



Agricultural Land Commission
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www.alc.gov.bc.ca

June 2, 2009

Reply to the attention of Ron Wallace
ALC File: YY-38684

Pennie Dawne McNutt
PO Box 1701
Squamish, BC V8B0B2

Dear Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 183/2009 outlining the Commission's decision as it relates to the above noted application.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Squamish-Lillooet Regional District

RW/
i/YY-38684d1

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

M soil moisture deficiency

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. The Commission believed the proposed subdivision of the property as divided by Squamish Valley Road would be a suitable division of the property.

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 proposed subdivision will not impact agriculture given the locational circumstances and the site conditions.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed 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.

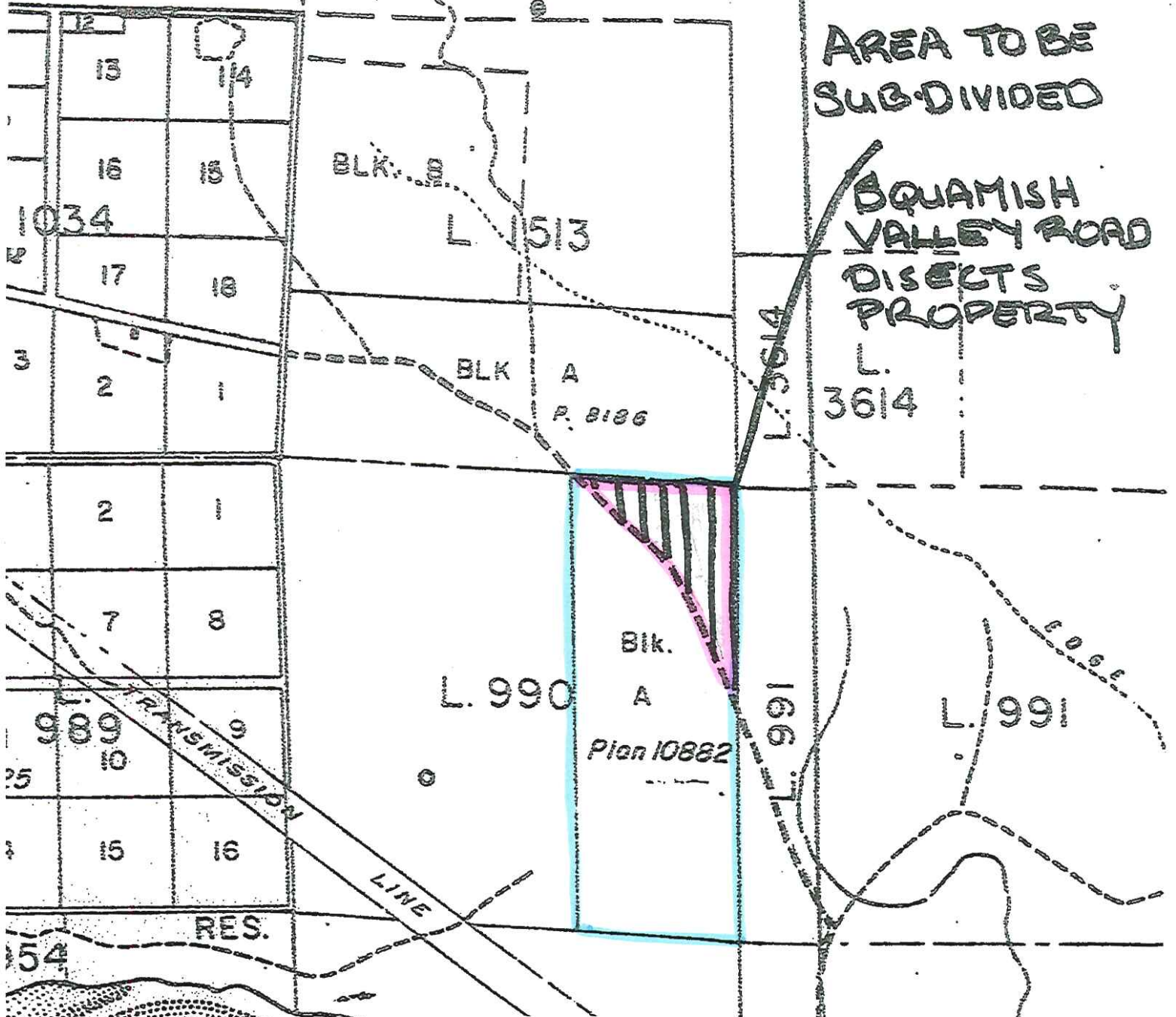
CARRIED
Resolution # 183/2009

1955

Clowabua

AREA TO BE SUB-DIVIDED

SQUAMISH VALLEY ROAD
DISSECTS
PROPERTY



Provincial Agricultural Land Commission
 Application #YY-38684
 Resolution #183/2009

-  Subject property
-  ±6 ha area approved for subdivision in the ALR