



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

May 28, 2014

ALC File: 53568

Lori Mitchell and Drew Meredith
PO Box 281
1759 Sea to Sky Highway
Pemberton, B.C. V0N 2L0

Dear Ms. Mitchell and Mr. Meredith:

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

Please find attached the Minutes of Resolution #163/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) copies of the final survey plan to this office. When the Commission verifies that the plan is in substantial compliance to its approval, it will authorize the Registrar of Land Titles to accept registration of the plan.

Further correspondence with respect to this application is to be directed to Eamonn Watson at: Eamonn.Watson@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #162/2014
Sketch plan

cc: Village of Pemberton – Attention: Caroline Lamont
PO Box 100, Pemberton, B.C. V0N2L0

53568d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 26, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53568.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Jennifer Carson	Planner
Eamonn Watson	Planner
Colin Fry	Chief Tribunal Officer

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To subdivide the hooked portion of land south of the Sea to Sky Highway from the subject property (approximately 2.6 ha of the 21.1 ha subject property).

PROPERTY INFORMATION:

Owner: Lori Ann Mitchell and Rice Howard Drew Meredith (As joint tenants)

Legal: PID: 027-950-182
Lot 1, District Lot 211, Lillooet District, Plan EPP1353

Location: 1759 Sea to Sky Highway, Pemberton

Size: 21.1 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.
-

COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property:

Application 45042 (Meredith, 2008) An application to increase the size of the property by approximately 6.1 ha by acquiring land from the adjacent property to the east through a boundary line adjustment. The Commission approved the proposed boundary line adjustment by Resolution #610/2008 dated October 1, 2008.

Note: The approved boundary line adjustment created the current subject property.

After considering the information the Commission concluded as follows:

1. The Sea to Sky Highway is a barrier to farming the subject property as a single farming unit.

Conclusion:

The Commission believes that the Sea to Sky Highway presents a barrier to farming the subject property as single farm unit. The Commission believes the highway makes it challenging to safely move farm equipment from one side of the highway to the other.

2. The farming industry in the Pemberton Valley supports smaller scale market farms.

Conclusion:

The Commission believes that a 2.6 ha property would still be a viable farm unit in this area as it would be possible to develop a small scale market farm.

IT WAS

MOVED BY: **Commissioner Miles**
SECONDED BY: **Commissioner Dempsey**

THAT the proposal to subdivide the hooked portion of subject property south of the Sea to Sky Highway to created two (2) lots (approximately 18.5 ha and 2.6 ha) be approved.


AND THAT the approval is subject to the following conditions:

1. The subdivision being in substantial compliance with the plan submitted with the application; and
2. The subdivision plan being completed within three (3) years from the date of the Commission's letter communicating this decision.

AND FINALLY THAT 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 #163/2014

ALC PROVINCIAL AGRICULTURAL LAND COMMISSION
Application #53568 (Resolution #163/2014)

 Approved Lot A (approximately 18.5 ha)

 Approved Lot B (approximately 2.6 ha)

