



Agricultural Land Commission
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September 14, 2006

Reply to the attention of Simone Rivers
ALC File #D-36736

Byron Johnson
6597 Price Rd.
Quesnel, B.C. V2J 6Y4

Dear Sir:

Re: Application D-36736 - to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #440/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Cariboo Regional District (# 4035-20-B271)

MC/lv/Encl.: Minutes
36736d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 7, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

| | | |
|-----------------|----------------|-----------------------|
| PRESENT: | Grant Huffman | Chair, Interior Panel |
| | Holly Campbell | Commissioner |
| | Frank Read | Commissioner |
| | Martin Collins | Staff |

For Consideration

Application # D - 36736

Applicant: Byron Johnson

Proposal: To subdivide the 63.6 ha property into a 32 ha property and a 31.6 ha property.

Legal: PID: 015-262-090
The South East ¼ of District Lot 8596, Cariboo District

Location: 6597 Price Road, Quesnel

Site Inspection

A site inspection was conducted on September 7, 2006. Those in attendance were:

| | |
|----------------|-----------------------|
| Grant Huffman | Chair, Interior Panel |
| Holly Campbell | Commissioner |
| Frank Read | Commissioner |
| Martin Collins | Staff |
| Byron Johnson | Applicant |

Mr. Johnson confirmed that he received the staff report dated July 26, 2006 and did not identify any errors.

The Commission toured the easterly and northerly edges of the property (by truck), cutting up through the fields (under the powerlines) to the applicant's homesite located on the southeast corner of the property. The applicant indicated that though the majority of the property was cleared and used for pasture and hay, that the land had limited capability for agriculture because there was no water for irrigation. He explained that the property supported less than fifteen cattle.

Commission Discussion

The Commission did not consider the subdivision proposal to be supportive of agriculture, even though the property in its present size and development could support only a limited farm operation. The Commission was concerned that subdivision into smaller lots would result in less, not more agricultural activity, and that subsequent owners of the smaller parcels would use limited capacity for agriculture as justification for additional subdivision. The Commission's experience is that larger parcels are more likely to be used for farming than smaller properties. The Commission also noted that many of the parcels in the area were a similar in size to the subject property (i.e. 64 ha, although there were smaller 30 ha lots to the southeast).

The Commission believed that retaining the property in its present size best preserved its potential for agricultural development by a subsequent landowner, or in being integrated (by either rent or lease arrangements) into a larger farm operation seeking to increase its grazing or hay-land capacity. In addition, the Commission was not convinced that further investment was impossible or impractical (for example: well irrigation) to help improve the land's productive capacity.

In view of its goals of preserving farmland and to encourage farming, the Commission believed that the subdivision proposal was not in keeping with this mandate.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Huffman

THAT the staff report be received and the application to subdivide the 64 ha property into two 32 ha lots be refused.

CARRIED

Resolution # 440/2006



Staff Report
Application # D – 36736
Applicant: Byron Johnson

DATE RECEIVED: May 31, 2006

DATE PREPARED: July 26, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 63.6 ha property into a 32 ha lot and a 31.6 ha lot.

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

BACKGROUND INFORMATION:

The applicant is proposing to divide the property in half creating a northern portion and a southern portion.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 015-262-090
The South East 1/4, of District Lot 8596, Cariboo District

Purchase Date:

October 1999

Location of Property:

6597 Price Road, Quesnel

Size of Property:

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

Present use of the Property:

Hayfield, rough cleared pasture, residence and outbuildings

Surrounding Land Uses:

WEST: Farmland (ALR)
SOUTH: Farmland (ALR)
EAST: Crown land (non-ALR)
NORTH: Hayfield and Crown forest (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93G/1 & G/2
The majority of the property is identified as having Prime Dominant ratings.

Zoning Bylaw and Designation:

North Cariboo Area Rural Land Use Bylaw No. 3505 (1999) designates the property as Resource/Agricultural (R/A).
Minimum Parcel Size 10 ha.

RELEVANT APPLICATION:

Application #12823-0

Applicant: Redden, J & G
Decision Date: September 3, 1981
Proposal: To subdivide the 16 ha property in to 7 lots
Decision: Refused on the grounds that the property is in an area of active ranching and the further subdivision of this land would substantially reduce the property's agricultural potential.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Advisory Planning Commission: The Area B APC members are in favour of this application

Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation for approval.

STAFF COMMENTS:

Agricultural Capability

Most of the property is classified as Class 3X with a small portion classifies as Class 7.
Class 3 - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
Class 7 - Land in this class has no capability for arable or sustained natural grazing

Subclass - X: cumulative and minor adverse characteristics

ATTACHMENTS:

- Map: ALR Context Map (provided by Cariboo Regional District)
- Map: Subdivision proposal (provided by Cariboo Regional District)

END OF REPORT

Signature



Date

July 22/06