALR & PROPOSED LOT 2  
+/- 4 ha

DWELLING






+/-164.8

322895

DL 6367

DL 6368

Legend

-  SUBJECT PROPERTY
-  PROPOSED LOT
-  PROPOSED LOT / PROPOSED EXCLUSION FROM ALR
-  PROPOSED INCLUSION TO ALR
-  ALR



N

0 75 150 m ALR F 245