



Agricultural Land Commission
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December 1, 2005

Reply to the attention of Simone Rivers

Preston Joyce
4842 West Fraser Road
Quesnel, BC – V2J 6K2

Dear Mr. Joyce:

**Re: Application # D- 36280-0
The East ½ of District Lot 3896, Cariboo District, Except plan PGP39603**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above described property into one 19.3 ha lot and one 43.3 ha lot. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Mrs. Joyce for taking the time to meet with its representatives on November 24, 2005. The Commission found the meeting and site visit informative. The Commission noted that you have well developed hay fields on both sides of the road and that your property is located in an area of similar sized large holdings. In the Commission's view the parcel has more agricultural potential as a single unit than as two separate parcels. This is due to the fact that, in general, reduction of parcel size reduces the available options for commercial agricultural use. The Commission believed that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

For these reasons, the Commission refused your application as proposed.

However, please note that the Commission has no objection to the replacement of the mobile home on the property for the use as a homesite by Mr. Joyce's parents. This approval is subject to 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 Commission suggests you contact the Cariboo Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #635/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Cariboo Regional District (#4035-02-I-063)

SBR/lv/36280d1

THAT the staff report be received and the application to subdivide the 62.6 ha property described as The East ½ of District Lot 3896, Cariboo District, Except Plan PGP39603 into one 19.3 ha lot and one 43.3 ha lot be refused on the grounds that the property has good agricultural capability and the Commission did not wish to set a precedent by allowing subdivision in this area of large holdings.

And THAT the Commission has no objection to the replacement of the mobile home currently located on the west side of West Fraser Road to provide a homesite for Mr. Joyce's parents.

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

CARRIED



Staff Report
Application # D – 36280 – 0
Applicant: Preston M. Joyce

DATE RECEIVED: September 28, 2005

DATE PREPARED: October 25, 2005

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 62.6 ha property into two parcels, one of 19.3 ha and the other of 43.3 ha as divided by West Fraser Road.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants would like to subdivide the property in order to provide a lot for a terminally ill relative.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 015-100-031
The East 1/2 of District Lot 3896 Cariboo District Except Plan PGP39603

Purchase Date:

October 1990

Location of Property:

4842 West Fraser Road, Quesnel

Size of Property:

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

Present use of the Property:

Oats, alfalfa and hay, and a trailer

Surrounding Land Uses:

WEST: Pasture and hay (ALR)
SOUTH: Pasture and hay (ALR)
EAST: Pasture (ALR)
NORTH: Crown woodlot (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93B/15 & 93B/16
The majority of the property is identified as having mixed prime and secondary ratings.

Zoning Bylaw and Designation:

North Cariboo Area Rural Land Use Bylaw no. 3505, 1999 designates the parcel as Resource / Agricultural (R/A).
Minimum parcel size 10 ha.

RELEVANT APPLICATIONS:

Application #31163-0

Applicant: Roberts, Stewart
Decision Date: February 24, 1997
Proposal: To subdivide the 56.55 ha property along existing roads into one 8.5 ha lot and one 45.55 ha lot.
Decision: Refused on the grounds of rural intrusion, parcelization and precedent.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: Recommends approval.

Advisory Planning Commission: The APC has no problem with the application but did note that they were concerned about setting a precedent for subdivision.

Planning Department: Local Government Planning Staff recommend that this application for subdivision be approved because the purpose of the application is to create a residential parcel for a family member who is ill. This will allow that person some independence while at the same time living close to family members who can help out from time to time.

STAFF COMMENTS:

Staff recommend that the Commission consider the following:

- That the Commission discuss options with the applicant for providing housing for the sick relative that do not involve subdivision of the parcel.
- There have been few applications in this area. One previous application for subdivision along a road was refused.

Staff recommend a site visit to evaluate the agricultural capability of the property as well as to determine how best to meet the applicants needs.

END OF REPORT







Simone Rivers

Signature

Oct 7, 2005

Date

Legend

-  Proposed Lots
-  ROADS
-  CRD Lots
-  ALR
-  crd_lots
-  Buildings



UNSURVEYED CROWN LAND

ALR

DL 3886

W 1/2
DL 3896

Proposed
Lot 1
+/-19.29 ha

E 1/2
except

DL 3896
P.PGP39603
(West Fraser Road)

See Inset Map

Proposed
Rem DL 3896
+/-43.33 ha

A

DL 3887

DL 3890

W Fraser Rd

DL 3887

