



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

November 14, 2011

Reply to the attention of Liz Sutton
ALC File: 52305

Richard Cindric
PO Box 4665
Quesnel, BC
V2J 3J9

Dear Mr. Cindric:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **338/2011** 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.

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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Cariboo Regional District (4035-20-B284)

LS/
52305d1



A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 in Burnaby, B.C.

PRESENT:	Gordon Gillette	Chair
	Lucille Dempsey	Commissioner
	Jerry Thibeault	Commissioner
	Jim Collins	Commissioner
	Denise Dowswell	Commissioner
	Liz Sutton	ALC Staff
	Colin Fry	ALC Staff

For Consideration

Application: 52305
Applicant: Cariboo Properties
Agent: Richard Cindric
Proposal: To subdivide an 83.6 ha parcel (52.4 ha in the ALR) into two lots. Proposed Lot A will be 42.3 ha, the remainder lot will be 41.3 ha and encompass the Quesnel Golf Course. Blackwater Road severs the two proposed parcels.
Legal: Lot 1 District Lots 357 and 8633 Cariboo District Plan 33493 Except Plans PGP39471, PGP39694 and PGP40621
Location: Quesnel, BC

Site Inspection

No site visit was conducted.

Richard Cindric confirmed that the staff report dated September 22, 2011 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

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI) system.

The improved agricultural capability of the soil of the subject property is:

20 % Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

20% Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

60% Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

With limiting subclasses of topography and moisture deficiency.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. Proposed Lot A is a large parcel with a mix of ALR and non-ALR land. The majority of Lot A has topographic limitations, however, the cleared portion of the parcel has potential for agricultural activities.

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 does not believe the proposal would negatively impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission recognizes that the establishment of the Golf Course pre-dates the existence of the Agricultural Land Reserve. In addition, proposed Lot A is separated from the Golf Course remainder parcel by Blackwater Road.

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 not impact negatively agriculture.

IT WAS

MOVED BY: Commissioner Gordon Gillette

SECONDED BY: Commissioner Jim Collins

THAT the application 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.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 338/2011

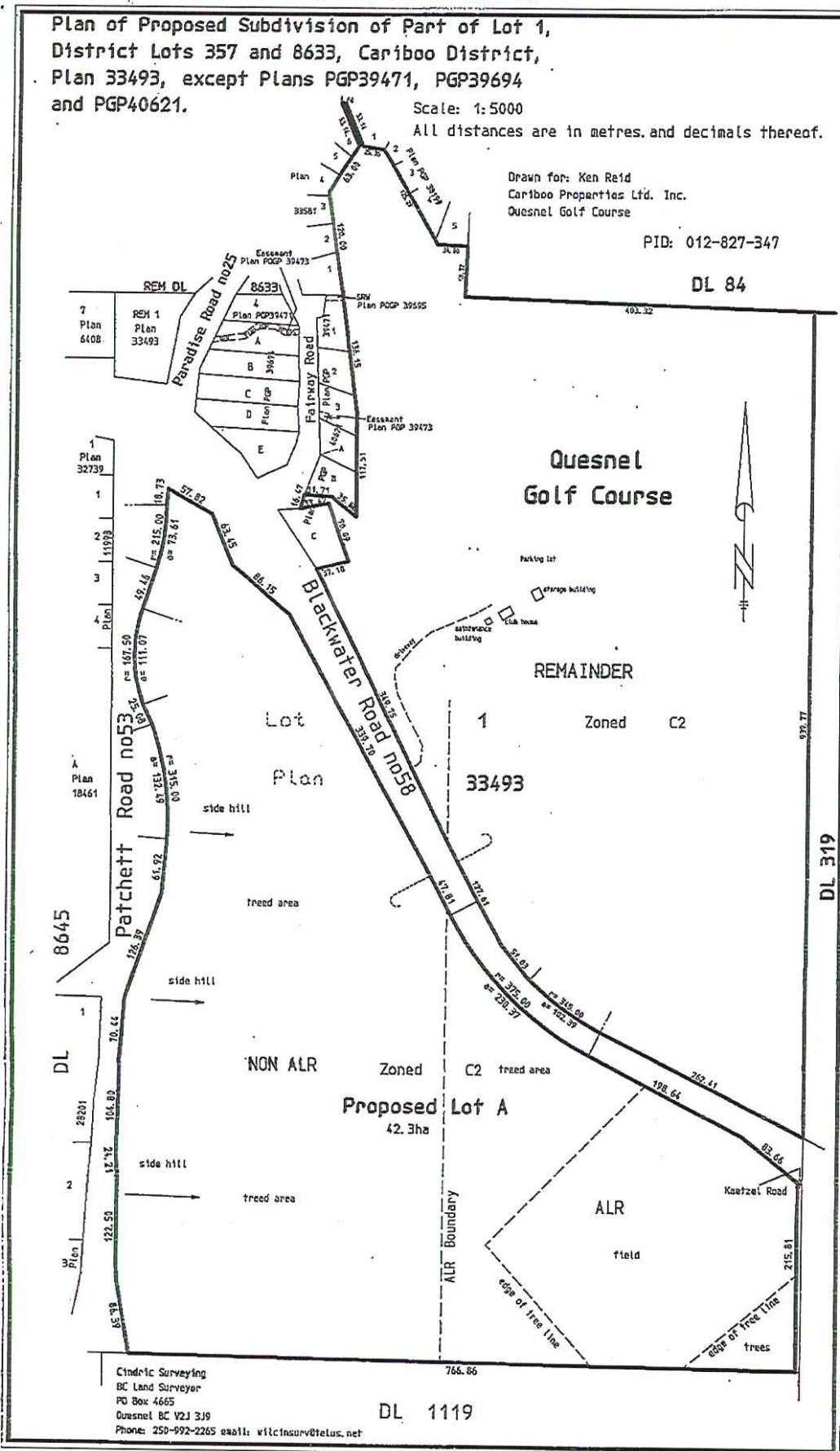
**Resolution #338/2011 (52305 – Cariboo Properties Ltd)
ALR Allowed Subdivision**

Plan of Proposed Subdivision of Part of Lot 1,
District Lots 357 and 8633, Cariboo District,
Plan 33493, except Plans PGP39471, PGP39694
and PGP40621.

Scale: 1:5000
All distances are in metres and decimals thereof.

Drawn for: Ken Reid
Cariboo Properties Ltd. Inc.
Quesnel Golf Course

PID: 012-827-347



Cindric Surveying
BC Land Surveyor
PO Box 4665
Quesnel BC V2J 3J9
Phone: 250-992-2265 email: vlicinsurv@telus.net

DL 1119