



## Planning Application Information Sheet

**Application Type:** Agricultural Land Reserve

**File Number:** 3015-20/D20230035

**ALR Application Type:** Subdivision 21(2)

**Electoral Area:** D

**Date of Referral:** July 19, 2023

**Date of Application:** July 11, 2023

**Property Owner's Name(s):** SEIBERT CONSTRUCTION LTD

**Applicant's Name:** Veronica Meister - Exton and Dodge Land  
Surveying Inc.

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### SECTION 1: Property Summary

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**Legal Description(s):** District Lot 8853, Cariboo District, Except: Plans 29338, PGP37533, PGP37933, PGP39646, PGP41981 and BCP8399

**Property Size(s):** 28.82 ha (71.21 ac.)

**Area of Application:** 28.82 ha (71.21 ac.)

**Location:** Mile 168 Road

**Current Designation:**

Agricultural

Rural Residential 3

**Min. Lot Size Permitted:**

32 ha (79.07 ac.)

0.8 ha (1.98 ac.)

**Current Zoning:**

Resource/ Agricultural (RA 1)

Rural 3 (RR 3)

**Min. Lot Size Permitted:**

32 ha (79.07 ac.)

0.8 ha (1.98 ac.)

**Proposal:** To subdivide the current lot 28.4 ha (70.18 ac) into 11 lots plus a remainder lot, ranging from 2 ha (4.9 ac) to 4.8 ha (11.86 ac).

**Existing Buildings:** Shop 205 sq. m (2206 sq. ft.)

**Proposed Buildings:** none.

**Road Name:** Mile 168 Rd

**Road Type:** Paved

**Within the influence of a Controlled Access Highway:** Cariboo HWY 97

**Services Available:** Hydro, gas.

**Within the confines of the Agricultural Land Reserve:** Yes - partially within

**Required to comply with the Shoreland Management Policy:** N/A

**Name of Lake/Contributing River:** unnamed

**Lake Classification:** High

**Within Development Permit Area:** Yes

**Development Permit Area Name:** Aquatic Habitat Development Permit Area

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	Surveyed Crown Land	76.7 ha (189.5 ac.)
(b) South	2 Acres Or More (Single Family Dwelling, Duplex), 2 Acres Or More (Manufactured Home)	0.84 - 2.37 ha (2.08 - 5.856 ac.)
(c) East	Beef (Vacant)	62.48 ha (154.4 ac) 71 ha (175.46 ac)
(d) West	2 Acres Or More (Vacant)	64.75 ha (160 ac)

**Agricultural Capability Classification:**

*Canada Land Inventory: Class 1 = Best, Class 7 = Worst*

**% of parcel**  
100%

**Unimproved rating**  
60% Class 5- Stoniness  
40% Class 6- Topography/ Stoniness

**Improved rating**  
60% Class 3- Stoniness  
40% Class 6- Topography/ Stoniness

The agricultural capability classifications of the property are Class 5 and Class 6. The limiting factors are noted as topography and Stoniness.

Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

The improved ratings for the property are Class 3 and Class 6. The limiting factors are noted as stoniness and topography. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

\*\*\*note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.\*\*\*

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## PLANNING COMMENTS

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### Background:

The applicant has applied for an Agricultural Land Commission (ALC) application for subdivision. The application is to subdivide a 28.8 ha (71.2 ac.) parcel north of Williams Lake into 11 individual lots plus a remainder. The proposed parcels range in size from 2 ha (4.9 ac.) to 4.8 ha (11.8 ac.)

The 28.8 ha (71.2 ac.) subject property is zoned Resource / Agricultural (RA 1) and Rural 3 (RR 3) in the Williams Lake Fringe and 150 Mile House Zoning Bylaw No. 3502, 1999. It is designated Agricultural and Rural Residential 3 in the Williams Lake Fringe Area Official Community Plan as seen in Appendix B. The property currently has a stable with horses. The applicant has stated that attempts were made to hay the field, but all attempts were unsuccessful due to water constraints.

The applicant has made a previous ALC application for subdivision that was approved, ALC Application #D-39034. The previous application proposed the subdivision of the Lot into 3 separate parcels ranging from 6 ha (14.8 ac.) to 14 ha (35.6 ac.). One of the three proposed lots contained the hayfield entirely. The ALC concluded that the subject property had limited capability for agricultural use and the proposed 3 lot subdivision would not have a negative impact on the agricultural utility of the subject properties or surrounding properties. This previous application expired three years after the approval was given in Dec 15, 2009.

#### Location and Surrounding:

The subject property is divided by Mile 168 Road and is approximately 1 km north of the City of Williams Lake boundary. The majority of the property is located within the Agricultural Land Reserve (ALR) and is covered in grass and trees. Due to the presence of an unnamed stream on the subject property an aquatic habitat development permit area is present. To the south of the property there are multiple smaller lots ranging from 0.8 ha to 2.4 ha (2.1 ac. to 5.9 ac.). The lot to the east is currently being used for farming and the lots to the north and west are vacant. The property is also located approximately 3.1 km driving distance from Highway 97.

#### CRD Regulations and Policies:

*3502- Williams Lake Fringe and 150 Mile House Area Zoning Bylaw, 1999*

### **5.20 Rural 3 (RR 3) ZONE**

#### **5.21.2 ZONE PROVISIONS**

- (a) LOT AREA (minimum) = 0.8 ha (1.98 ac.)

### **5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE**

#### **5.21.2 ZONE PROVISIONS**

- (a) LOT AREA (minimum) = 32 ha (79.07 ac.)

*Cariboo Regional District Agricultural Policy, 2016*

## **4.0 GENERAL POLICIES**

- (b) To support the Agricultural Land Commission in its mandate of protecting agricultural lands and agricultural opportunities.
- (f) To protect agricultural lands, a minimum lot size of 4.0 hectares (9.88 acres) will be required for property being rezoned to facilitate a subdivision next to land associated with active agricultural operations or for subdivision that are adjoining the



Agricultural Land Reserve's boundary. Larger parcels are encouraged for subdivision in the ALR, such as the 32 ha (79.07 ac) minimum lot size requirement referenced in Official Community Plans Agricultural Designation or as approved by the Agricultural Land Commission.

Planning staff are not supportive of the proposed ALR subdivision application. The OCP states in section 6.3.4 that the board may support subdivision within the ALR if there will be no negative impact on agriculture and the land is physically and economically incapable of supporting agriculture as verified by a professional. The agricultural capability classification shows a soil type in the subject lot consistent with lots that are currently being used for agriculture. The adjacent parcel to the east for example is currently being utilized for farm use. The CRD agricultural policy states that a minimum lot size of 4 ha (9.88 ac.) will be required for property adjacent to agricultural operations. Larger parcels within the ALR, such as 32 ha (79.07 ac.) agricultural designation lots, should be encouraged. The proposed lots, all with an agricultural designation, range from 2 ha (4.9 ac.) to 4.8 ha (11.86 ac.), of the 11 proposed lots only 1 is greater than 4 ha (9.88 ac.). The proposed lot layout would also divide the area formerly used for agriculture. The ALC also notes that smaller agricultural lots are consistently shown to not be used for agricultural activities.

Staff recognize there is an identified need for housing in the Central Cariboo in both the Central Cariboo Housing Needs Assessment as well as the Williams Lake Fringe Area Official Community Plan. The Housing Needs Assessment describes a shifting need for housing that is an alternative to single-detached homes. This demand for affordable non-single-detached housing is associated with the change in preference of singles, couples and temporary workers. The assessment states that there is currently a stock of land yet to be developed for single detached dwellings in the Williams Lake area. The proposed lots would not constitute affordable housing or one- and two-bedroom units. There is also an expected decrease in demand for single-detached dwellings as the baby boomer population retire and look to downsize.

The OCP identifies areas of crown land as potential for future development in section 7. These areas are outside of the ALR and focus on the creation of lots for detached dwellings. The other area identified for future development in the OCP is the Fox Mountain Neighbourhood, part of which is located in the ALR. If demand is seen for the Fox Mountain Neighbourhood the OCP states that it is an area that could be considered for subdivision at that time. The proposed development for this application is not located in an area identified by the OCP for future development.

The previously approved subdivision by the ALC maintained larger lots, one of which contained the hayfield. This proposed subdivision would significantly reduce the lot sizes and no longer maintain the hayfield.

The Electoral Area 'D' Advisory Planning Commission (APC) has reviewed the application and has expressed their support as the application is perceived to have no major detrimental impact on agriculture and could favor small scale agriculture. The application is also thought to support the

need for residential properties close to Williams Lake. The APC did not have quorum at this meeting.

The Ministry of Agriculture and Food (MAF) has not provided a parcel specific review but has provided comments relating to subdivision within the ALR. Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increased cost per hectare due to increased residential and accessory structures. Smaller lots are less likely to be farmed as per ministry data.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision pertaining to District Lot 8853, Cariboo District, Except Plans 29337, PGP37533, PGP37933, PGP39646, PGP41981 and BCP8399 be rejected as it does not support agricultural use of the property.

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**REFERRAL COMMENTS**

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Advisory Planning Commission: August 16, 2023  
See attached.

Ministry of Agriculture and Food: March 8, 2023  
See attached.

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**ATTACHMENTS**

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Appendix A: Application  
Appendix B: General Map  
Appendix C: Specific Map  
Appendix D: Orthographic Map  
Other: Advisory Planning Commission Comments  
Ministry of Agriculture and Food Comments



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 68330

**Application Status:** Under LG Review

**Applicant:** Seibert Construction Ltd Inc No 109235

**Agent:** Exton and Dodge Land Surveying Inc.

**Local Government:** Cariboo Regional District

**Local Government Date of Receipt:** 07/11/2023

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Subdivision

**Proposal:** An application to subdivide this property was approved in 2009 -ALC File # D-39034. (See attached letters and emails from old file). This application serves to complete that original proposal.

## Agent Information

**Agent :** Exton and Dodge Land Surveying Inc.

**Mailing Address :**

133 Borland Street

Williams Lake, BC

V2G 1R1

Canada

**Primary Phone :** (250) 392-7111

**Email** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 015-237-788

**Legal Description :** DISTRICT LOT 8853 CARIBOO DISTRICT EXCEPT: PLANS 29338, PGP37533, PGP37933 PGP39646, PGP41981 AND BCP8399

**Parcel Area :** 28.4 ha

**Civic Address :** Mile 168 Road, Williams Lake

**Date of Purchase :** 01/15/2004

**Farm Classification :** No

#### Owners

1. **Name :** Seibert Construction Ltd Inc No 109235

**Address :**

1190 North 11th Avenue

Williams Lake, BC

**Applicant:** Seibert Construction Ltd Inc No 109235

V2G 2M9  
Canada  
Phone : (778) 874-9194  
Email [REDACTED]

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### **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*The shop serves as a stable for two horses.*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*The owners made several attempts to hay the field, but found the soil quality was insufficient despite efforts to irrigate.*

*The perimeter of property is fenced.*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*None currently.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Unused

**Specify Activity :** Crown Land

#### **East**

**Land Use Type:** Unused

**Specify Activity :** undeveloped private land

#### **South**

**Land Use Type:** Residential

**Specify Activity :** Residential subdivision

#### **West**

**Land Use Type:** Agricultural/Farm

**Specify Activity :** Grazing and Haying

### **Proposal**

**1. Enter the total number of lots proposed for your property.**

2 ha

2 ha  
2 ha  
2 ha  
2 ha  
2.4 ha  
2.4 ha  
2.1 ha  
2 ha  
2.3 ha  
4.8 ha  
2.4 ha

**2. What is the purpose of the proposal?**

*An application to subdivide this property was approved in 2009 -ALC File # D-39034. (See attached letters and emails from old file). This application serves to complete that original proposal.*

**3. Why do you believe this parcel is suitable for subdivision?**

*The property is adjacent to a residential subdivision. It is also close to the city limits and schools. There is a significant lack of housing as identified in the City of Williams Lakes 2021 Central Cariboo Housing Capacity and Gap Analysis Report. It is becoming increasingly difficult for residents to find adequate and affordable housing, and for the City to attract desperately needed professionals. This proposal would help meet the demand for housing, while simultaneously allowing owners enough room to develop hobby farms.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

*The property does not have suitable conditions for large-scale farming operations due to poor soil and irrigating conditions. The owners made several attempts to improve the hayfields by irrigating but gave up after years of little to no success. The proposed 2-hectare lots would encourage small, productive hobby farms. Gardens, greenhouses, and livestock would be better suited to the land given the limited capability for agricultural development.*

**5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.**

*No*

**Applicant Attachments**

- Agent Agreement - Exton and Dodge Land Surveying Inc.
- Proposal Sketch - 68330
- Other correspondence or file information - ortho plan
- Other correspondence or file information - email
- Other correspondence or file information - report
- Other correspondence or file information - letter
- Certificate of Title - 015-237-788

**ALC Attachments**

None.

## **Decisions**

None.

DL 8880

**PLAN OF PROPOSED SUBDIVISION  
OF DISTRICT LOT 8853,  
CARIBOO DISTRICT, EXCEPT:  
PLANS 29338, PGP37533, PGP37933,  
PGP39646, PGP41981 AND BCP8399.**

'SEIBERT DEVELOPMENT'

168 Mile Road, Williams Lake, BC

PID: 015-237-788

Current Zoning: RA 1 & RR 3

Proposed Zoning: RR 2 & RR3

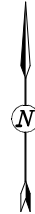
60 40 20 0 100 200 metres  
The intended plot size of this plan is 560mm in width by  
432mm in height (C Size) when plotted at a scale of 1:2500.

NE 1/4

DL 8852

SW 1/4

DL 8871



Contour interval = 3m  
Major contour  
Minor Contour

LEGEND

All distances are in metres and decimals thereof.

- ALR Boundary
- Overhead Hydro
- Hydro Pole
- ⊗ Well

DL 8853

Plan BCP8399

BLOCK B

DL 8855

NOTES:

Legal boundaries are based on Land  
Title Office Records and field survey  
and are subject to change.

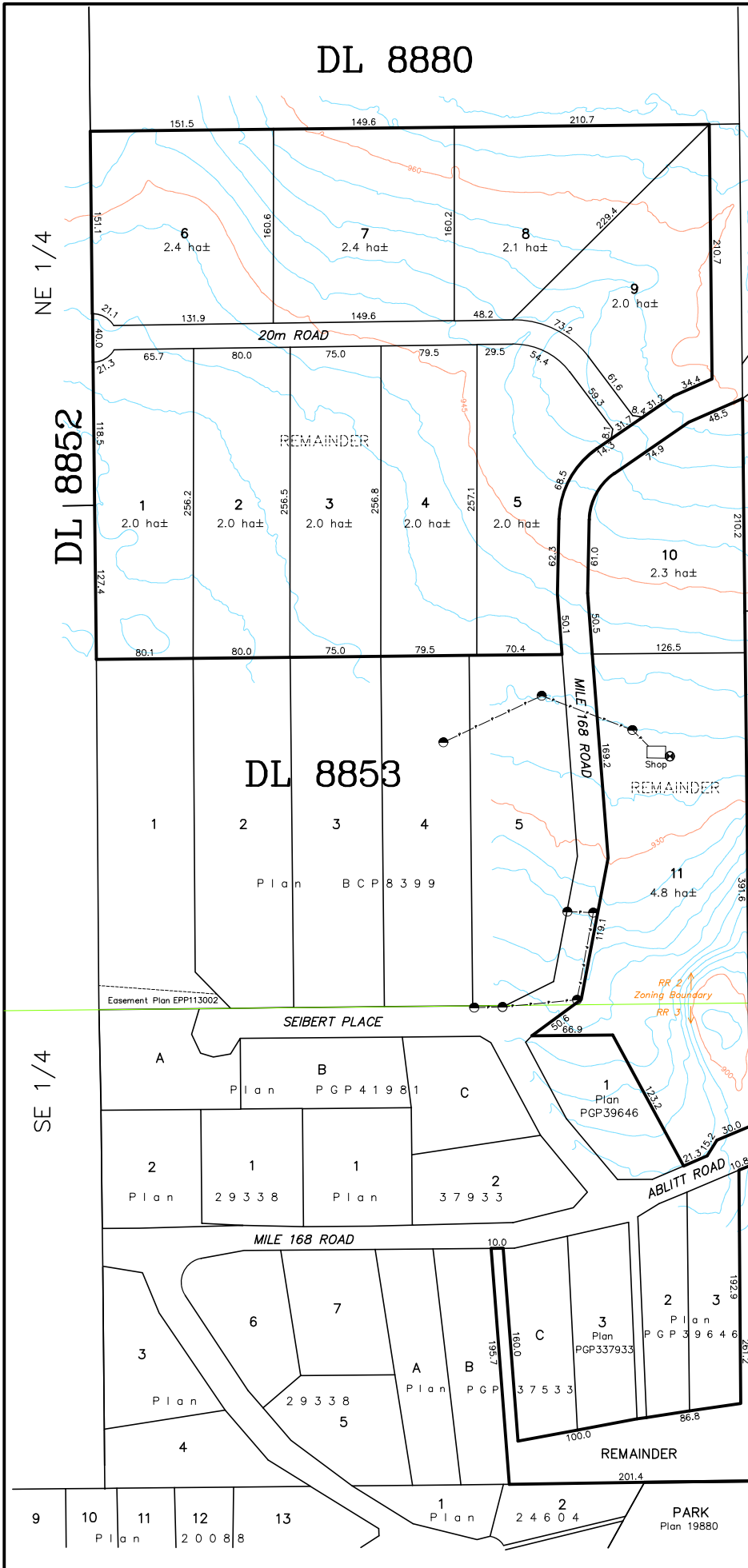
Drawn May 3, 2023  
according to field survey  
conducted on April 14, 2023.

**EXTON AND DODGE**

LAND SURVEYING INC.  
133 BORLAND STREET  
WILLIAMS LAKE, B.C.  
V2G 1R1  
(250) 392-7111  
FILE No. 08867 Dwg. P

Zoning information derived from the  
Cariboo Regional District Bylaw 3502.

PARK  
Plan 19880





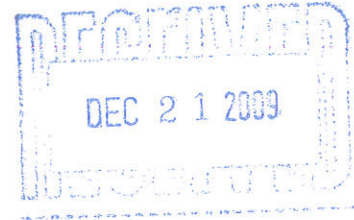


**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

December 15, 2009

Reply to the attention of Simone Rivers  
ALC File: D-39034

Doug Dodge  
c/o Exton and Dodge Land Surveying Inc.  
133 Borland Street  
Williams Lake, BC, V2G 1R1



Dear Mr. Dodge:

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

Please find attached the Minutes of Resolution # 1367/2009 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: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Cariboo Regional District (4035-20-D091)

SBR/  
39034d1



...2

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**

The Commission believed that the subject property had limited capability for agricultural use and that subdivision would not have a negative impact on the agricultural utility of the subject property or surrounding properties.

### **IT WAS**

**MOVED BY:** Commissioner Huffman

**SECONDED BY:** Commissioner Dempsey

THAT the application be approved.

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 # 1367/2009**

# LEGEND



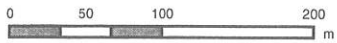
SUBJECT PROPERTY



PROPOSED LOT



ALR



ALL MEASUREMENTS  
METRIC

ALR D.091

DL 8852

## Provincial Agricultural Land Commission

Application 39034  
Resolution 1367/2009

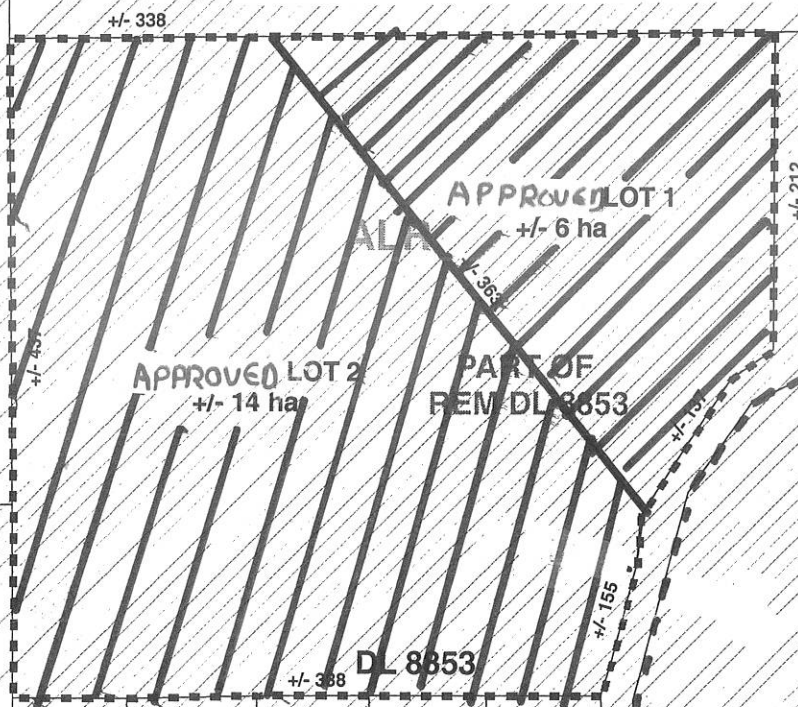


Subject Property



Approved subdivision into a 14 ha lot and a 6 ha lot.

DL 8852



DL 8871

DL 8853

REM  
DL 8853

8.5  
ha

DL 8855

PGP41981

A A

B

P PGP41981

B

C C

2

P 29338

29338

1

1PGP37933

PGP39646

1

2

MILE 168 RD

SEIBERT PL



## Agricultural Land Commission Staff Report

**DATE:** August 19, 2009  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 46018

**PROPOSAL:** To subdivide the property into a 6 ha lot and a 14 ha lot with an 8.5 ha remainder.

### PROPOSAL INFORMATION

**Background:** Legacy Application # D-39034  
**Received Date:** May 25, 2009  
**Applicant:** Seibert Construction Ltd  
**Agent:** Doug Dodge  
**Local Government:** Cariboo Regional District

### DESCRIPTION OF LAND

**PID:** 015-237-788  
**Legal Description:** District Lot 8853, Cariboo District, EXCEPT Plans 29338, PGP37533, PGP37933, PGP39646, PGP41981, BCP8399  
**Civic Address:** North of Williams Lake on Mile 168 Road.  
**Area:** 28.5 ha  
**ALR Area:** 28.5 ha  
**Purchase Date:** September 1, 1980  
**Owner:** Seibert Construction Ltd

**Total Land Area:** 28.5 ha  
**Total ALR Area:** 28.5 ha  
**Current Land Use:** Proposed lot 1 is mostly timbered. Proposed Lot 2 is mostly cleared and is used for pasture. The remainder of DL 8853 east and south of Mile 168 Road is approximately 8.5 ha in size and contains an equipment shed and gravel pit.

### PROPOSAL DETAILS

**Subdivision**

Area	Agricultural Capability	Agricultural Capability Source
28.5	Secondary	CLI

**Number of Lots      Lot Size (ha)**

1	6.0
1	14.0
1	8.5

**Surrounding Land Uses:****Official Community Plan****Bylaw Name:****Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** Bylaw No. 3501 (1999)**Zoning Designation:** Resource/Agricultural**Minimum Lot Size:** 32.0 ha**Zoning Compliance:** No**PREVIOUS APPLICATIONS****Application #:** 29123**Applicant:** Seibert Construction Ltd**Proposal:** To subdivide five 2 ha lots from the southern portion of the 41 ha property. The new lots would adjoin an existing subdivision of 0.8 ha lots lying outside of the ALR.**Decisions:****Resolution****Number****Decision Date****Decision Description**

94

March 7, 2003

The Commission allowed the subdivision of five 2 ha lots from the 41 ha property on the grounds the land has very limited agricultural capability.

**Note:** Legacy Application # D-34707**Application #:** 8670**Applicant:** Seibert Construction Ltd**Proposal:** To exclude approximately 8 ha of the 64 ha property. Approx. 12 ha of the 64 ha lie outside the ALR. The proposal is to s/d the remainder of the sidehill which is identical to that land already out of the ALR.**Decisions:****Resolution****Number****Decision Date****Decision Description**

829

April 28, 1982

Allowed. Commission reviewed contour map and noted the topography of the area proposed for exclusion as being quite steep.

**Note:** Legacy Application # D-14452

**Application #:** 8668

**Applicant:** Seibert Construction Ltd

**Proposal:** Proposed to subdivide the 64 ha property along the ALR boundary creating 10 lots of .81 ha each 5 lots of .41 ha all to be outside the ALR and a 54 ha remainder within the ALR.

**Decisions:**

**Resolution**

**Number**

2224

**Decision Date**

December 9, 1980

**Decision Description**

Allowed.

**Note:** Legacy Application # D-11622

**Application #:** 8265

**Applicant:** Seibert Construction Ltd

**Proposal:** Propose to subdivide the 44 ha property into 5 lots of 2 ha each and a remainder and dedicate existing 168 Mile Road and additional road dedication to provide access to lands beyond.

**Decisions:**

**Resolution**

**Number**

419

**Decision Date**

July 23, 1997

**Decision Description**

The Commission refused the proposal to subdivide five 2 ha lots from the 44 ha property because of concerns about residential intrusion and reduced agricultural capability.

**Note:** Legacy Application # D-31381

**Committee Recommendations**

**Type**

Board/Council

**Recommendation**

Approve

**Description**

Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of approval.

Advisory Planning  
Committee

Approve

The Advisory Planning Commission for Electoral Area 'D' supports the proposed subdivision.

**STAFF COMMENTS**

The applicants have made four subdivision and/or exclusion applications for three proposals since purchasing the property in 1980.

The Commission approved the creation of the five lots to the south in 2003 on the basis the land had very limited capability for agricultural development due to poor soils and because it was adjacent to the ALR boundary.

The current subject property appears to be somewhat flatter than the lands to the south that have been previously subdivided.

Although the subject property has been the subject of four previous ALC applications there have been no other applications on any adjacent or nearby lands.

The current subject property has been partially cleared. The applicants state that they have no access to irrigation water and therefore have not been successful in growing hay on the property. The proposed subdivision would divide the property into three. The larger part of the property would be divided roughly into a cleared lot and a forested lot.

The agricultural capability of the subject property has been rated as 60% Class 5P - 40% Class 6TP

improvable to 60% Class 3P - 40% Class TP with limitations of topography and stoniness.

## **ATTACHMENTS**

39034\_AgCapabilityMap.pdf

39034\_ContextMap20k.pdf

39034 proposal sketch.pdf

39034local government comments.pdf

39034\_AirphotoMap.pdf

## **END OF REPORT**

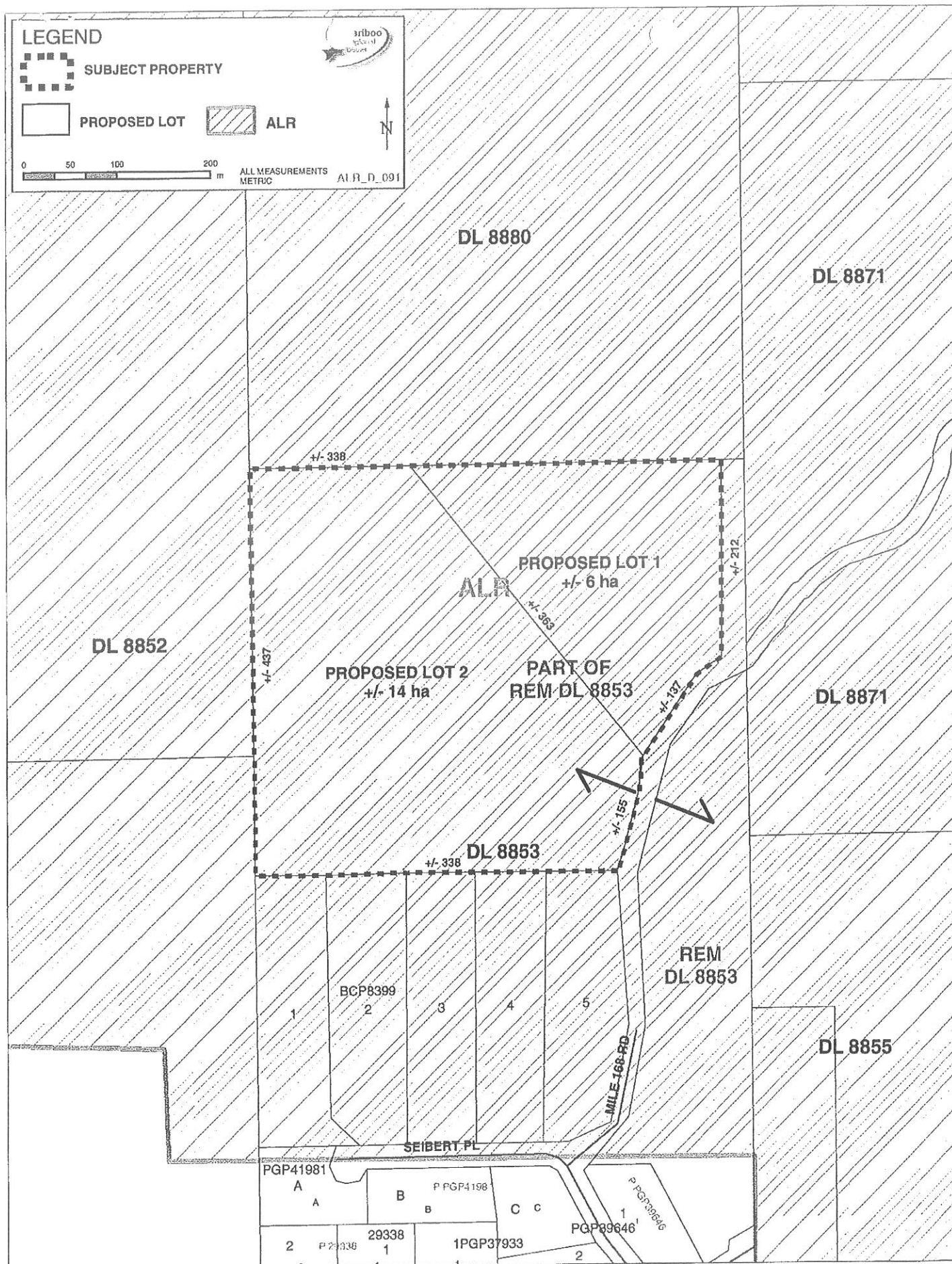
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**Signature**

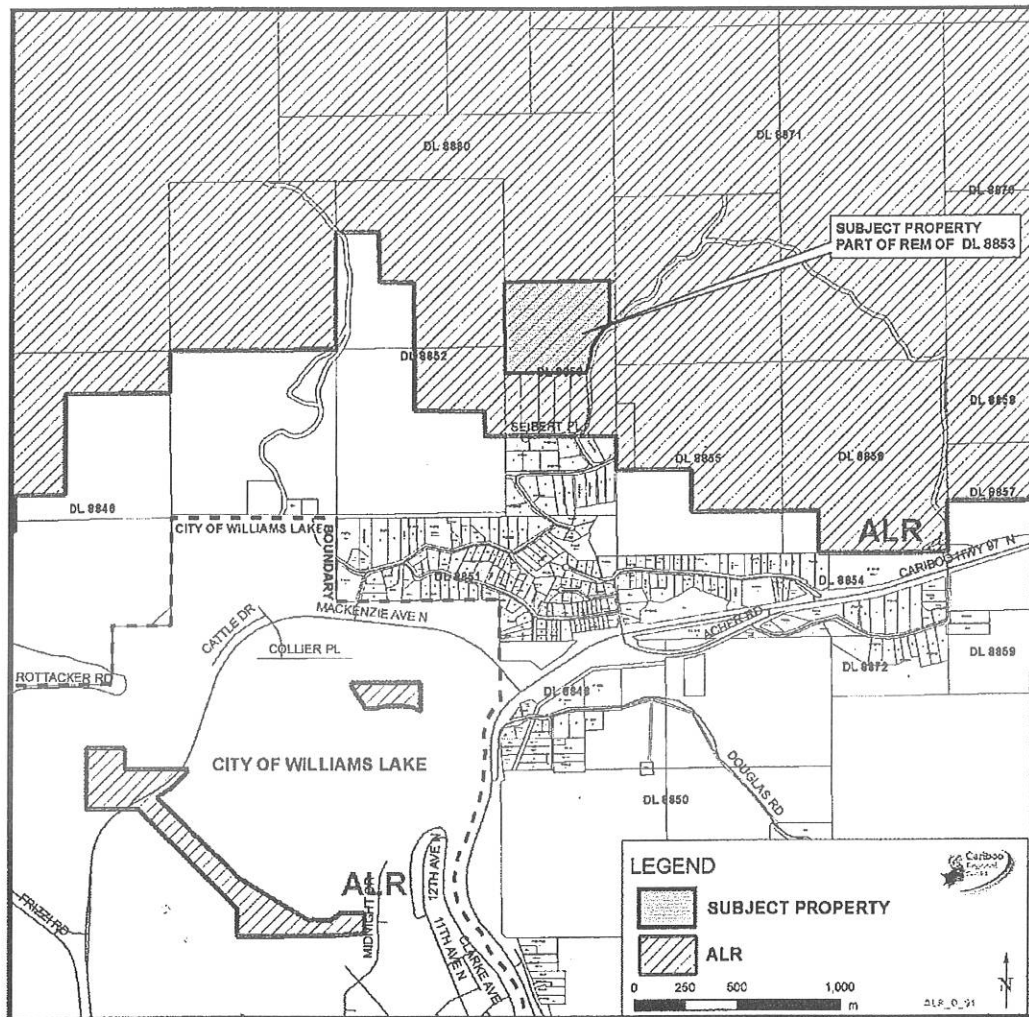
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**Date**









The subject property is 28.8 hectares in size and has a split zone consisting of the Resource/Agricultural (RA 1) zone and the Rural 3 (RR 3) zone. The property was the subject of a previous application for subdivision within the Agricultural Land Reserve which resulted into the five-lot subdivision located south of the application area (Plan BCP 8399). The Remainder of DL 8853 east and south of Mile 168 Road is approximately 8.5 ha in size and contains an equipment shed and a gravel pit in the southern portion.

The applicant intends to create two parcels of 6 and 14 hectares, as shown in the graphic below. Proposed Lot 1 is mostly timbered. Proposed Lot 2 is mostly cleared and serves as pasture for two horses. The applicants' past attempts at hay production have failed due to the lack of irrigation. Staff note that a rezoning application will be required if this ALR application is successful since the proposed lots do not meet the 32 hectare minimum lot size requirements associated with the Resource/Agricultural (RA 1) zone.



DL 8886

Bk A

DL 8880

**SUBJECT PROPERTY****DL 8853, C.D., EXC PL: 29398, PGP37533,  
PGP37933, PGP39646, PGP41981, & 8399****Appendix B: GENERAL MAP****LEGEND**

- Subject Property
- ALR
- Electoral Areas and Municipalities

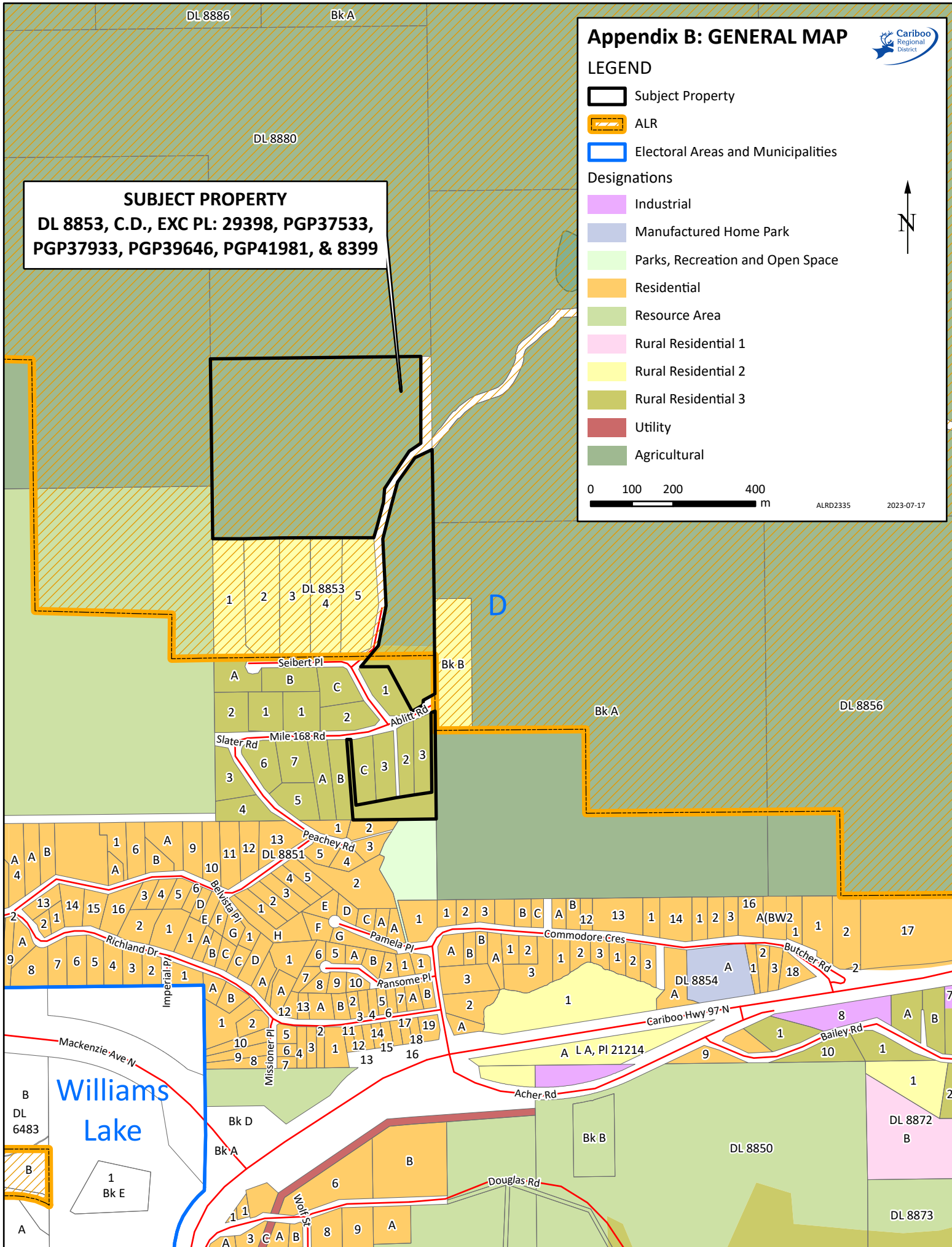
**Designations**

- Industrial
- Manufactured Home Park
- Parks, Recreation and Open Space
- Residential
- Resource Area
- Rural Residential 1
- Rural Residential 2
- Rural Residential 3
- Utility
- Agricultural

0 100 200 400  
m

ALRD2335

2023-07-17



# Appendix C: SPECIFIC MAP



## LEGEND

Subject Property

ALR

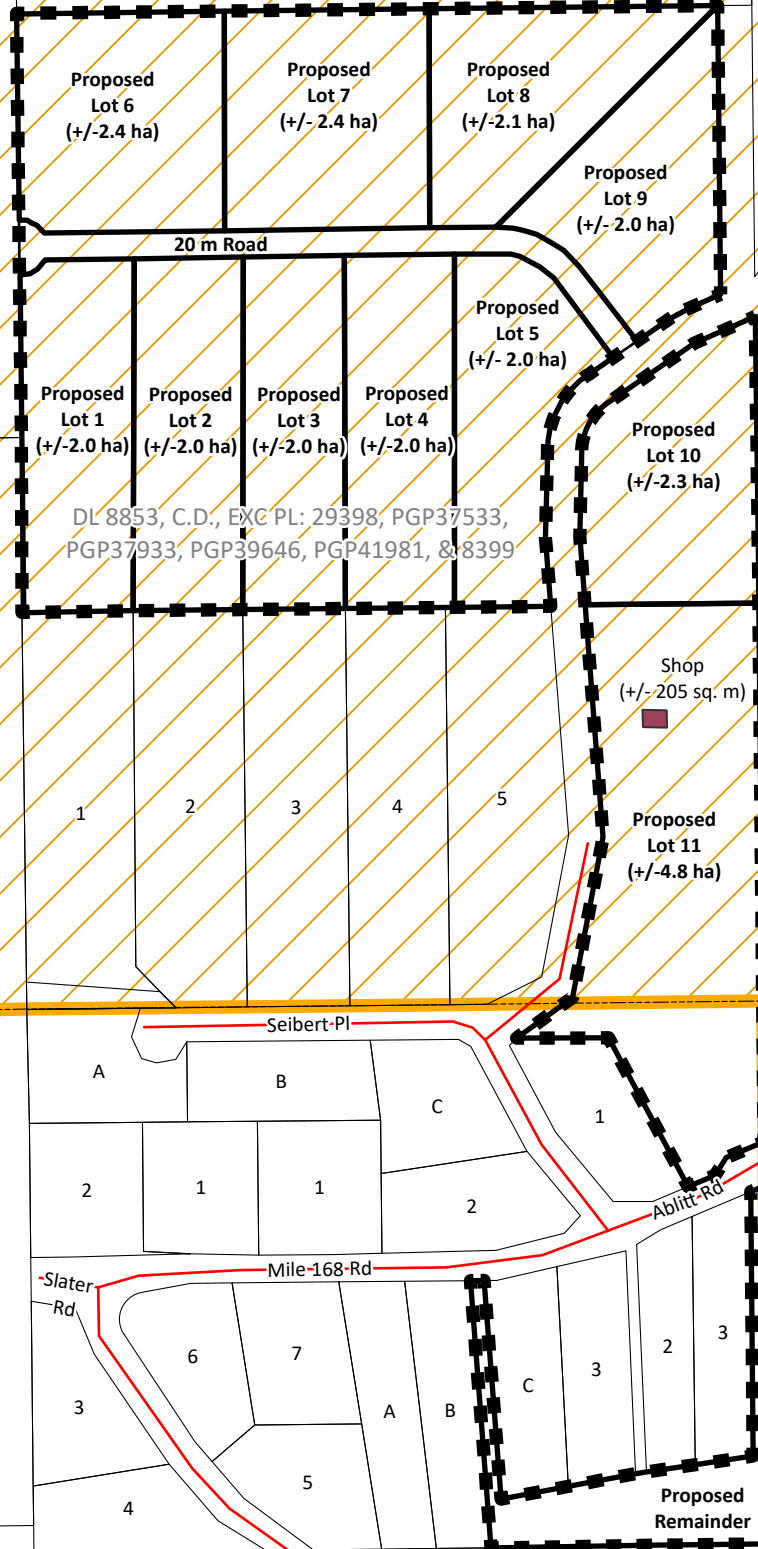
0 50 100 200  
m

MEASUREMENTS  
ARE METRIC

ALRD2335 2023-07-17



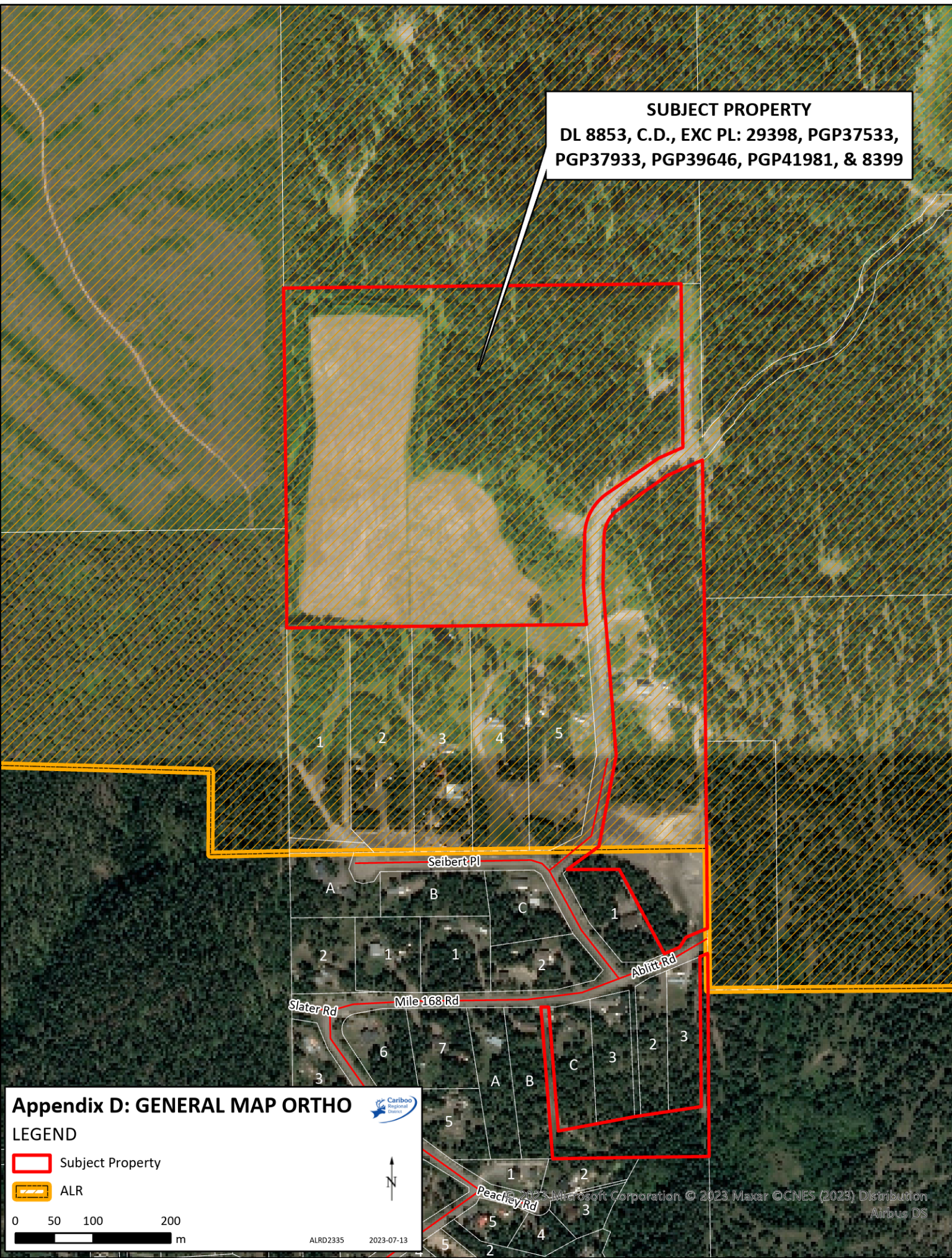
Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.



DL 8853, C.D., EXC PL: 29398, PGP37533,  
PGP37933, PGP39646, PGP41981, & 8399




**SUBJECT PROPERTY**  
DL 8853, C.D., EXC PL: 29398, PGP37533,  
PGP37933, PGP39646, PGP41981, & 8399

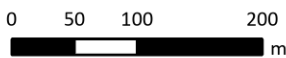


**Appendix D: GENERAL MAP ORTHO**

**LEGEND**

 Subject Property

 ALR



ALRD2335

2023-07-13





AUG 21 2023

Referred To .....



### Planning Application Advisory Planning Commission Comment Form

Date of Meeting: AUG 16, 2023

Location of Meeting: BY TELECONFERENCE

File Number: 3015-20/D20230035

Application Type: Agricultural Land Commission - Subdivision 21(2)

Electoral Area: D

Legal Description: District Lot 8853, Cariboo District, Except: Plans 29338, PGP37533, PGP37933, PGP39646, PGP41981 and BCP8399

Property Location: Mile 168 Road

### ATTENDANCE

MEETING CALLED TO ORDER AT 7:18 PM

**Present:**

Chair: RON KAUFMAN

Members: LAILA POTVIN

GORD KEENER

Recording Secretary: RON KAUFMAN

Owners/Agent: VERONICA HEISTER

☐ Contacted but declined to attend INGO SIEBERT  
SILVIA AND CALVIN DUBRAY

**Absent:** TORRY LEE KATHY ROORKE KATYA POTEKHINA  
GORD CHAPMAN CLAUDIA BLAIR DANIEL JALBERT  
HOWIE CHAMBERLAIN CHARLENE HAYS

**Also Present:**

Electoral Area Director: STEVE FORSETH

Staff Support: \_\_\_\_\_

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RESOLUTION

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THAT application with File Number 3015-20/D20230035 be SUPPORTED / REJECTED for the following reasons:

1) THE APPLICATION WOULD HAVE NO DETRIMENTAL EFFECT ON LARGE SCALE AGRICULTURE AND COULD POSSIBLY FAVOR SMALL SCALE MORE INTENSIVE AGRICULTURE

2) THE APPLICATION WOULD SUPPORT THE NEED FOR RESIDENTIAL PROPERTIES IN CLOSE PROXIMITY TO WILLIAMS LAKE

For: 3 Against: 0

NOTE: QUORUM NOT PRESENT

CARRIED/DEFEATED

**Termination:**

That the meeting terminate. 7:28 PM

Moved: CHAIR

Seconded:

CARRIED

Time: 7:28 PM

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chair



March 8, 2023

**Sent by email**

Dear Local Government Planning Staff:

**Re: Ministry response for ALC subdivision application referrals**

Ministry of Agriculture and Food (Ministry) staff have noted that there has been a marked increase in Agricultural Land Commission (ALC) subdivision applications over the past few years, resulting in increased referral workload for local governments, Ministry and ALC staff.

A recent referral impact review project conducted by the Ministry, which reviewed 148 referrals from 26 local governments over a six-month period, showed that while 80% of ALC subdivision applications were assessed by Ministry staff as “not beneficial to agriculture” local government councils and boards opted to send these applications to the ALC for decision in nearly every instance. While local government decisions to forward these applications to the ALC are contrary to Ministry staff input, 92% of the time ALC decisions are consistent with Ministry staff’s assessment (i.e. applications identified as not beneficial to agriculture are refused).

Given the similar input provided by Ministry staff on most subdivision applications, the limited impact that Ministry referral responses appear to be having on local government decisions on subdivision applications, and current staff workload pressures, the Ministry will be discontinuing parcel-specific review of ALC subdivision applications for a trial period of 6 months. The aim will be to utilize this time to develop alternative outreach and education mechanisms to support land use decisions that benefit agriculture.

In the absence of a parcel-specific review, we encourage local government planning staff and decision makers to consider the following findings/key messages when reviewing ALC applications for subdivision on the Agricultural Land Reserve (ALR).

- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.
- Ministry data, through Agricultural Land Use Inventories (ALUI), consistently shows that smaller agricultural lots are less likely to be farmed.



- A recent 2022 Kwantlen Polytechnic University [study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of B.C. reviewed, “30% of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64% of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage becomes higher for subdivided parcels” (Summary Results, p.1-2).
- To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage ALR landowners to pursue alternative land access and tenure options, other than subdivision, (such as the leasing of portions of the property) as part of a coordinated succession plan. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.
- The Ministry also provides resources to producers to support successful farm transition, including support through the [B.C. Agri-Business Planning Program](#), as well as succession planning workshops and webinars to familiarize farmers with the steps and practices required for a successful farm transition.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information or to contact Ministry staff, please visit the Ministry [AgriService BC webpage](#) or email [AgriServiceBC@gov.bc.ca](mailto:AgriServiceBC@gov.bc.ca).

While the Ministry will not be providing a detailed review and response to this parcel-specific referral, please feel free to reach out to Ministry staff with specific questions or for advice on this referral or land use planning for agriculture in general.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Raymond', with a stylized, cursive script.

Mark Raymond  
Executive Director  
Extension and Support Services Branch  
Ministry of Agriculture and Food