



**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

December 1, 2005

Reply to the attention of Simone Rivers

John and Marjorie Turner  
1996 Pinnacles Road  
Quesnel, BC V2J 7H6

Dear Mr. and Mrs. Turner

Re: **Application # D- 36210- 0**  
**District Lot 8647, Cariboo District, Except Plans 21504, 22890, 28062**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above mentioned property from the Agricultural Land Reserve. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Mrs. Turner for taking the time to meet with its representatives on November 24, 2005. The Commission noted that although the land near the house on the western portion of the property had limited agricultural capability, the majority of the eastern portion of the property did have agricultural capability. On this basis, the Commission refused your application to exclude the property as proposed.

However, the Commission noted that your immediate goal is to subdivide a  $\pm 2.9$  ha (7.3 acre) parcel from your property so that you can sell it and that, with Commission permission, subdivision within the ALR is possible. Therefore, the Commission will allow the subdivision of  $\pm 2.9$  ha from the property as divided by Pinnacles Road.

Please be advised that the size of the lot you are proposing to subdivide is less than the current zoning allows, however; by allowing subdivision, the Commission also endorses rezoning of the subdivided area. Zoning is part of the Regional District's jurisdiction and Commission approval does not mean that the Cariboo Regional District is obliged to agree to rezone the property. Please contact the Cariboo Regional District for instructions on how to proceed with the rezoning application.

The approval is subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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.

The property will remain in the ALR and be subject to the provisions of the *Agricultural Land Commission Act* and regulations except as provided by this approval.

The decision noted above is recorded as Resolution #634/2005.

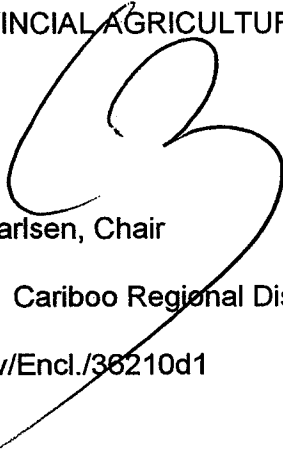
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Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A large, stylized handwritten signature in black ink, appearing to be 'EK', is written over the signature line and extends downwards into the 'cc' and 'SBR/lv/Encl./36210d1' lines.

Erik Karlsen, Chair

cc: Cariboo Regional District (File # 4035-20-B269)

SBR/lv/Encl./36210d1

# LEGEND



Subject Property  
Proposed Excluded  
from ALR



100 0 100 Meters

ALL MEASUREMENTS METRIC

L 8647

P 28873

P 32368  
PCLA

P 21504

Pinnacles Rd

L 8654

Provincial Agricultural Land Commission  
Application: D-36210-0  
Resolution # 634/2005



Subject property.



2.9 ha area approved for subdivision within the  
ALR.



THAT the staff report be received and the application to exclude the 55 ha property described as District Lot 8647, Cariboo District, Except Plans 21504, 22890, 28062 from the Agricultural Land Reserve be refused as proposed on the grounds that the property has agricultural capability.

And THAT the subdivision of 2.9 ha from the above described property as divided by Pinnacles road be allowed.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # D – 36210 – 0**  
**Applicant: John and Marjorie Turner**

**DATE RECEIVED:** August 12, 2005

**DATE PREPARED:** October 26, 2005

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To exclude 55 ha from the ALR

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants state that they wish to exclude the land from the ALR in order to subdivide it. They further state that there is a small piece on the south side of the paved road that they wish to sell. The larger piece with the house they are not planning to subdivide or change at the moment. In the future they would like to divide the parcel in three for their children.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 015-494-411  
District Lot 8647, Cariboo District, EXCEPT Plans 21504, 22890, 28062

**Purchase Date:**

October 1993

**Location of Property:**

Quesnel

**Size of Property:**

55.6 ha (The entire property is in the ALR).

**Present use of the Property:**

Residential

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93B/15  
The majority of the property is identified as having prime dominant ratings as follows, 8:2D-2:2X (8:2D-2:1). The ratings for the remainder of the property are secondary.

**Zoning Bylaw and Designation:**

North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.  
Minimum lot size 10 ha.

**RELEVANT APPLICATIONS:**

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**Application #5857-0**

**Applicant:** L. Lowe  
**Decision Date:** March 1978  
**Proposal:** To subdivide into one 2 ha and one 62 ha parcel  
**Decision:** Refused on the grounds of good agricultural capability and that subdivision would separate high quality land from the farm.

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**Application # 10434-0**

**Applicant:** Fern Herman  
**Decision Date:** May 1980  
**Proposal:** To subdivide into one 8 ha parcel and one 56 ha parcel as divided by the road  
**Decision:** Refused on the ground of agricultural capability, (class 3 and 4)

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**Application #12856-0**

**Applicant:** Owen Stubbington  
**Decision Date:** October 28, 1981  
**Proposal:** To exclude the 6.12 ha property  
**Decision:** Refused, the property forms part of a large agricultural area comprised of good agricultural lands. The property, if excluded, would be an isolated pocket within a large block of ALR.

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**Application #12856-1**

**Applicant:** Owen Stubbington  
**Decision Date:** June 9, 1982  
**Proposal:** To reconsider the Commission's refusal to exclude the 6.12 ha property  
**Decision:** Original decision reconfirmed. The Commission allowed the subdivision of the property into three 2 ha lots.

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**Application #20702-0**

**Applicant:** Alex & Marg Savage  
**Decision Date:** January 14, 1987  
**Proposal:** To exclude 24 ha of the 47.15 ha property  
**Decision:** Refused as proposed on the grounds that portions of the property had capability for agriculture. Allowed the exclusion of the property up to Pinnacles Road and the subdivision of the property into one lot west of Pinnacles Road.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Government Planning Staff:** Planning staff made the following comments, The applicant has proposed future subdivision, rezoning may or may not be required for the larger parcel, depending on the size of the proposed lots at the time of subdivision. As the graphic indicated, there are several 2 ha and 0.8 ha parcels located within close proximity to the subject property making the proposal in keeping with the neighbourhood. The land to the south of the parcel is not in the ALR.

**STAFF COMMENTS:**

Staff recommend a site visit to determine the agricultural capability of the parcel and whether exclusion is necessary to meet the goals of the applicants. Staff notes that most applications for exclusion in the area have been refused and that the majority of the property has excellent agricultural capability ratings (class 2). The southwest corner of the property (about 1/5 of the property) is rated 80% class 7.

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**END OF REPORT**

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**Signature**

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**Date**



