



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

September 14, 2006

Reply to the attention of Simone Rivers
ALC File #D-36831

Ed and Jim Watt
PO Box 70
McLeese Lake, B.C. V0L 1P0

Dear Sirs:

Re: Application D-36831 - to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #435/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over the printed name.

Erik Karlsen, Chair

cc: Cariboo Regional District (#4035-20-A-D065)

MC/lv/Encl.: Minutes
Sketch Map

36831m1



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 - 36831

Applicant: Ed & Jim Watt

Proposal: To subdivide a 2.5 ha residential lot from the 13.2 ha property. The landowner, Jim Watt, is in poor health and wants to sell the ranch and move closer to a hospital. The son, Ed Watt, wants to remain in his home on the property. The applicant has owned the property since 1979.

Legal: PID: 013-796-054
District Lot 8678, Block A, Cariboo District, Plan 3805, EXCEPT Plan 13514;

Location: 6831 Soda Creek-McAlister Road

Site Inspection

A site inspection was conducted on September 6, 2006. Those in attendance were:

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

The Commission met briefly with Jim Watt at his home on the lower bench of the property. Ed Watt was out of town.

The Commission noted that the elder Watt lived on a lower bench abutting the Fraser River, on land appearing to have very good agricultural capability. Ed Watt's home was located on what remained of the smaller upper bench. A previous (pre ALR) subdivision created a 2.5 ha homesite lot on the other half of the upper bench.

Discussion

The Commission had no objection to the subdivision because the 2.5 ha lot was located on a small upper bench, physically separated from the rest of the property, and had limited agricultural capability (due to its small arable area). The 2.5 ha area also shared the bench with another rural residence, and would not likely be integrated into a single agricultural unit comprising the lower bench area. The Commission did not believe that the proposed subdivision would have any negative impacts on the agricultural utility of the property, or any agricultural operations in the surrounding area.

IT WAS

MOVED BY: Commissioner Read

SECONDED BY: Commissioner Huffman

THAT the application to subdivide a 2.5 ha lot from the 13.2 ha property be allowed;

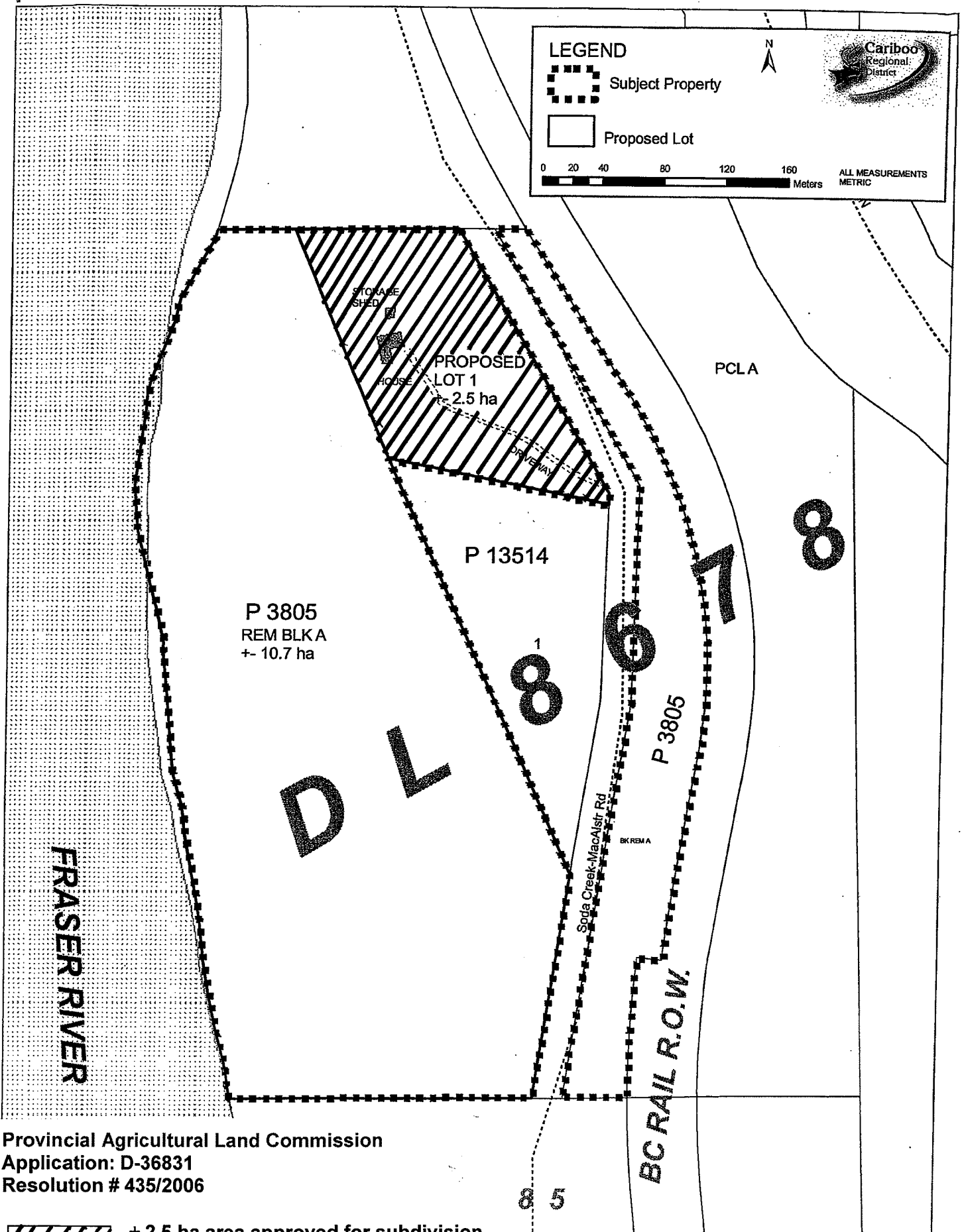
AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.


This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

RESOLUTION #435/2006



Provincial Agricultural Land Commission
 Application: D-36831
 Resolution # 435/2006

 ± 2.5 ha area approved for subdivision.



Staff Report
Application # D – 36831
Applicant: Ed & Jim Watt

Location : McAlister Rd, northwest of McCleese Lake

DATE PREPARED: August 22, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Magwood, Land Use Planner

PROPOSAL: To subdivide a 2.5 ha residential lot from the 13.2 ha property. The landowner, Jim Watt, is in poor health and wants to sell the property and move closer to a hospital. The son, Ed Watt, wants to remain in his home on the property. The applicant has owned the property since 1979.

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

BACKGROUND INFORMATION:

No previous applications have been considered on the property or in the area.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 013-796-054

District Lot 8678, Block A, Cariboo District, Plan 3805, EXCEPT Plan 13514;

Purchase Date (m/d/y):

01/01/1979

Location of Property:

6831 Soda Creek-McAlister Road

Size of Property:

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

Present use of the Property:

Residence, outbuildings, cleared field areas

Surrounding Land Uses:

WEST: Fraser River
SOUTH: DL8685 - rural residence in the ALR
EAST: Narrow 2-3 ha lot lying between the Railway right of way and the subject property
NORTH: Narrow forested parcel lying between the Railway right of way and the Fraser River

Agricultural Capability:

Data Source: Agricultural Capability Map # 93B/8
The majority of the property is identified as having prime dominant ratings: 5T (3T).

Zoning Bylaw and Designation:

Zoning Bylaw No. 3503 (1999) Central Cariboo Area Rural Land Use Bylaw
Designation: Rural 1 (RR1)
Minimum Lot Size: 4 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Cariboo Regional District forwarded the application with a recommendation of approval.

The Advisory Planning Commission recommended that the application not be approved because it does not enhance the agricultural use of the property and represents an intrusion of smaller non-agricultural uses in a predominantly agricultural area.

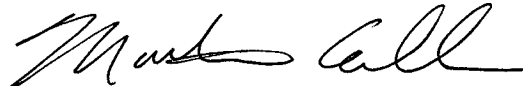
Local Government Staff recommended that the application be approved.

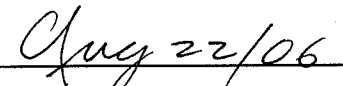
STAFF COMMENTS:

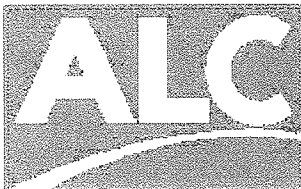
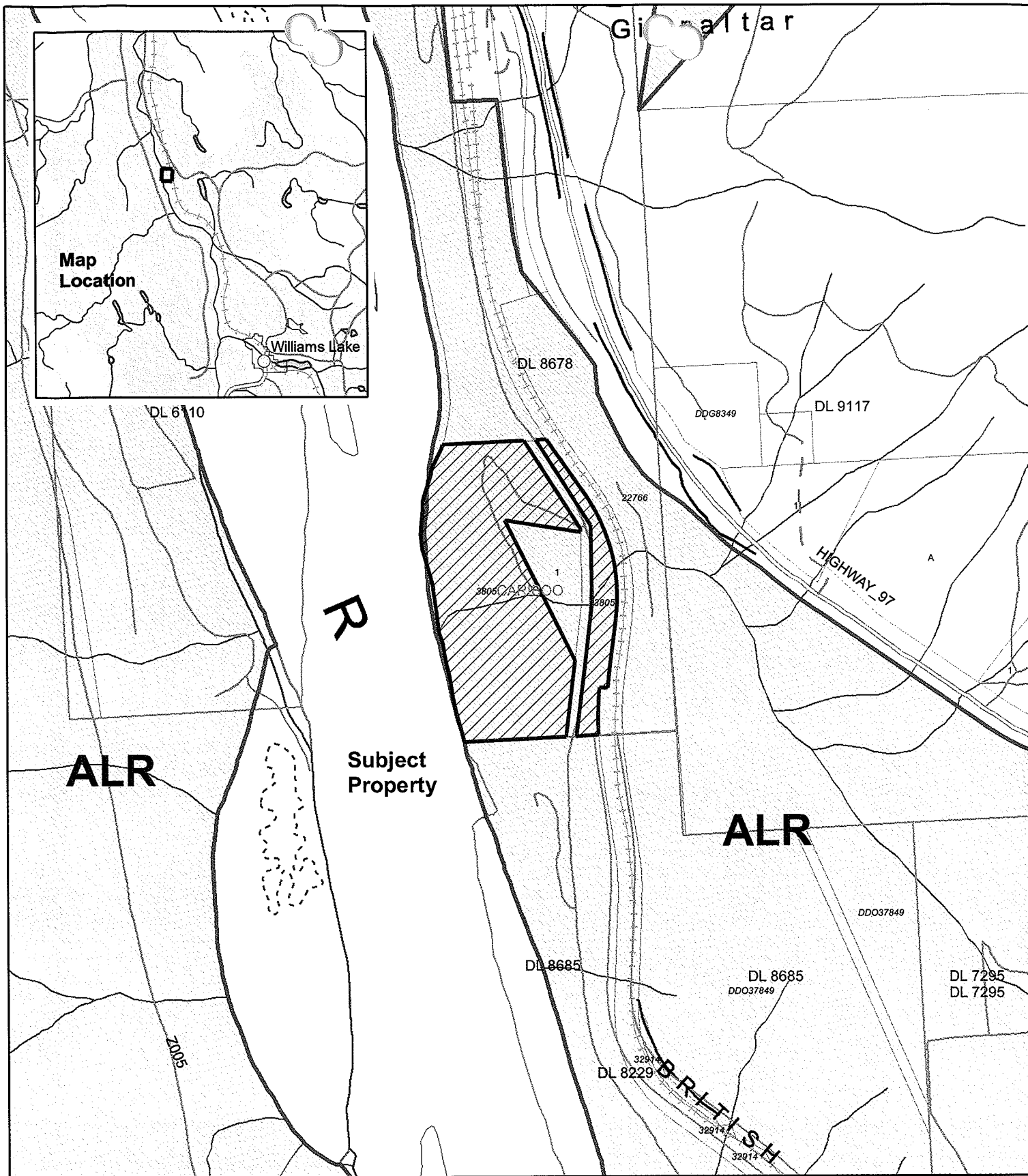
Staff suggest that the Commission consider the following:

- The property has limited agricultural capability for forage and cattle rearing due to its size. However, the soil capability ratings suggest that the land has good agricultural capability.
- A similar sized parcel was once subdivided from the property and the proposed 2.5 ha lot and 10 ha remnant are consistent with other parcel sizes in the area.
- The APC makes a germane comment in that the subdivision does not enhance the agricultural use of the property and represents another small non agricultural intrusion into this largely agricultural area.
- Subdivision for a relative, or to provide existing home(s) with its own title is not generally supported by the Commission because it erodes the agricultural land base, and raises expectations that similar subdivision requests will be routinely permitted in farm areas.

END OF REPORT

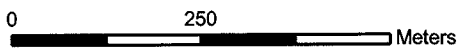

Signature


Date



ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36831
Map Sheet #:	93B.048
Regional District:	Cariboo

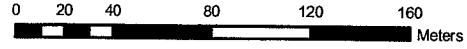
LEGEND



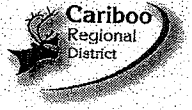
Subject Property



Proposed Lot



ALL MEASUREMENTS METRIC



STORAGE SHED



HOUSE



PROPOSED LOT 1
± 2.5 ha

DRIVEWAY

PCLA

P 13514

P 3805
REM BLK A
± 10.7 ha

DL

81

6

7

8

P 3805

Soda Creek-MacAlistr Rd

BKREMA

BC RAIL R.O.W.

FRASER RIVER

DL 8685