



**Agricultural Land Commission**  
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November 23, 2007

Reply to the attention of Simone Rivers  
ALC File: D-37705

Ernest & Roxanne Koeck  
1503 Dragon Lake Road  
Quesnel, BC V2J6G3

Dear Mr. and Mrs. Koeck:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 600/2007 outlining the Commission's decision as it relates to the above noted application.

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-A150)

Enclosure: Minutes/Sketch Plan



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

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

**For Consideration**

Application: # D- 37705  
Applicant: Ernest & Roxanne Koeck  
Proposal: subdivide property into two equal parcels of 1.12 ha  
Legal: PID: 024-838-829  
Lot A, District Lot 5440, Cariboo District, Plan PGP45685  
Location: 1503 Dragon Lake Road, outside of 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
- Ernest and Roxanne Koeck Applicants

The Commission walked the property with the applicants and noted that it was small and steep. The property was a continuation of a hillside that was not in the ALR and had been subdivided.

Ms. Koeck 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**

### **Assessment of Agricultural Capability**

The Commission believed that the subject property had limited agricultural capability due to its small size and steep topography. There was a small flat area near the road where the applicants were keeping a horse, the remainder of the property sloped up from the road.

### **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 property was adjacent to other lots of a similar size that were outside of the ALR due to the topography. 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 limited agricultural capability.
2. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Huffman

**SECONDED BY:** Commissioner Gillette

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.

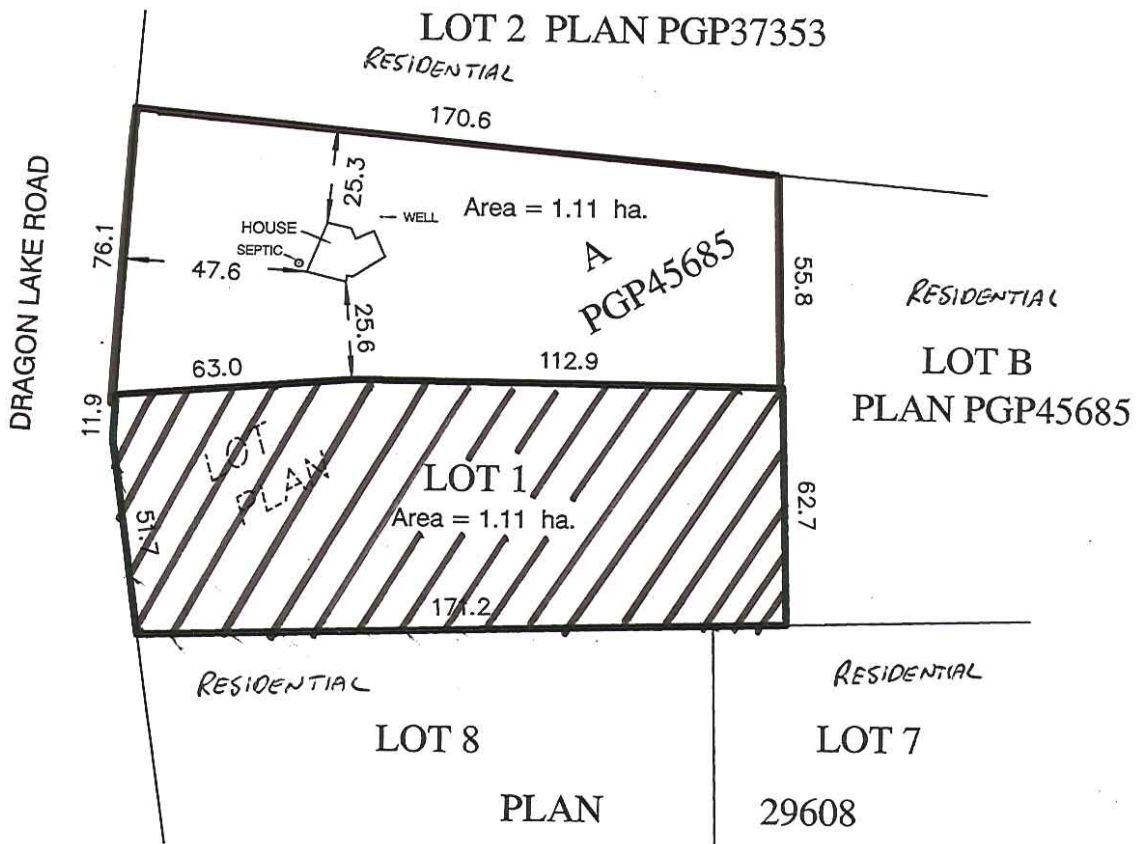
### **CARRIED**

**Resolution # 600/2007**

# TENTATIVE PLAN OF SUBDIVISION OF PART OF LOT A, D.L. 5440, CARIBOO DISTRICT, PLAN PGP45685



SCALE 1:2000

JUNE 12, 2007



**Provincial Agricultural Land Commission**

Application D-37705  
Resolution 600/2007

-  Subject Property
-  Approved subdivision

R.E. GOOK & ASSOCIATES  
B.C. & CANADA LAND SURVEYORS

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