



**Agricultural Land Commission**  
133--4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

May 12, 2008

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

Brad Wiles  
PO Box 4665  
Quesnel, BC V2J3J9

Dear Mr. Wiles:

**Re: Reconsideration Request**

Reference is made to e-mail correspondence of February 19, 2008 and submission of a revised subdivision plan as suggested by Commission Resolution # 598/2007

Please find attached the Minutes of Resolution # 207/2008 outlining the Commission's decision as it relates to the above noted request. 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: 

Erik Karlsen, Chair

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

Enclosure: Minutes/Sketch Plan



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**A meeting was held by the Provincial Agricultural Land Commission on April 30, 2008 at the offices of the Ministry of Agriculture and Lands, Kamloops, B.C.**

**PRESENT:** 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 127.2 ha property into seven (7) ten ha lots as suggested by the Commission in Resolution # 598/2007. The applicants also provided new information about the status of the proposed road that was shown on the plans which would be an extension of Dibbs Road # 288. The Commission had specifically stated that it did not want to see the road on the revised plan in its decision.

Legal:                PID: 015-168-379  
                          The South ½ of District Lot 3224, Cariboo District, EXCEPT Plan 25588

Location:            Blackwater Road, west of Quesnel

**Site Inspection**

A site inspection was conducted on November 7, 2007. A second site inspection was not conducted.

**Discussion**

By Resolution # 598/2007 the Commission refused the applicants' initial proposal to subdivide the property into 13 lots ranging in size from 4 to 7 ha in size. In its decision the Commission had stated that it would be willing to consider a revised proposal that created no more than 7 lots with a minimum parcel size of 10 ha. The Commission also required 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 8642. Finally, the Commission stated its concern with the "proposed access to REM S ½ - 25 m wide" that was shown on the subdivision proposal. It believed 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.

The applicants submitted a revised proposal showing seven (7) 10 ha lots as suggested by the Commission; however, the revised plan still showed the road that the Commission had specifically stated was unnecessary. Upon further inquiry by Commission staff it was discovered that the road, while not surveyed, is a "section 42" road under the Transportation Act meaning that it is considered to be a public highway. As such, dedication or upgrading of this road is a permitted use within the ALR. Based

on this new information, the Commission had no objection to the road remaining on the subdivision plan.

**IT WAS**

**MOVED BY:** Commissioner Gillette

**SECONDED BY:** Commissioner Huffman

THAT the reconsideration 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.
- The remainder of the South ½ of District Lot 3224 is consolidated or bound by restrictive covenant to the SouthWest ¼ of District Lot 8642, Cariboo District, concurrently with the registration of the subdivision plan.

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 # 207/2008**

Agricultural Land Reserve  
Remainder DL 1917

DL 4515

Agricultural Land Reserve

DL 4505

Let 1  
Plan BC27440

Remainder N W 1/4

Plan of Tentative Subdivision of Part of the Remainder  
of the S 1/2 of District Lot 3224, Carboe District.  
BC05 936,007  
Scale 1:5000

Agricultural land reserve boundary  
Dibbs Road #288

**Dibbs Rd. existing**  
Distance are in metres.  
Indicates subject property  
Proposed situated within the Agricultural Land Reserve.

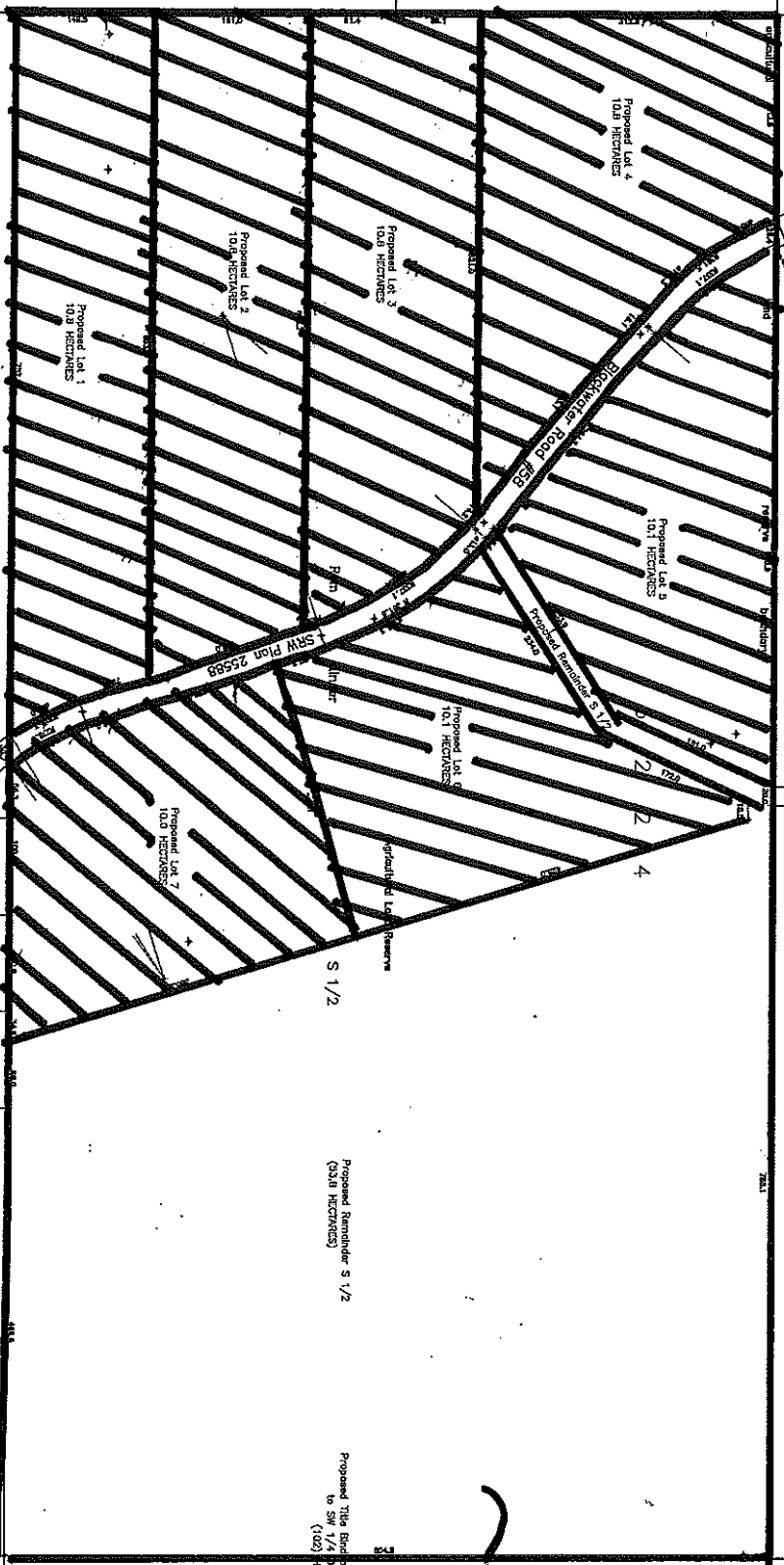
Agricultural Land Reserve  
Let 1  
Plan PG24806

NW 1/4

DL  
Agricultural Land Reserve  
86-4-2

Proposed Remainder S 1/2  
(3318 HECTARES)

Proposed The Border Convention  
to SW 1/4 DL 8642  
(102) HECTARES






This plan lies within the Carboe Regional District.

Drawn for Jerry Entzinger  
January 8, 2008

### Provincial Agricultural Land Commission

Application # D-37709  
Resolution # 207/2008

-  Subject Property
-  Approved subdivision into seven ± 10 ha lots
-  Lots to be consolidated or bound by title

# REVISED PROPOSAL-AS REQUESTED