



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

November 10, 2011

Reply to the attention of Liz Sutton
ALC File: 52282

Michael Kidston Land Surveying Ltd
Box 970
100 Mile House, BC
V0K 2E0

Dear Mr. Kidston

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **335/2011** 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads 'Liz Sutton'. The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Cariboo Regional District (4035-20-L093)

LS/
52282d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 at Burnaby, B.C.

PRESENT:	Gordon Gillette	Chair
	Lucille Dempsey	Commissioner
	Jerry Thibeault	Commissioner
	Jim Collins	Commissioner
	Denise Dowswell	Commissioner
	Liz Sutton	ALC Staff
	Colin Fry	ALC Staff

For Consideration

Application: 52282
Applicant: Curtis Rennie
Agent: Michael Kidston Land Surveying Ltd.
Proposal: To subdivide 16.6 ha in the ALR to create one 4.5 ha lot (Lot 1) and one 12.1 ha lot (Lot 2)
Legal: Block E District Lot 1208 Lillooet District
Location: Horse Lake, BC

Site Inspection

A site inspection was conducted on September 27, 2011. Those in attendance were:

- Gordon Gillette Commissioner
- Liz Sutton ALC Staff
- Michael Kidston Agent
- Curtis Rennie Applicant

Michael Kidston confirmed that the staff report dated September 7, 2011 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

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the 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 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

With a limiting subclass of adverse climate.

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. The Commission does acknowledge that the land may have some agricultural limitations as a result of the swampy areas that surround the current house and delineate the proposed subdivision boundary. The remainder parcel is still capable of agriculture, but the swampy area makes a natural boundary for subdivision of the proposed lot.

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 does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the proposal will not negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Lucille Dempsey

SECONDED BY: Commissioner Jim Collins

THAT the application be allowed as proposed.

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.

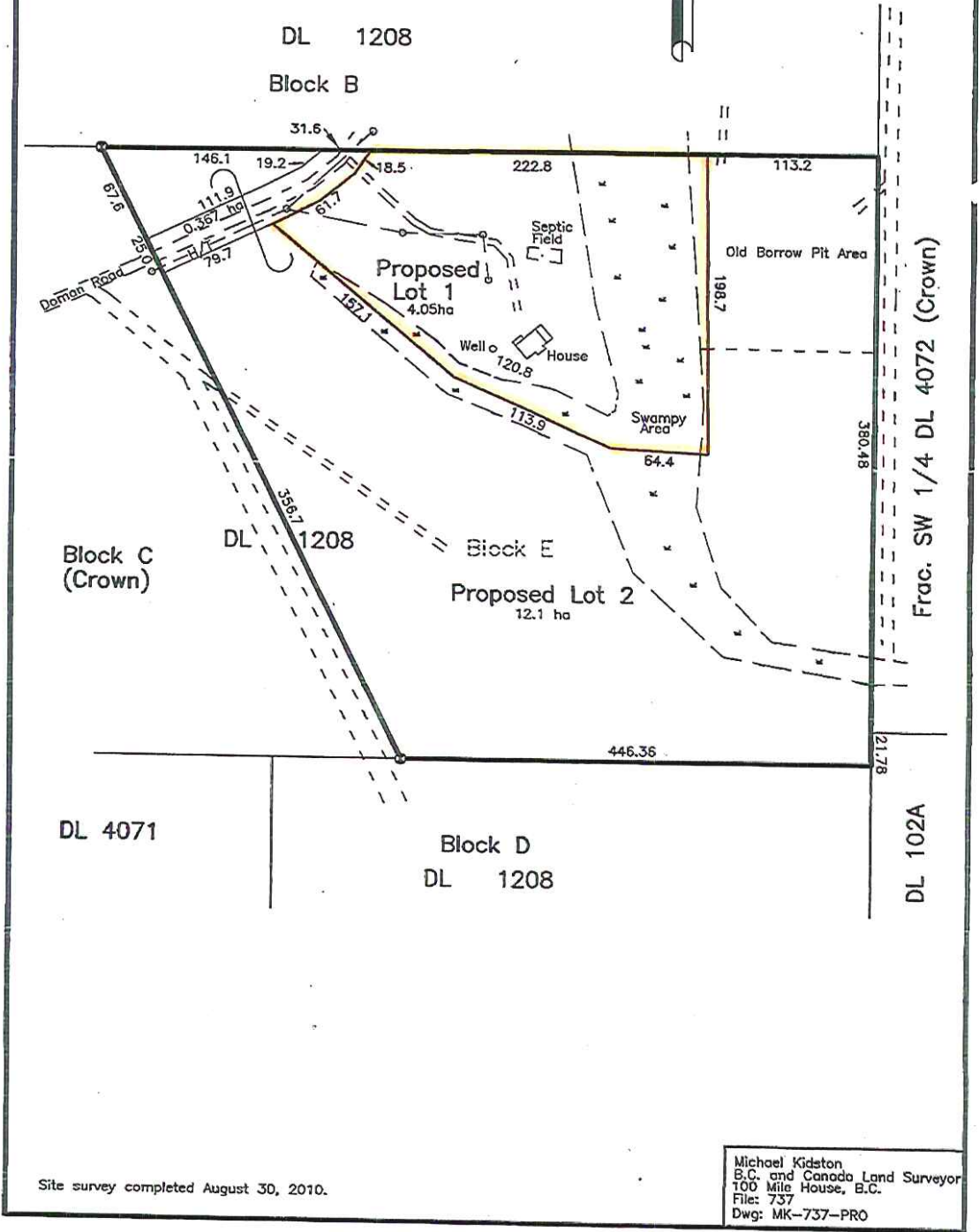
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 335/2011

Resolution #345/2011 (52282 – Rennie) ALR Allowed Subdivision

Proposed Subdivision of Block E, DL 1208
Lillooet District

B.C.G.S. 92P.065
Scale 1:2500



Site survey completed August 30, 2010.

Michael Kidston
B.C. and Canada Land Surveyor
100 Mile House, B.C.
File: 737
Dwg: MK-737-PRO