



**Staff Report**  
**Application # D – 37704**  
**Applicant: Linda & Stanley Manky**  
**Agent: Richard Cindric**

**DATE RECEIVED:** September 26, 2007

**DATE PREPARED:** October 26, 2007

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide two 2 ha parcels from the 16 ha property leaving an approximately 12 ha remainder.

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: 013-548-565  
Lot 2, District Lot 3959, Cariboo District, Plan 6194

**Purchase Date:**

November 1994

**Location of Property:**

4 km south of Dragon Lake - Quesnel

**Size of Property:**

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

**Present use of the Property:**

Hobby farm

**Surrounding Land Uses:**

**WEST:** hobby farms, residential  
**SOUTH:** farm  
**EAST:** farm  
**NORTH:** hobby farm

**Agricultural Capability:**

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

**Zoning Bylaw and Designation:**

Quesnel Fringe Area Zoning Bylaw No 3504 (1999)  
Designation - Rural 1  
Minimum lot size - 4 ha

**RELEVANT APPLICATIONS:**

**Application #32476-0**

**Applicant:** Smith, Norman & Linda  
**Decision Date:** January 06, 1999  
**Proposal:** To subdivide the 30.27 ha property into a 7.35 ha homesite lot and a 23.4 ha remainder. The area proposed for the homesite is described as hilly, timbered and very rocky and would be good only for limited grazing.  
**Decision:** Refused on the grounds that the Homesite lot is too large and the pasture and farm buildings would provide more valuable for the continued agricultural use of the land if they remained with the farm rather than with the homesite lot.

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**Application #32476-1**

**Applicant:** Smith, Norman & Linda  
**Decision Date:** December 13, 1999  
**Proposal:** Original proposal to s/d a 7.35 ha h/s lot from the 30.27 ha property was refused. It was suggested that a smaller lot would be considered. The revised application is for a 3.99 ha h/s lot to contain the house and outbuildings.  
**Decision:** Allow 4 ha homesite severance subject to all conditions of the Homesite Severance Policy.

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**Application #13289-0**

**Applicant:** Sidhu, Hardial  
**Decision Date:** January 07, 1982  
**Proposal:** To subdivide the 64 ha property into fifteen 4 ha lots.  
**Decision:** Refused on the grounds that parcelization would have a negative impact on the surrounding farm area.

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**Application #20954-0**

**Applicant:** Sidhu, Hardial  
**Decision Date:** April 21, 1987  
**Proposal:** To subdivide the 61.6 ha property into 2 lots of 10.2 ha and 4 lots of 10.3 ha.  
**Decision:** Refused. The lands have excellent agricultural capability.

**Application #34579-0**

**Applicant:** Lee, Calvin  
**Decision Date:** October 20, 2004  
**Proposal:** To exclude and subdivide the 56 ha property into fourteen 4 ha rural residential lots.  
**Decision:** The Commission allowed the exclusion of the 56 ha property from the ALR on the grounds of poor agricultural capability due to unfavorable topography.  
**Note:** This property is located directly east of the current subject property. The property has been excluded but according to the maps it has not been subdivided.

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**Application #23709-0**

**Applicant:** Gamache, Leonard  
**Decision Date:** March 14, 1990  
**Proposal:** To exclude the subject property from the ALR in order to subdivide into twelve lots ranging from 3.7 ha to 5.7 ha.  
**Decision:** Refused as proposed

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**Application #34837-0**

**Applicant:** Shkuratoff, Frances  
**Decision Date:** July 10, 2003  
**Proposal:** To exclude the property from the ALR in order to subdivide and create 11 lots +/- 4 ha for home ranchettes.  
**Decision:** The Commission refused the application to exclude the 44 ha property from the ALR on the grounds the land had good agricultural capability based on its soils and size. In addition the Commission refused the subdivision of the property into eleven 4 ha lots because of reduced agricultural capability.

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**Application #36575-0**

**Applicant:** Miller, Angela & Dean  
**Decision Date:** May 18, 2006  
**Proposal:** To subdivide the 56.6 ha property into a 0.6 ha lot, and two approximately 28 ha lots as divided by existing roads.  
**Decision:** Refused on the grounds that the subdivision is not supported by existing planning studies.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Cariboo Regional District Board:** the Regional Board forwarded the application with a recommendation of approval.

**STAFF COMMENTS:**

Staff note the following:


- According to the airphoto, only the eastern portion of the subject property appears to be cleared, the remainder is forested.
- The property to the east of the subject property is not in the ALR but is not subdivided.

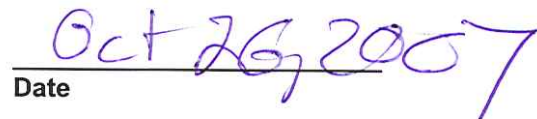
Staff recommend a site visit to evaluate the agricultural capability of the subject property as well as the impact that subdivision might have on surrounding agricultural operations.

**ATTACHMENTS:**

- Description of proposal – submitted by the applicants
- Sketch showing proposed subdivision (created by Cariboo Regional District Staff)
- Local Government Staff Report
- Map showing the location of selected previous applications detailed in staff report
- ALC Context Map – 93B.098 – 1:50,000 (created by ALC Staff)
- Airphoto - 1:10,000 (created by ALC Staff)

**END OF REPORT**

  
Signature

  
Date