



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Fax: 604 660-7033
www.alc.gov.bc.ca

June 2, 2009

Reply to the attention of Simone Rivers
ALC File: D-38659

Doug Dodge
Exton & Dodge Land Surveying Inc
133 Borland St
Williams Lake, BC V2G1R1

Dear Mr. Dodge:

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

Please find attached the Minutes of Resolution # 130/2009 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Cariboo Regional District (4035-20-L088)

SBR/
i/38659d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application:	# D- 38659
Applicant:	Suzanne Turpin
Agent:	Doug Dodge: Exton & Dodge Land Surveying Inc.
Proposal:	To subdivide the 34 ha property into a 14 lot subdivision with a minimum lot size of 2 ha.
Legal:	PID: 013-374-613 District Lot 4053, Block A, Lillooet District, EXCEPT Plans 23599, KAP51921 and KAP86353
Location:	Horse Lake

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
- Bob and Pat Turpin Parents of the applicant

The Commission viewed the property which was forested and not improved for agricultural use. The Commission noted that much of the ALR located south of Horse Lake had been subdivided into rural residential sized lots.

Mr. and Mrs. Turpin confirmed that the staff report dated February 4, 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

The Commission considered the proposal in the context of the location of the subject property on the south side of Horse Lake. The Commission believes that the property has agricultural capability and could be developed for agricultural uses. However, it believes that its location in the midst of lands that had been previously subdivided for rural residential uses reduces the suitability of the subject property for agricultural use. Furthermore, again due to its location amidst existing rural residential subdivision, the Commission did not believe that subdivision of the subject property would have a negative impact on the agricultural capability or potential of surrounding properties and therefore does not believe that the proposal will have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Huffman

SECONDED BY: Commissioner Gillette

THAT the application be approved.

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.

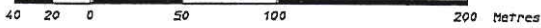
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 130/2009

PLAN OF PROPOSED SUBDIVISION OF
 BLOCK A OF D. L. 4053, LILLOOET DISTRICT,
 EXCEPT PLANS 23599, KAP51921 AND KAP86353.

SCALE 1: 2000



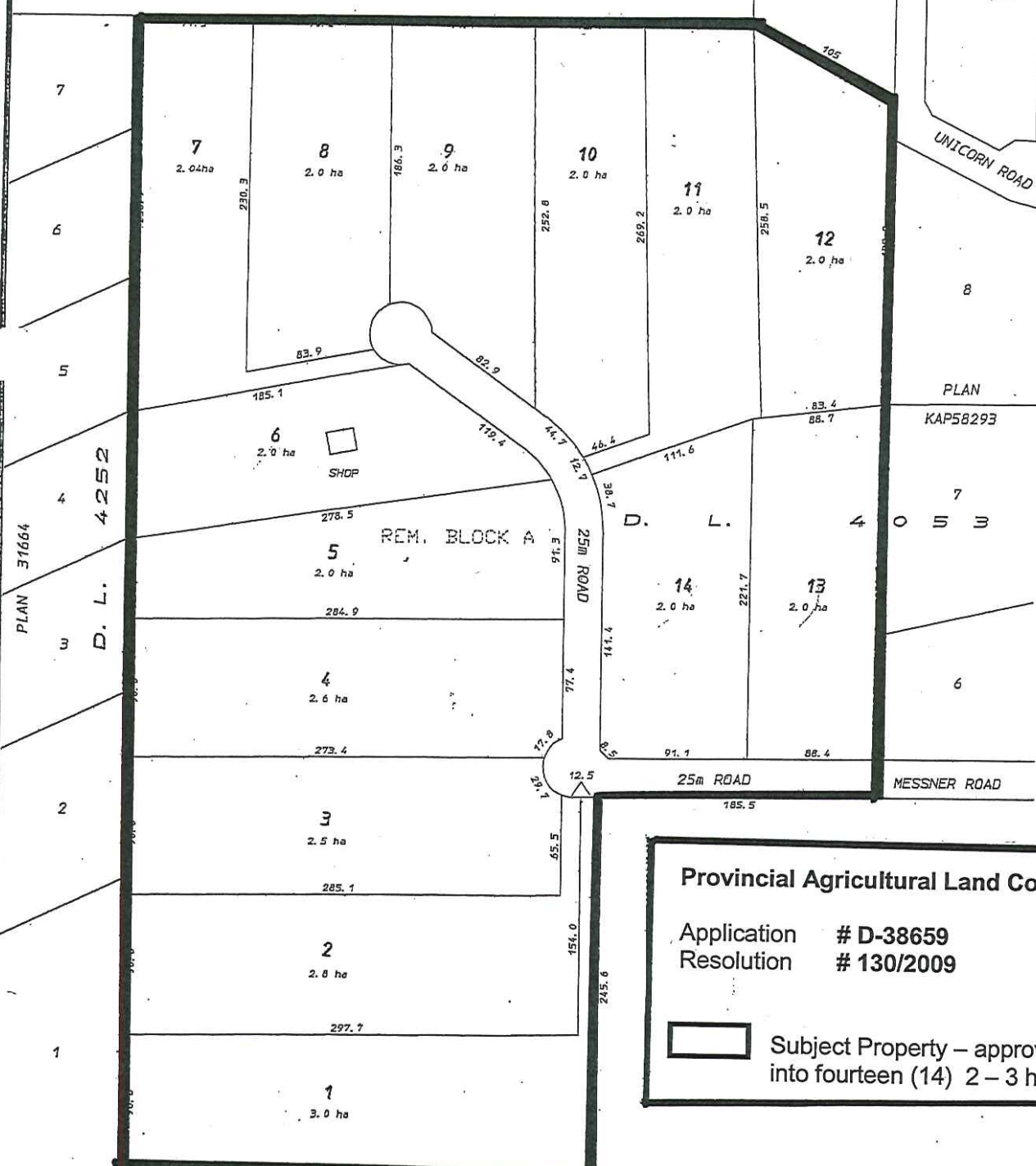
D. L. 4253

HORSE LAKE

A
 PLAN KAP86353

1 2
 PLAN KAP58293

UNICORN ROAD



Provincial Agricultural Land Commission

Application # D-38659
 Resolution # 130/2009

Subject Property – approved for subdivision into fourteen (14) 2 – 3 ha lots

EXTON and DODGE
 LAND SURVEYING INC.
 133 BURLAND STREET
 WILLIAMS LAKE, B. C.
 V2G 1R1 392-7111
 P.L.I.F. No. 08871-1

BLOCK B