



**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

June 27, 2006

Reply to the attention of Simone Rivers

Angela and Dean Miller  
3677 Redbluff Road  
Quesnel, B.C. V2J 6G5

Dear Mrs. & Mr. Miller:

Re: **Application #D-36575-0**  
**District Lot 3956, Amended Fractional South East 1/4 (N6599), Cariboo District,**  
**Except Plans 26723 & 29684**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above described property into a 0.6 ha lot and two approximately 28 ha lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Mr. Miller for taking the time to meet with its representatives on May 17, 2006. In reviewing your application, Commission believes that the property is correctly designated as ALR and has more agricultural capability as a single unit than as three properties as proposed. The Commission does not believe that the roads bisecting the property are an impediment to the use of the property as a single agricultural unit.

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

The Commission also took into consideration previous decisions to refuse subdivision of similar lands in the area, as well the property designation in the Quesnel Fringe Area Official Community Plan. They noted that further subdivision of large lots in the area is not supported by current planning documents.

The decision noted above is recorded as Resolution #244/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlisen, Chair

cc: Cariboo Regional District (File # 4035-20-A-144)

SBR/lv  
36575d1.

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on May 18, 2006 at the Plaza Heritage Hotel, 405 Victoria Street, Kamloops, B.C.

**PRESENT:** Grant Huffman Chair  
 Frank Read Commissioner  
 Holly Campbell Commissioner

**STAFF:** Simone Rivers, Regional Research Officer  
 Martin Collins, Planner

**For Consideration**

Simone Rivers presented the staff report dated April 24, 2006 regarding application #D-36575. Mr. Miller confirmed that he received the staff report and did not identify any errors.

**Site Inspection**

A site inspection was conducted on May 17<sup>th</sup> 2006. Those in attendance were:

- Commissioners Read, Huffman
- Applicant Dean Miller and his brother-in-law

The Commission viewed the property with the applicant

**Commission Discussion**

The Commission discussed the fact that they had previously refused subdivision requests on similar lands in this area. The Commission noted that the property was in an area with a mix of farm and non-farm development. However, the Commission believed that the property had more agricultural capability as a single unit than as three properties as proposed. The Commission further noted that creation of additional rural residential properties in this area is not supported by the Quesnel Fringe Area Official Community Plan. Therefore the Commission refused the request as proposed.

**IT WAS**

**MOVED BY:** Commissioner Huffman  
**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application to subdivide the property described as District Lot 3956, Amended Fractional South East ¼ (N6599), Cariboo District, Except Plans 26723 & 29684 in to a 0.6 ha lot and two approximately 28 ha lots be refused on the grounds that subdivision in this area is not supported by current planning documents for the region.

CARRIED



**Staff Report**  
**Application # D – 36575**  
**Applicant: Angela & Dean Miller**

**DATE RECEIVED:** March 27, 2006

**DATE PREPARED:** April 24, 2006

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

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

**PROPOSAL:** To subdivide the 56.6 ha property into a 0.6 ha lot, and two approximately 28 ha lots as divided by existing roads.

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

**BACKGROUND INFORMATION:**

The purpose of the application is to sell the parcel on the south side of the paved road and for future subdivision of the larger parcel for family members.

Should the application be successful an OCP amendment and zoning amendment will be need for Lot C, which is proposed to be 0.6 ha in size.

All of the buildings (homes and associated outbuildings) on the subject property are located to the east of Red Bluff Road.

Three previous exclusion and subdivision applications for this property have been refused on the basis that the property has good agricultural capability. The minutes from application # 77-05516 state the following: *Although much of this property is treed the soils, (with the exception of the steep slopes along the railway) are quite capable of producing agricultural crops. Grazing and forage production, the prevalent agricultural activities in this area, both require large acreages. Subdivision would only create pressures for the other farming operations which exist in the immediate vicinity.*

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 014-023-407

District Lot 3956, Amended Fractional South East 1/4 (N6599), Cariboo District, Except Plans 26723 & 29684

**Size of Property:**

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

**Present use of the Property:**

2 mobile homes, vacant lands

**Surrounding Land Uses:**

**WEST:** Steep grade of rocky soil down to railway tracks (ALR)

**SOUTH:** Residential properties and homes (non-ALR)

**EAST:** Residential properties and homes (ALR)

**NORTH:** Vacant wooded lands (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93B/16

The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

Quesnel Fringe Area Official Community Plan No. 1366 designates the property as Resource Area

**Zoning Bylaw and Designation:**

Quesnel Fringe Area Zoning Bylaw No. 3504, (1999) designates the property as Resource/Agricultural (RA 1)

Minimum parcel size 10 ha.

**PREVIOUS APPLICATIONS:**

**Application #05516-0**

**Applicant:** Gyllich, Paul & Margot

**Decision Date:** June 20, 1978

**Proposal:** To exclude the property

**Decision:** Refused on the ground the property has good agricultural capability.

---

**Application #12736-0**

**Applicant:** Gyllich, P & M

**Decision Date:** July 27, 1981

**Proposal:** To subdivide the 64 ha property into three 4.0 ha, two 8.0 ha and one 30.4 ha lots

**Decision:** Refused on the grounds the property has high agricultural capability.

---

**Application #16766-0**

**Applicant:** Gyllich, P & M

**Decision Date:** August 17, 1983

**Proposal:** To subdivide a 2.5 ha homesite from the subject property as a homesite severance

**Decision:** Allowed.

**Application #24565-0**

**Applicant:** Kirsh, Calvin  
**Decision Date:** December 18, 1990  
**Proposal:** To exclude the 57 ha property so it can be subdivided  
**Decision:** Refused on the grounds that the property has very good agricultural capability and should remain in its present size to maintain the widest range of crop options.

---

**RELEVANT APPLICATIONS:**

**Application #32810-0**

**Applicant:** Shkuratoff, Frances  
**Decision Date:** September 27, 1999  
**Proposal:** To subdivide the 44 ha property into eleven 4 ha lots.  
**Decision:** Refused on the grounds that subdivision would eliminate the property's agricultural capability.

---

**Application #15335-0**

**Applicant:** Shkuratoff, Frances  
**Decision Date:** November 4, 1982  
**Proposal:** To exclude the 34 ha property in order to subdivide into rural residential lots.  
**Decision:** Refused following a site inspection which confirmed the best land lay in the south of the parcel. However, permission was granted to subdivide five 4 ha lots subject to the consolidation of the remnant with the adjoining property to the south (also owned by the applicant).

---

**Application #15335-1**

**Applicant:** Shkuratoff, Frances  
**Decision Date:** June 19, 1985  
**Proposal:** To register a subdivision plan for two 4 ha lots in lieu of consolidation  
**Decision:** Refused as requested because of concerns that consolidation would never take place.

---

**Application #02116-0**

**Applicant:** May Holdings  
**Decision Date:** October 6, 1976  
**Proposal:** To subdivide the 50 ha (on two titles) into 16 lots of 4 ha.  
**Decision:** Refused as proposed on the grounds of reduced agricultural capability.

---

**Application #34837-0**

**Applicant:** Shkuratoff, Frances  
**Decision Date:** July 10, 2003  
**Proposal:** To exclude the property in order to subdivide and create 11 lots  $\pm$  4 ha for home ranchettes.  
**Decision:** The Commission refused the application to exclude the 44 ha property from the ALR on the grounds the land had good agricultural capability based on its soils and size. In addition, the Commission refused the subdivision of the property into eleven 4 ha lots because of reduced agricultural capability.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** That the application be authorized for submission to the Commission with a recommendation for approval.

**Planning Department:** Planning staff recommend that this application for subdivision within the ALR be authorized for submission to the Commission. Staff support approval of the current application, as lands to the East are not in the ALR and previous approvals have created lots of similar size to this proposal.

**STAFF COMMENTS:**

**Agricultural Capability:**

The property has mixed agricultural capability ratings that vary from Class 3 to 7. The two largest polygons are 50% Class 3 M - 30% Class 4MT-20% Class 3TD (50% 2M - 30%3TM - 20% Class 3TD) and 100% Class 4MT (100% Class 3TM)

A previous Commission decision (Resolution # 9074/1978) to refuse exclusion of the property had an on-site inspection done by the Soils Branch. The minutes from this application state the following: *"The report indicated from a soil capability basis, most of the property is capable of producing agricultural crops, except for the areas that area rated 80% Class 7 T – 20% Class 6 T and 6W. A substantial portion of the property could no doubt benefit from supplemental irrigation in some years, but have soils of a finer texture which allow agricultural production without dependence on irrigation."*

**Impact on Agriculture:** The property appears to be in an area with mixed uses with smaller non-ALR parcels to the north and south and larger ALR properties to the east and west. Most rural residential properties in the area appear to pre-date the ALR.

Staff recommend a site visit to evaluate the agricultural capability of the subject property as well as the impact subdivision would have on surrounding agricultural operations.

---

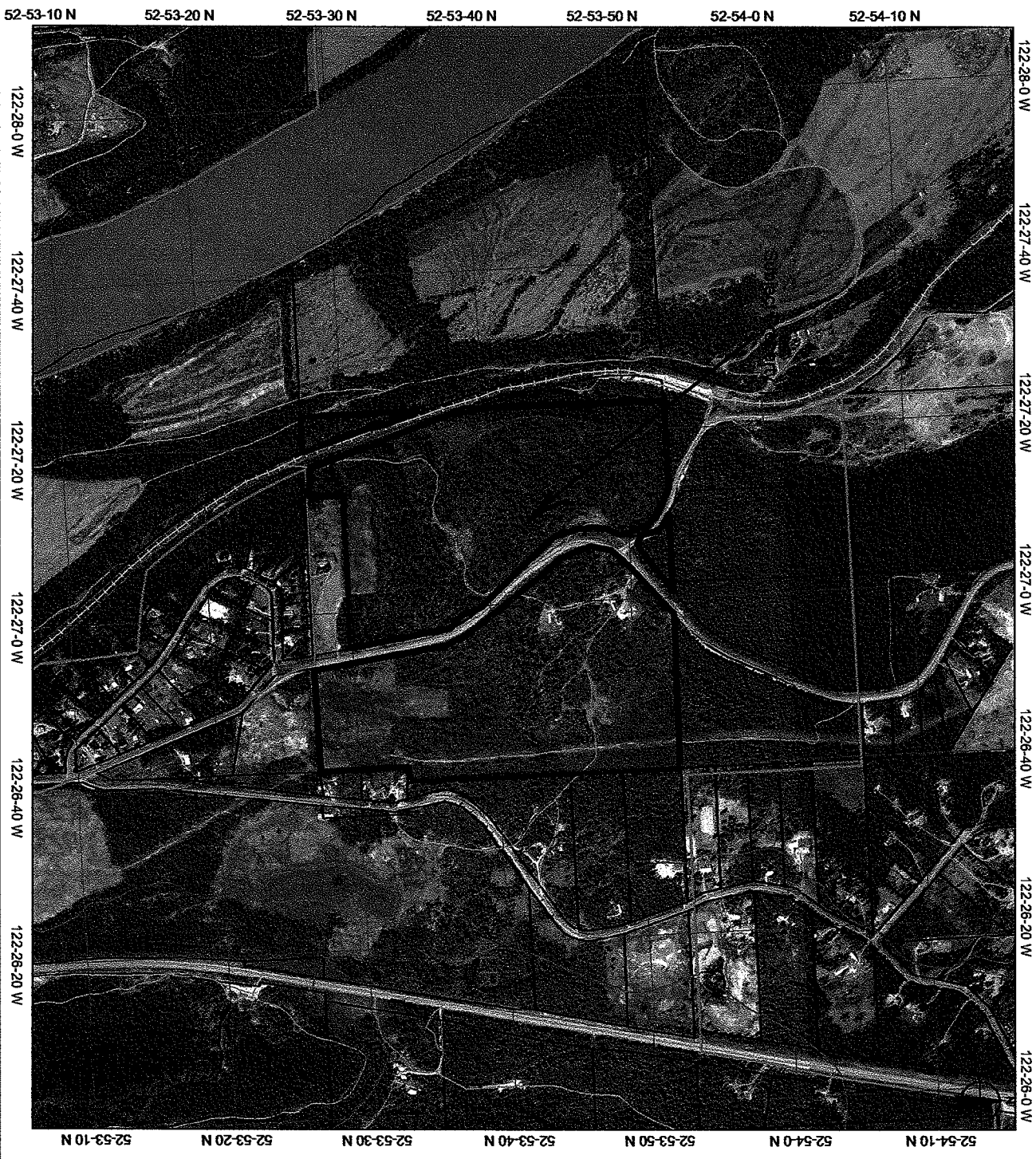
**END OF REPORT**

---

**Signature**

---

**Date**



**BRITISH COLUMBIA**

ALR App: 21-06-36575

Legend

Agricultural Land Reserves - Colour Filled

TRIM 2 Orthophoto Mosaic (1m)



Scale: 1:12,522

Copyright/Disclaimer

The material published on this web site is provided by the Government of British Columbia. It may not be reproduced or distributed in any form, by any means, without the prior written permission of the British Columbia Government. To request permission to reproduce all or part of the material on this web site please contact the British Columbia Government, Information Services, which can be accessed through the Copyright Information Page.

**CAUTION:** Maps obtained using this site are not guaranteed and may not reflect current conditions on the ground. Do not use for navigation. DO NOT USE THESE MAPS FOR NAVIGATION. NAD 83/2011.

Data Provider: MARS, Aerial Earth Data Corp

Key Map of British Columbia

