



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

June 3, 2014

ALC File: #53514

David and Colleen Zacharias 1
503 Dragon Lake Road
Quesnel, B.C. V2J 6B3

Dear Mr. and Mrs. Zacharias:

Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #130/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

By way of a copy of this letter, the Commission is advising the Registrar of Land Tittles of its order and confirming that the ALR notation is to be removed from Certificate of Title CA983122.

Further correspondence with respect to this application is to be directed to Ron Wallace at Ron.Wallace@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'C. Fry', is written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #130/2014
Sketch plan

cc: Cariboo Regional District (File:4035-20-A20130045)
Land Titles Office

53514d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 26, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53514.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Ron Wallace	Planner
Colin Fry	Chief Tribunal Officer

PROPOSAL (Submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*)

The proposal is to exclude the subject property (2.2 ha) to enable the construction of a proposed car antique collector garage.

PROPERTY INFORMATION:

Owners: David and Colleen Zacharias

Legal: PID: 024-838-829
Lot A, District Lot 5440, Cariboo District, Plan PGP45685

Location: 1503 Dragon Lake Road, Quesnel

Size: 2.2 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and

- (c) 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.

COMMISSION CONSIDERATION

The Commission reviewed the previous application involving the subject property:

Application #53023 (Zacharias, 2013)	To construct a 1,590 m ² two-story antique car museum on the 2.2 ha property. Refused on the grounds that the Commission does not encourage non-farm uses of this nature within the ALR. However, the Commission noted the limited to poor agricultural capability of the subject property, adjacent properties and previous Commission approvals (i.e. subdivision of property). The Commission questioned the agricultural utility of the subject and adjacent properties.
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After considering the information the Commission concluded as follows:

1. By Resolution #38/2013 for application #53023, the Commission indicated its willingness to consider an exclusion application of the subject property and surrounding properties.

Conclusion:

The applicants have complied with Commission's request for them to make an exclusion application on the subject property.

2. 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), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability rating identified on CLI map sheet 93B/16 for the subject property is 60% Class 5TP and 40% Class 6MP.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), P (stoniness) and T (topographic limitations).

The application information indicates that the property is currently being used for rural residential purposes.

Conclusion:

This property, which is primarily unimproved and forested, has limited capability for soil based agriculture.

IT WAS

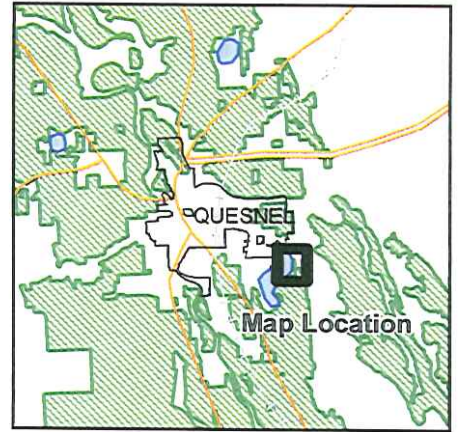
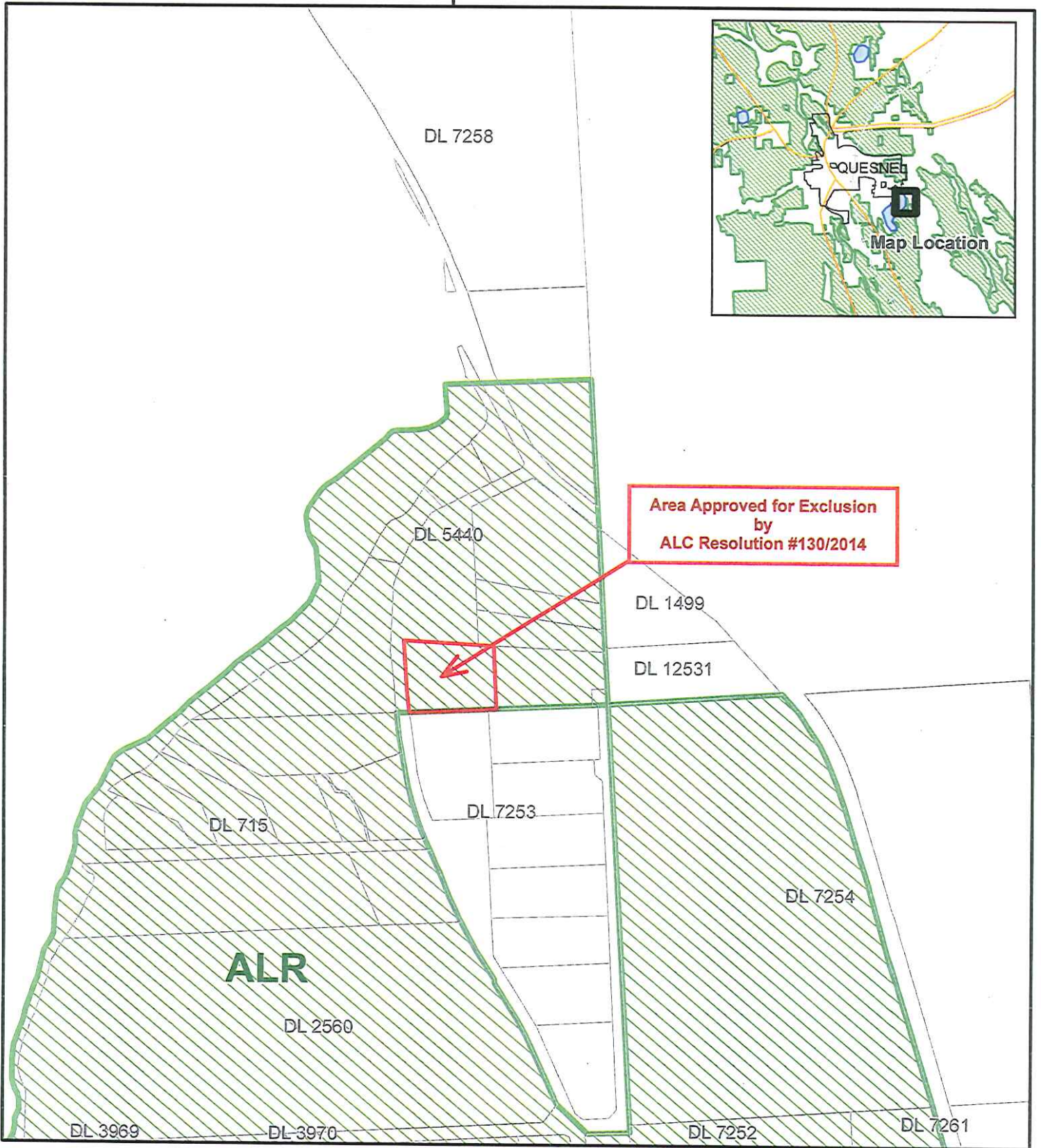
MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Thibeault

THAT the request for the exclusion of the 2.2 ha property be approved.

CARRIED

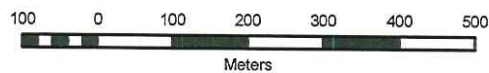
Resolution #130/2014

122°24'0"W



ALC Context Map

Map Scale: 1:10,000



ALC File #: 53514
 Mapsheet #: 93B.098
 Map Produced: Jun 5, 2014
 Regional District: Cariboo