



**Agricultural Land Commission**  
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November 23, 2007

Reply to the attention of Simone Rivers  
ALC File: D-37709

Brad Wiles  
PO Box 4665  
Quesnel, BC V2J3J9

Dear Mr. Wiles:

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

Please find attached the Minutes of Resolution # 598/2007 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-B276)

Enclosure: Minutes/



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**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- 37709  
Applicant: Jerry Entzminger  
Agent: Brad Wiles  
Proposal: To subdivide the 126.6 ha property into thirteen lots ranging in size from 4 ha to 7 ha with a 58 ha remainder.  
Legal: PID: 015-168-379  
The South ½ of District Lot 3224, Cariboo District, EXCEPT Plan 25588  
Location: Blackwater Road, 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
- Brad Wiles Agent for the applicant
- Jerry and Laura Etzminger Applicants

The Commission visited the property and viewed the areas that the applicant wished to subdivide. It noted that the land on the west side of the road was rocky and hilly. The Commission drove through the applicant's property and viewed land that had been cleared and put into production by the applicant on the east of the subject property.

Mr. Wiles 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**

Portions of the subject property are given three specific CLI agricultural capability ratings. The eastern portion of the property is separated from the west by a ridge that runs down the middle. The eastern portion of the property has better agricultural capability than the west and it is this portion of the property that the applicant has cleared and brought into agricultural production. However, the Commission believes that the entire property has agricultural capability and is correctly designated as ALR.

### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. As the property is located in an area of larger holdings, the Commission does not believe there are external factors that render the land unsuitable for 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 was concerned about the addition of 13 new lots into this agricultural area in the absence of any planning review or discussion with the local government. The Commission believes the proposal as submitted would impact existing or potential agricultural use of surrounding lands. However, the Commission appreciated the effort that the applicant had put into clearing the land and believes that a revised proposal may mitigate some of the concerns it has noted.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

## **IT WAS**

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Campbell

THAT the application be refused as proposed.

AND THAT the Commission may be willing to consider a revised proposal, submitted in writing to the Commission, that creates no more than seven lots with a minimum lot size of 10 ha. The Commission would also require that the revised proposal include the consolidation, either by covenant or by legal survey of the remainder of DL 3224 with the South West ¼ of DL 6642. The Commission was also concerned with the "proposed access to REM S ½ - 25 m wide" that was shown on the subdivision proposal. It

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believes that the consolidation of the REM of the S ½ will negate the need for this access or that the Remainder could be accessed in another way.

**CARRIED**  
**Resolution # 598/2007**