



Agricultural Land Commission
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Reply to the attention of Simone Rivers
ALC File: D-36911

December 1, 2006

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

Dear Mr. Wiles:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 614/2006 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:

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






Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-A142)

Enclosure: Minutes/Sketch Plan

SR/eg
i/36911d1

LEGEND

-  Lot Boundary
-  Subject Property
-  Gravel Road
-  Paved Road
-  ALR

90 0 90 180 Meters



L 6724

SUBJECT
PROPERTY

L 6721

Lot 2 →

↑
Lot 1

Holley Rd

Hwy 97 S



L 7

L 6

L 6735

Provincial Agricultural Land Commission

Application D-36911
Resolution # 614/2006

-  Subject Property
-  Approved subdivision into two lots.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses: M soil moisture deficiency T topography

Assessment of Agricultural Suitability

The Commission believes the small size of the property limits agricultural use.

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 noted that the subject property was small in size and being uses for rural residential purposes. It also noted that there are already two houses on the property. It further noted that the property was adjacent to a large dairy operation as well as adjacent to one other similar- sized lot along the highway. Although the lot sizes proposed are smaller than the majority of those in the surrounding area, the Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That while the land under application has agricultural capability it is limited due to the size of the property.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Huffman
SECONDED BY: Commissioner Campbell

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 # 614/2006



Staff Report
Application # D – 36911
Applicant: Alois and Kathi Klæui
Agent: Wiles and Cindric Surveying

DATE RECEIVED: August 30, 2006

DATE PREPARED: November 2, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 6 ha property into a 2.8 ha lot and a 3.2 ha lot as divided by Holley Road.

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

BACKGROUND INFORMATION:

The subject property currently contains two dwellings and the applicants are proposing to divide the property so that each dwelling will be on a separate title.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 024-719-498
Lot A, District Lot 6 & 6724, Cariboo District, Plan PGP45169

Purchase Date:

March 2000

Location of Property:

2915 Holley Road, Quesnel

Size of Property:

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

Present use of the Property:

Two residences and a shop

Surrounding Land Uses:

WEST: Agricultural, forage production
SOUTH: Agricultural, forage production
EAST: Residential, wooded, grazing
NORTH: Residential, Agricultural Forage Production

Agricultural Capability:

Data Source: Agricultural Capability Map # 93B/16
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Cariboo Regional District North Cariboo Rural Land Use Bylaw No. 3505 (1999)
designates the property as Rural 3 (RR3)
Minimum Lot Size 0.8 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

ATTACHMENTS:

- Sketch showing proposed subdivision (submitted by the Cariboo Regional District)
- ALC Context Map BCGS 93B.078 - 1:10,000 (Created by ALC Staff)
- Airphoto BCGS 93B.078 - 1:5000 (created by ALC Staff)

END OF REPORT



Signature



Date