



**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

March 10, 2006

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- 1  
District Lot 8647, Cariboo District, Except Plans 21504, 22890, 28062**

The Provincial Agricultural Land Commission (the "Commission") has reviewed your reconsideration request to exclude the above mentioned property from the Agricultural Land Reserve. The reconsideration request was submitted pursuant to section 33 of the *Agricultural Land Commission Act*.

The Commission wishes to thank Mr. and Mrs. Turner for taking the time to meet with its representatives on February 21, 2006. After visiting your property for a second time, the Commission writes to advise that it has reconfirmed its original decision to refuse exclusion of your property from the ALR. The Commission believes that portions of the property have agricultural potential.

However, the Commission will allow the subdivision of a 10 ha parcel from the subject property as requested in addition to the lot approved by Resolution # 634/2005.

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 #51/2006.

In addition the Commission is also willing to consider further subdivision of the remainder of the property if the proposed subdivision is consistent with the Resource/Agriculture (R/A) zone in Bylaw #3505, 1999, and does not negatively impact on surrounding agricultural operations.

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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:

Erik Karlsen, Chair

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

SBR/lv/Encl.  
36210d2.

# LEGEND



Subject Property,  
Proposed Excluded  
from ALR



100 0 100 Meters

ALL MEASUREMENTS METRIC

## L 8647

PROPOSED EXCLUDED  
FROM ALR,  
± 55.65 ha

P 28873

±10 ha

Pinnacles Rd

P 21504

P 32368

POLA

## L 8654

**Provincial Agricultural Land Commission**

**Application: D-36210-1**

**Resolution # 51/2006**



Subject property.



±10 ha area approved for subdivision.



THAT the staff report be received and decision to refuse exclusion of the 55 ha property described as District Lot 8647, Cariboo District, Except Plans 21504, 22890, 28062 from the Agricultural Land Reserve be reconfirmed.

And THAT the subdivision of an additional 10 ha from the above described property be allowed.

And THAT the Commission would be willing to consider future subdivision of the property provided the proposed subdivision was consistent with the Resource/Agriculture (R/A) zone in Bylaw #3505, 1999.

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

CARRIED



**Staff Report**  
**Reconsideration # D – 36210 – 1**  
**Applicant: John and Marjorie Turner**

**DATE RECEIVED:** December 28, 2006

**DATE PREPARED:** February 8, 2006

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

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

**PROPOSAL:** To subdivide 10 ha from the 55 ha property.

This application is made pursuant to section 33 of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The Commission will remember visiting Mrs. Turner just outside Quesnel in November 2005. The original application was to exclude the 55 ha property from the ALR. At the site visit it became evident that the immediate reason for requesting the exclusion was to facilitate the subdivision of a  $\pm 3$  ha portion of the property that was divided by Pinnacles road. The Commission refused exclusion but allowed the subdivision of the  $\pm 3$  ha area.

The applicants have written to the Commission requesting an additional 10 ha subdivision from the property that would include the applicants' home and some of the rockier land. The Commission may recall that the house was located at the top of a bluff on rockier, less capable land.

**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).

**Zoning Bylaw and Designation:**

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

**STAFF COMMENTS:**

**Agricultural Capability:**

Just over half the property is located on three separate polygons with very different capabilities. About half of the property is rated as:

- 80% Class 2 D – 20% Class 2X ( 80% Class 2D–20% Class 1)
- The other half of the property encompasses the following two polygons
- 60% Class 4D – 40% Class 3D (60% Class 4TD – 40% Class 3D)
  - 80% Class 7TE – 20% Class 6 TE

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

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

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

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

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

**Subclasses**

D	undesirable soil structure	T	topography
E	erosion	X	cumulative and minor adverse characteristics


**Agricultural Suitability:** Only a small portion of the property has been cleared, the remainder is in forest.

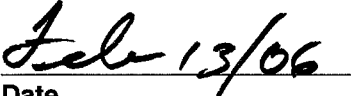
**Impact on Agriculture:** The property is located in an area with a mix of parcel sizes.

Staff recommend an additional site visit to determine if the Commission is willing to consider further subdivision of the property. If the Commission is willing to reconsider, it should discuss, with the applicant, the best configuration of the subdivision in order to minimize the impact on agriculture and to ensure that only the non-arable land is being subdivided.

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**END OF REPORT**

  
Signature

  
Date