



Agricultural Land Commission
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November 14, 2011

Reply to the attention of Liz Sutton
ALC File: 52283

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

Dear Mr. Kidston:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **334/2011** 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Cariboo Regional District (File 4035-20-G272)
BC Land Title & Survey
BC Assessment

LS/
52283d1



A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 in 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: 52283
Applicant: Barbara and Blair Main
Agent: Michael Kidston
Proposal: To exclude the 15.9 ha subject property of from the ALR in order to subdivide the parcel into two lots and one remainder consisting of one lot at 4.5 ha, one lot at 3.6 ha and one remainder at 8.0 ha.
Legal: Lot A District Lot 149 Lillooet District Plan 29784 EXCEPT Plan 30080, 42921, KAP45217
Location: Lac La Hache, BC

Site Inspection

A site inspection was not conducted.

Michael Kidston confirmed that the staff report dated September 6, 2011 was received and errors were corrected.

The applicants submitted a revised proposal to delete proposed Lot B. The revised proposal is for proposed Lot 1 of 4.5 ha and a remainder of 11.4 ha.

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 Canada Land Inventory (CLI) system.

The improved agricultural capability of the soil of the subject property is:

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

With limiting subclasses of topography and stoniness.

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 believes there are external factors that render the land unsuitable for agricultural use. The Commission believes that past development approved by the Commission on the property lends the land use to a recreational nature.

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 negatively impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has limited agricultural capability and is not appropriately designated as ALR.
2. That due to past developments on the property, the land is better suited to recreational use.
3. That the proposal will not negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Denise Dowswell
SECONDED BY: Commissioner Jim Collins

THAT the application be allowed.

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 # 334/2011