



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

November 14, 2011

Reply to the attention of Liz Sutton
ALC File: 52433

Cariboo Geographic Systems
PO Box 1270
490 Cedar Avenue
100 Mile House, BC
V0K 2E0

Dear Mr. Hemingway:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **332/2011** 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: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: 100 Mile House, 385 Birch Avenue, PO Box 340, 100 Mile House, BC V0K 2E0

LS/
52433d1



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: 52433
Applicant: Emcee Holdings
Agent: Cariboo Geographic Systems
Proposal: To subdivide 2.4 ha of land from a 117.3 ha parcel. The lot will then be sold to the Cariboo Meat Co-op.
Legal: District Lot 4174 Lillooet District Except Plans B9051, B13360, H927, H16641, KAP47643 KAP 87724
Location: 100 Mile House, BC

Site Inspection

No site inspection was conducted.

Nigel Hemingway (Cariboo Geographic Systems) confirmed that the staff report dated September 14, 2011 was received and clarification was given to the ALC regarding road placement.

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 agricultural capability of the soil of the subject property is

30 % Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

70 % Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

With limiting subclasses of topography and 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.

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 agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Lucille Dempsey

SECONDED BY: Commissioner Jim Collins

THAT the application be allowed.

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.

Page 3 of 3 Resolution # 338/2011
Application # 52433

CARRIED
Resolution # 332/2011

**Resolution #332/2011 (52433 – Emcee Holdings)
ALR Approved Subdivision**

