



Agricultural Land Commission
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February 26, 2013

ALC File: #52973

Cariboo Geographic Systems
Box 1270
Unit 1-230 Cariboo Highway
100 Mile House, BC V0K 2E0

Dear Mr. Hemingway:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #35/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #35/2013
cc: Cariboo Regional District (File: 4035-20-G20120041)



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 22, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52973.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair (Vice-Chair)
Jennifer Dyson	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
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PROPOSAL: To subdivide the 3.8 ha parcel into a 2.2 ha lot and a 1.7 ha lot.
(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: Berndt Karlsson

Legal: PID: 004-826-299
Lot "A", District Lot 1083A, Lillooet District, Plan 27445

Location: Lac La Hache

Size: 3.8 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

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

The improved agricultural capability ratings identified on BC Land Inventory (BCLI) map sheet 92P.083 for the subject property is 90% (60% 5TP – 40% 6T) and 10% (70% 5TP – 30% 4P).

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are P (stoniness) and T (topographic limitations).

Conclusion: The agricultural capability of the subject property is characteristic of surrounding ALR lands.

2. In 2010, the Commission approved ALC #51759 on a nearby property to the west which requested exclusion of 2.4 ha to facilitate subdivision into two lots (Resolution #2618/2010). The exclusion was allowed due to a combination of factors including small parcel size, limited agricultural capability, and its location in proximity to residential development immediately to the west and south. The Commission also stated that they would support creation of more than just two residential lots which would potentially reduce further requests to use other ALR lands in the area for residential development.

Conclusion:

The Commission would prefer to see higher density residential lots outside of the ALR to relieve subdivision pressures from agricultural land such as the subject property.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Dyson

THAT the proposal be refused.

CARRIED
Resolution #35/2013