



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Reply to the attention of Simone Rivers
ALC File: D-36909

December 1, 2006

Richard Cindric
c/o Wiles and Cindric Surveying
PO Box 4665
Quesnel, BC V2J 3J9

Dear Mr. Cindric:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 616/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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:

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-A147)

Enclosure: Minutes/Sketch Plan

SR/eg
i/36909d1

**Plan of Tentative Subdivision of Lot 1,
District Lot 4999, Cariboo District,
Plan 34360.**

BCGS 93 B.098

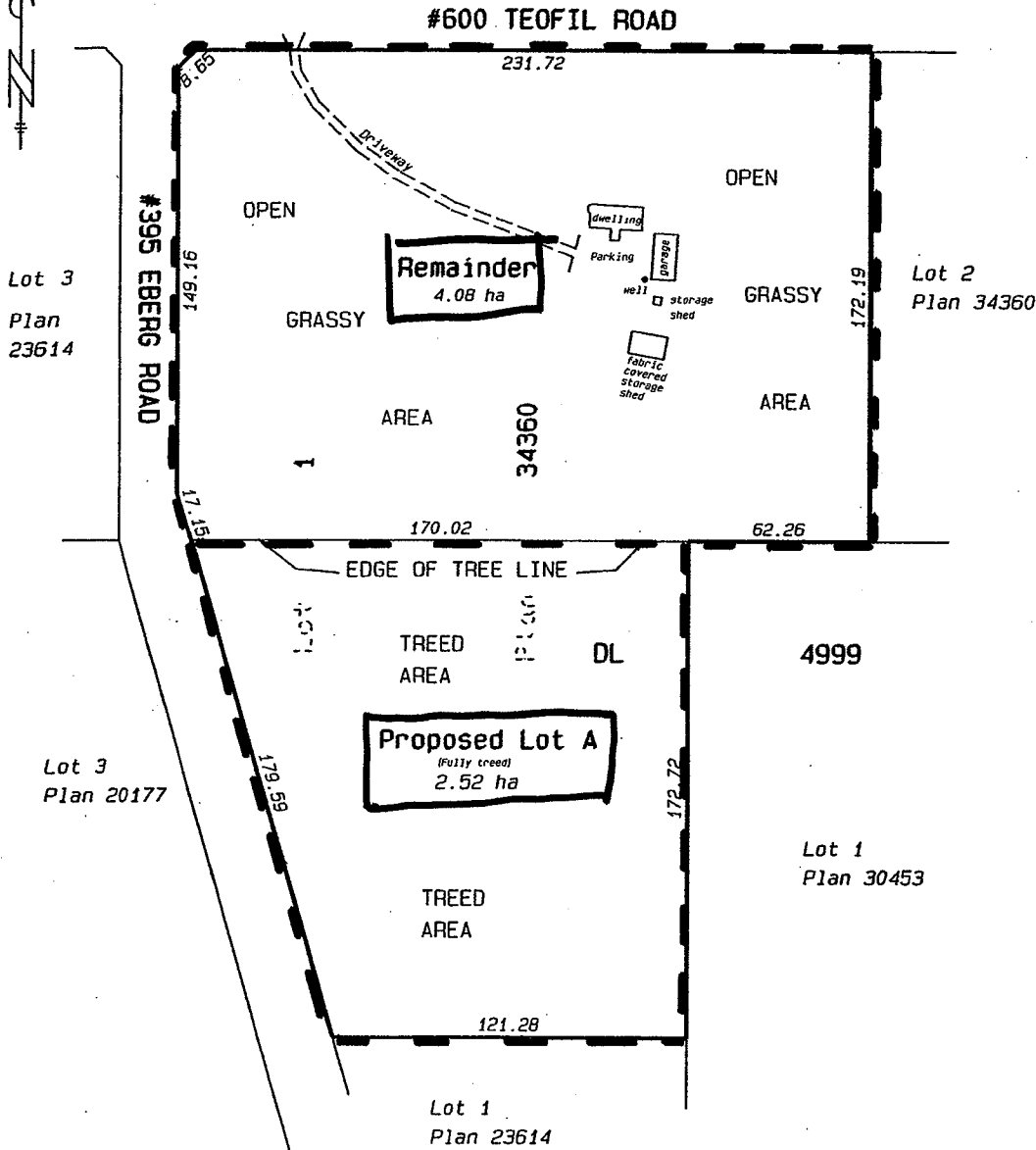
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All distances shown in metres and decimals thereof.

┌ indicates outline of subject area

Parcel Identifier: 015-663-221

In the Cariboo Regional District.


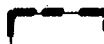


Provincial Agricultural Land Commission

Application D-36909
Resolution # 616/2006

Drawn for: Jean and Doug Davis
June 6, 2006

Surveyed June 6, 2006

-  Subject Property
-  Approved subdivision into a 4 ha lot and a 2.5 ha lot



A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # D- 36909
 Applicant: Douglas & Catherine Davis
 Agent: Wiles and Cindric Surveying
 Proposal: To subdivide to create a 2.5 ha lot from a 6.6 ha lot.
 Legal: PID: 015-663-221
 Lot 1, District Lot 4999, Cariboo District, Plan 34360
 Location: 2126 Teofil Road, Quesnel

Site Inspection

A site inspection was conducted on November 23, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Doug Davis Applicant

The Commission met with Mr. Davis on the subject property. It was able to view the proposed dividing line and noted that the proposed subdivision divided the cultivated portion of the property from the non-cultivated portion. It further noted, upon driving along Eberg Road, that the treed portion of the property was somewhat steeper than the remainder.

Mr. Davis confirmed that the staff report dated November 6, 2006 was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is rated as 50% Class 4 TP – 50% Class 3 TP

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.

Subclasses: P stoniness T topography

The Commission noted that the proposed 4 ha lot was largely improved for agricultural use. It further noted that the area proposed as Lot A (± 2.5 ha) is not improved and is tree covered. The proposed subdivision did not divide land that was improved for agriculture. When the Commission drove around the perimeter of the property it noted that the treed portion of the property was hilly and less agriculturally capable.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission also noted that there is a large variety of parcel sizes in this area and that many of the other properties in the area are rural residential in nature. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Campbell

SECONDED BY: Commissioner Huffman

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The subdivision must be completed within 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 # 616/2006



Staff Report
Application # D – 36909
Applicant: Douglas & Catherine Davis
Agent: Wiles and Cindric Surveying

DATE RECEIVED: August 30, 2006

DATE PREPARED: November 6, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 6.6 ha lot in a 2.5 ha lot and a 4.1 ha lot.

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

BACKGROUND INFORMATION:

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 015-663-221
Lot 1, District Lot 4999, Cariboo District, Plan 34360

Purchase Date:

July 2002

Location of Property:

2126 Teofil Road, Quesnel

Size of Property:

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

Present use of the Property:

Residence

Surrounding Land Uses:

WEST: Residential Lots and Eberg Road
SOUTH: Residential Lots
EAST: Residential Lots
NORTH: Teofil Road

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 Bylaw No. 1366 designates the property as Rural Residential (RR).

Zoning Bylaw and Designation:

Quesnel Fringe Area Zoning Bylaw No. 3504 (1999) designates the property as Rural 2 (RR 2)
Minimum Lot Size: 2.0 ha

PREVIOUS APPLICATIONS:

Application #31598-0

Applicant: Kerger, Wolfram
Decision Date: November 17, 1997
Proposal: To subdivide the 6.6 ha property into 2 lots of 4 ha, which contains the cleared acreage and the house, and a 2.6 ha remainder.
Decision: Refused on the grounds of agricultural capability.

Application #28418

Applicant: Sales
Decision Date: February 22, 1994
Proposal: To subdivide the 8 ha property into 4 lots. One lot of 1.6 ha west of Hwy 97 and 3 lots of approximately 2 ha each east of Hwy 97.
Decision: Refused. Property has good agricultural capability and should be retained in the largest possible size. Would allow s/d along the Hwy.

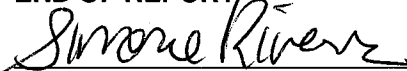
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

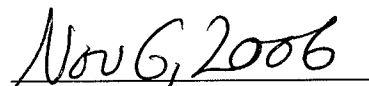
ATTACHMENTS:

- Sketch of tentative subdivision (submitted by the applicants)
- Area Context Map (submitted by the Cariboo Regional District)
- ALC Context Map - BCGS 93B.098 - 1:10,000 (created by ALC Staff)
- Airphoto - BCGS 93B.098 - 1:10,000 (created by ALC Staff)

END OF REPORT



Signature



Date