



Agricultural Land Commission
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September 14, 2006

Reply to the attention of Simone Rivers
ALC File #D-36848

Wiles and Cindric Surveying
PO Box 4665
Quesnel, B.C. V2J 3J9

Dear Sirs:

Re: Application D-36848 - to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #443/2006 outlining the Commission's decision as it relates to the above noted application.

The Commission has not provided the landowner with a copy of the decision. It is your responsibility as agent to inform the landowner.

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 File: 4035-20-B272

MC/lv/Encl.: Minutes
36848d1



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

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

For Consideration

Application # D- 36848

Applicant: 5 C Cattle Co. Ltd

Proposal: To subdivide a 2 ha lot from District Lot 4506 and a 2 ha lot from District Lot 10949, dividing the existing residences (used for rental purposes) from each parcel. The applicants indicate that these residences are superfluous, and a liability, to their 220 head cow calf operation.

Legal: PID: 015-110-966
District Lot 4506, North West 1/4, Cariboo District;

Location: 2575 & 2486 Rawlings Road, Quesnel

Doug Crick confirmed that he received the staff report dated August 22, 2006, and did not identify any errors.

Site Inspection

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

- Commissioners: Huffman, Campbell and Read
- ALC staff, Martin Collins
- Doug and Sheila Crick – owners of 5C Cattle Co.
- Brad Wiles, Surveyor

The Commission viewed the proposed subdivision homesites. The applicants explained that they wanted to be farmers, not landlords, and that the dwellings were a liability and unnecessary to the farm operation.

Commission Discussion

The Commission in its review of the proposal considered the impacts of subdivision on the agricultural capability of the properties and the surrounding farm community. The Commission did not consider the proposal to be supportive of agriculture, even though the proposed subdivision did not directly alienate any productive farmland. The Commission was concerned that if the subdivisions were allowed the new residents might not be sympathetic to farming, and could come into conflict with the farm activity on the adjoining farm property. Presently as renters, these residents are subject to the landowner/farmer's control. Also, if the existing dwellings were subdivided it is possible that replacement dwellings could be constructed, potentially on arable land. The Commission recalled that landowners commonly allow adult children to build homes on farmland and that many eventually seek to secure their investment by subdividing the home on its own separate title. The Commission does not consider this practice as supportive of farming as it erodes the land base and increases residential pressures and conflicts.

The Commission discussed what agricultural benefits could be provided to help offset the negative impacts of subdivision (i.e. the creation of two residential lots in this largely rural area). The Commission indicated that it would be prepared to favourably consider a revised proposal for the subdivision of the two homesite lots, that offered the registration of a covenant against the titles of the remainders of DL's 10949 and 4506, and two other adjoining farm parcels also owned by the applicant, preventing their separate sale. The result would be two small 2 ha lots containing the homesites, and two large "consolidated" farm parcels (comprised of four titles). The Commission believed that "consolidation by covenant" (also referred to as binding of titles) achieving a benefit for agriculture by mitigating the potential negative impacts of creating two rural residential lots in this farm area. In view of the landowner's commitment to farming, as expressed during the site visit, the Commission believed this was a reasonable suggestion. Alternately, the Commission is also prepared to consider the subdivision of a single 2 ha lot, subject to the consolidation of the remnants of the subject properties.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Huffman

THAT the staff report be received and the application to subdivide two 2 ha lots from the subject properties be refused as proposed on the grounds of the potential negative impacts of arising from rural/residential conflicts.

CARRIED
443/2006



Staff Report
Application # D – 36848
Applicant: 5 C Cattle Co. Ltd
Agent: Brad Wiles

Location: Northwest of Bouchie Lake, west of Quesnel

DATE PREPARED: August 22, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Magwood, Land Use Planner

PROPOSAL: To subdivide a 2 ha lot from District Lot 4506 and a 2 ha lot from District Lot 10949, dividing the existing residences (used for rental purposes) from each parcel. The applicants indicate that these residences are superfluous and a liability to their 220 head cow calf operation.

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 subject properties. Very few recent applications have been considered in the surrounding area.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 015-110-966
District Lot 4506, North West 1/4, Cariboo District;

PID: 012-391-484
DL 10949, Cariboo District

Purchase Date (m/d/y):

09/01/1997 and 04/2004

Location of Property:

2575 & 2486 Rawlings Road, Quesnel

Size of Property:

Each property is 65 ha (totaling 130 ha)

ALR Area:

Approximately 120 ha (the easterly sliver of DL 10949 lies outside the ALR)

Present use of the Property:

Crops and grazing, uncleared land, a single family residence and outbuildings on each parcel

Surrounding Land Uses:

- WEST:** Hobby horse operation (in the ALR)
- SOUTH:** Hobby horse operation (in the ALR)
- EAST:** Crown grazing lease (in the ALR)
- NORTH:** Hay production, grazing (in the ALR)

Agricultural Capability:

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

Official Community Plan and Designation:

Resource /Agriculture in the North Cariboo Area Rural Land Use Bylaw #3505
which permits a minimum lot size: 10 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

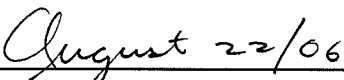
STAFF COMMENTS:

Staff recommends that the Commission consider the following.

- The proposed subdivisions do not reduce the agricultural capability of the parcels, as they encompass homesites.
- The number of rural residents will increase in this area, incrementally increasing potential for residential/farm conflicts.
- Recently, in the south Cariboo, the Commission allowed a similar small lot subdivision (of a superfluous rental property) subject to the consolidation, by covenant, of the remnant with an adjoining farm parcel also owned by the applicant (File: D-36101).
- Consolidation of the agricultural remainders would support farming by increasing parcel sizes, and reducing speculative, residential/recreational pressures.

END OF REPORT


Signature


Date