



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

November 27, 2007

Reply to the attention of Simone Rivers
ALC File: D-37704

Richard Cindric
P.O. Box 4665
Quesnel, BC V2J3J9

Dear Mr. Cindric:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 609/2007 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.

In reviewing this application it came to the Commission's attention that the title for the subject property does not display the legal notation advising that the parcel may be affected by the *Agricultural Land Commission Act*.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles that the ALR notation is to be added to Title No. PH46276 (PID 013-548-565) which is located entirely within the Agricultural Land Reserve for the Cariboo Regional District.

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-A149)
BC Land Title & Survey, New Westminster

Enclosure: Minutes/Sketch Plan



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 7, 2007 at Quesnel City Hall, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # D- 37704
 Applicant: Linda & Stanley Manky
 Agent: Richard Cindric
 Proposal: To subdivide two (2) 2 ha parcels from the 16 ha property leaving an approximately 12 ha remainder.
 Legal: PID: 013-548-565
 Lot 2, District Lot 3959, Cariboo District, Plan 6194
 Location: 4 km south of Dragon Lake - Quesnel

Site Inspection

A site inspection was conducted on November 7, 2007. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Stanley Manky Applicant
- Richard Cindric Agent

The Commission noted that the applicants proposed subdividing the front of the property from the rear. The proposed subdivision would effectively divide the cleared area from the balance of the property. The Commission noted that it had previously excluded a property across the road on the grounds that it had limited agricultural capability. This property is now being developed into rural residential lots.

Mr. Cindric confirmed that the staff report dated October 26, 2007 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. In evaluating this application the Commission considered that the property was in an area of relatively small holdings next to the ALR boundary. It also believed that the location of proposed lots, adjacent to an area that had been excluded and is being developed as a rural residential subdivision lessened the impact of these lots on the surrounding property. It noted that the larger remainder would abut cleared land to the east. The Commission believed that the property had limited agricultural capability due to its size and location and therefore, the Commission did not believe that the proposal would impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Campbell

SECONDED BY: Commissioner Huffman

THAT the application 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
- 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.

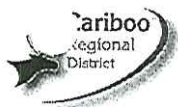
CARRIED

Resolution # 609/2007

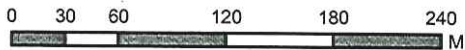
LEGEND

 Subject Properties

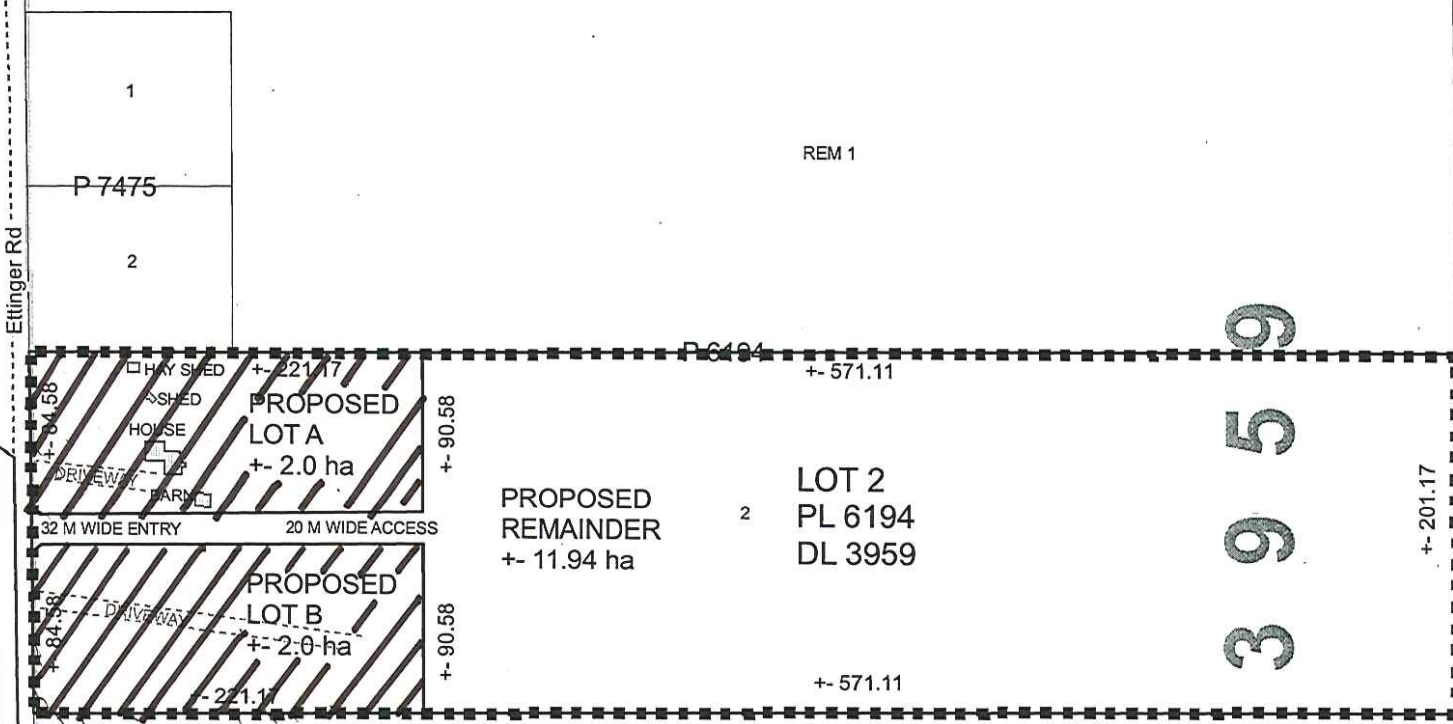
 Proposed Lots



ALL MEASUREMENTS
METRIC
ALR_A_149




DL 3954




DL 3959

Provincial Agricultural Land Commission

Application # D- 37704
Resolution # 609/2007

 Subject Property

 Approved subdivision into two (2) 2 ha lots.

DL 3957

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Johnson Rd