



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/B20240024

ALR Application Type: Subdivision 21(2)

Electoral Area: B

Date of Referral: August 8, 2024

Date of Application: April 30, 2024

Property Owner's Name(s): Verna McIntyre
Donald McIntyre
Phil Demers

Applicant's Name: Donald McIntyre

SECTION 1: Property Summary

Legal Description(s): Lot A, District Lot 10947, Cariboo District, Plan 21261
Lot 1, District Lot 10947, Cariboo District Plan 19247, Except Plan 21261

Property Size(s): 29.54 ha (73 ac.)
0.81 ha (2 ac.)

Area of Application: 30.35 ha (75 ac.)

Location: 2335 Rawlings Rd
2371 Rawlings Rd

Current Designation:
n/a

Min. Lot Size Permitted:
n/a

Current Zoning:
Rural 1 (RR 1)
Rural 3 (RR 3)

Min. Lot Size Permitted:
4 ha (9.88 ac.)
0.8 ha (1.98 ac.)

Proposal: The applicant is proposing a lot line adjustment in order to extend the total area of the existing residential lot from 0.81 ha (2 ac.) to 1.62 ha (4 ac.) in agreement with the neighbouring property owner.

Existing Buildings: Residential dwelling - 141.6 sq. m (1,524 sq. ft.)
Gravel Shop - 108 sq. m (1,162.5 sq. ft.)
Shed - 8.2 sq.m (88.3 sq. ft.)

Buildings on the Remainder Lot:
Residential dwelling - 286.5 sq. m (3,084 sq.ft.)
Shop (1) - 63 sq. m (678 sq. ft.)
Shop (2) - 53.2 sq. m (573 sq. ft.)
Shed (1) - 46.9 sq. m (505 sq. ft.)
Shed (2) - 21.5 sq. m (231.4 sq. ft.)
Shed (3) - 16 sq. m (172.2 sq. ft.)
Storage Shed (1) - 9.5 sq. m (102.3 sq. ft.)
Storage Shed (2) - 7.7 sq. m (83 sq. ft.)
Storage Shed (3) - 4.9 sq. m (52.7 sq.ft.)

Proposed Buildings: none.

Road Name: Rawlings Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: N/A

Services Available: Hydro, telephone, septic and well.

Within the confines of the Agricultural Land Reserve: Yes - fully within

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: Unnamed creek

Unnamed creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	2 Acres Or More (Single Family Dwelling, Duplex)	63.98 ha. (158.11 ac.)
(b) South	2 Acres Or More (Single Family Dwelling, Duplex)	16.15 ha. (39.9 ac.)
(c) East	2 Acres Or More (Single Family Dwelling, Duplex)	1.21 ha. - 46.42 ha. (3 ac. - 114.71 ac.)

(d) West Crown Land

n/a

Agricultural Capability Classification:

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

% of parcel	Unimproved rating	Improved rating
50%	80% Class 4- Topography/ Undesirable structure and/ or low perviousness 20% Class 5- Topography/ Stoniness	No Improved class
50%	60% Class 5- Stoniness / Topography 40% Class 3- Undesirable structure and/ or low perviousness /Topography	No Improved class

The agricultural capability classifications of the property are Class 3, Class 4 and Class 5. The limiting factors are noted as topography and Stoniness.

The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

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.

There are no improved ratings for the property.

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.

PLANNING COMMENTS

Background:

The applicant has applied for an Agricultural Land Commission (ALC) application for Subdivision. The application is to increase the total area of Lot A, District Lot 10947, Cariboo District, Plan 21261 and decrease the total area of Lot 1, District Lot 10947, Cariboo District, Plan 19247, Except Plan 21261. Lot A is currently 0.81 ha (2 ac.) and is proposed to be expanded to 1.62 ha (4 ac.). Lot 1 is currently 29.54 ha. (73 ac.) and is proposed to be reduced to 28.76 ha (71.06 ac.).

Lot A is currently zoned Rural 3 (RR 3) and Lot 1 is currently zoned Rural 1 (RR 1) in the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999. The entirety of Lot A is located within the Agricultural Land Reserve (ALR) and the majority of Lot 1 is within the ALR. The applicant has stated in correspondence that a potential future use of the property is a hobby farm for personal use.

Location and Surrounding:

The subject properties are located at 2371 Rawlings Road and 2335 Rawlings Road, 3 km west of Bouchie lake. The subject properties are predominantly covered with trees. Many of the surrounding lots are within the ALR and have uses including residential and farm.

CRD Regulations and Policies:

3505- North Cariboo Area Rural Land Use Bylaw, 1999

3.5 AGRICULTURAL LANDS

- (b) To discourage the fragmentation of agricultural lands by subdivision, and support the maintenance of generally large minimum lot sizes;
- (c) to limit the amount of non-farming residential uses, except as otherwise permitted, and other uses which create conflict with agricultural uses, in existing or potential future agricultural areas;
- (d) to discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location;

4.0 GENERAL POLICIES

- (b) To support the Agricultural Land Commission in its mandate of protecting agricultural lands and agricultural opportunities.

Rationale for Recommendations:

Planning staff are not supportive of the proposed ALR subdivision application to adjust lot lines. The proposed increase of Lot A would remove land from Lot 1 reducing the potential for agriculture in the future. Smaller lot sizes have a reduced likelihood to be used for agriculture and the reduction in total size of Lot 1 may impact the agricultural viability in the future. The North Cariboo Area Rural Land Use Bylaw 3505, 1999 has multiple land use policies that discourage subdivision within agriculturally designated land.

This lot is located adjacent to the Bouchie-Milburn Neighbourhood Plan area which at the time of drafting identified that there are approximately 160 vacant lots, many of which are larger than two acres. With adequate vacant lots available in the area, disrupting agriculturally viable land is not justified. Lot 1 is currently not farmed, however soil classifications and existing adjacent uses for the area show that farming is a viable future use. The applicant's plan for a future hobby farm and garden is generally not considered by the Agricultural Land Commission as a viable justification for subdivision.

The Ministry of Agriculture and Food (MAF) has commented stating that subdivision within the ALR frequently results in each parcel having diminished agricultural potential and the ministry encourages owners to pursue alternatives to subdivision.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision pertaining to Lot A, District Lot 10947, Cariboo District, Plan 21261 and Lot 1, District Lot 10947, Cariboo District, Plan 19247, Except Plan 21261 be rejected as it does not support agricultural use of the properties.

REFERRAL COMMENTS

Advisory Planning Commission: August 27, 2024
See attached

Ministry of Agriculture and Food: September 5, 2024
See attached

ATTACHMENTS

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



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100695
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Applicant: Demers et al.
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 DISTRICT LOT 10947 CARIBOO DISTRICT PLAN 19247 EXCEPT PLAN 21261
Approx. Map Area 29.54 ha
PID 010-551-336
Purchase Date Feb 5, 2014
Farm Classification No
Civic Address 2371 Rawlings Rd. Quesnel BC V2J-7E2
Certificate Of Title State of Title Certificate Phil CA3581241.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Phililp Edward Demers	No Data	[REDACTED]	[REDACTED]	Not Applicable

Parcel #2

Parcel Type Fee Simple

Legal Description LOT A DISTRICT LOT 10947 CARIBOO DISTRICT PLAN 21261

Approx. Map Area 0.81 ha

PID 004-722-531

Purchase Date Sep 15, 2022

Farm Classification No

Civic Address 2335 Rawlings Rd. Quesnel BC V2J-7E2

Certificate Of Title State of Title Certificate Don CB224026.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Verna Darlene McIntyre	No Data	[REDACTED]	[REDACTED]	Not Applicable
Donald Ross McIntyre	No Data	[REDACTED]	[REDACTED]	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? Yes

Type Land Owner

First Name Donald Ross

Last Name McIntyre

Organization (If Applicable) No Data

Phone [REDACTED]

Email

4. Government

Local or First Nation Government: Cariboo Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	None
Describe all agricultural improvements made to the parcel(s).	None
Describe all other uses that currently take place on the parcel(s).	Residential

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Residential	Residential
East	Residential	Residential
South	Residential	Residential
West	Unused	Unused

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	28.73

2	Lot	1.62
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What is the purpose of the proposal? Boundary adjustment

Why do you believe this parcel is suitable for subdivision? Owners agree

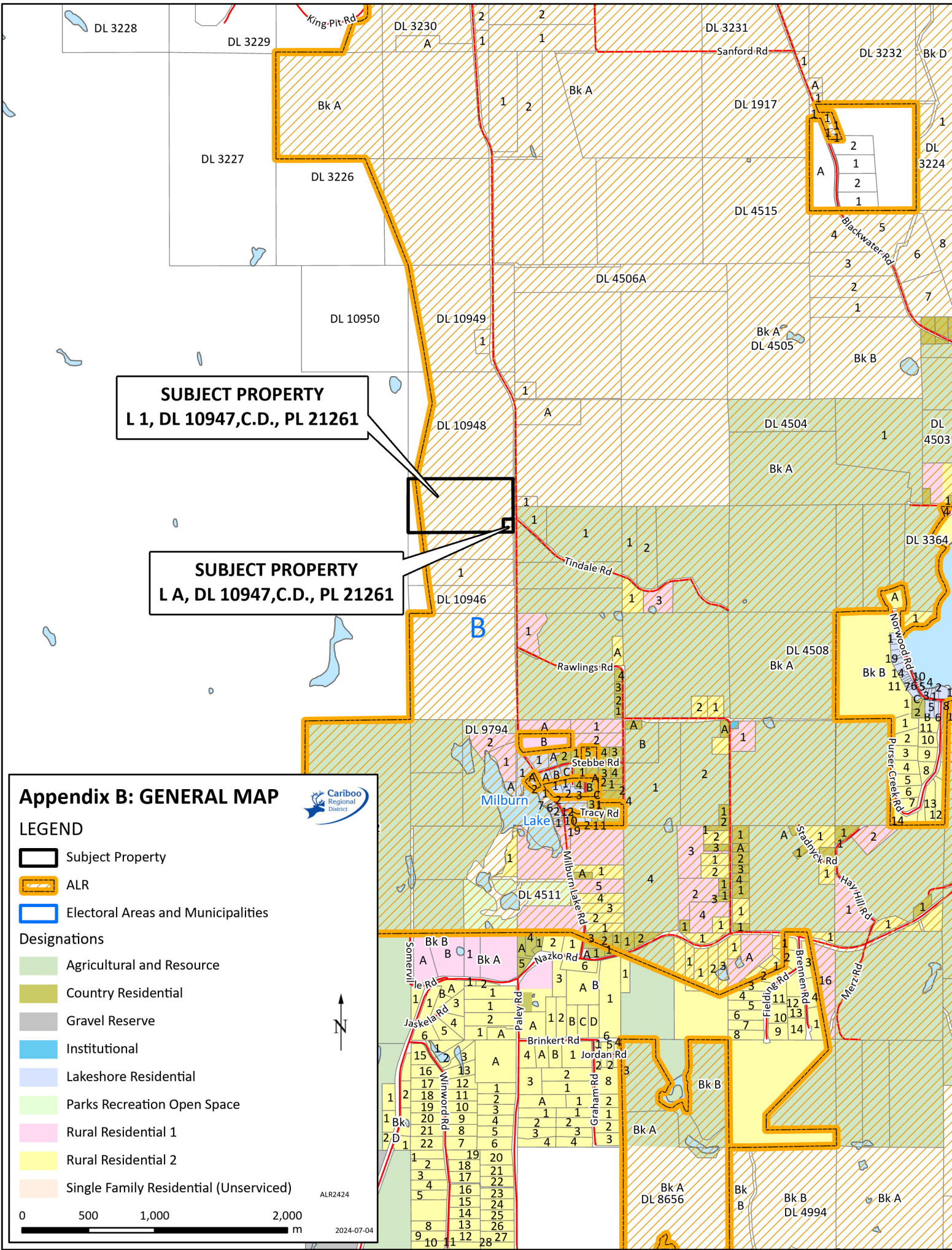
Does the proposal support agriculture in the short or long term? Please explain. Yes

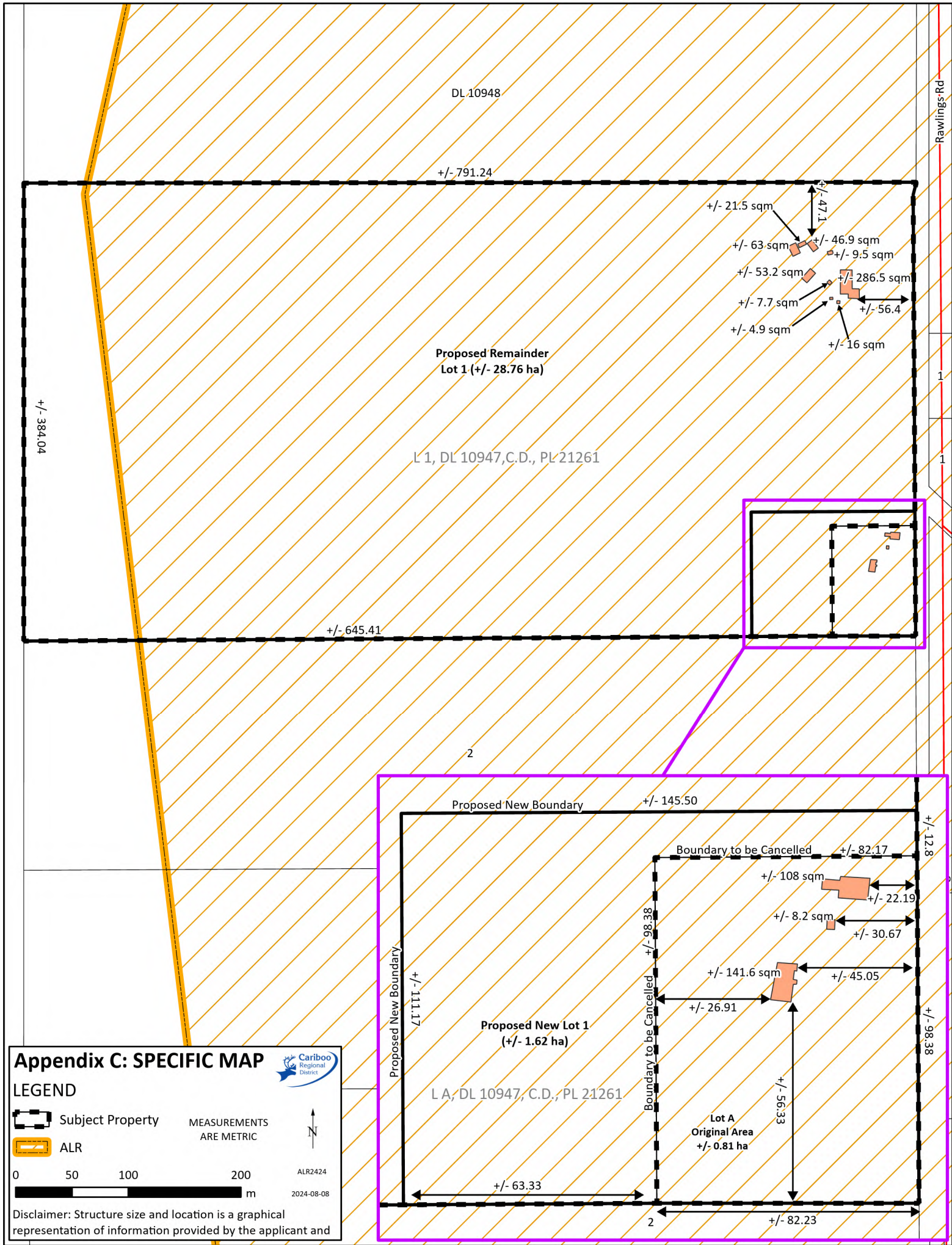
Proposal Map / Site Plan 23135_1 PROPOSED SUBDIVISION PLAN.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? No

7. Optional Documents


Type	Description	File Name
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Appendix C: SPECIFIC MAP

LEGEND

 Subject Property

 ALR

MEASUREMENTS ARE METRIC


0

50

100

200

m

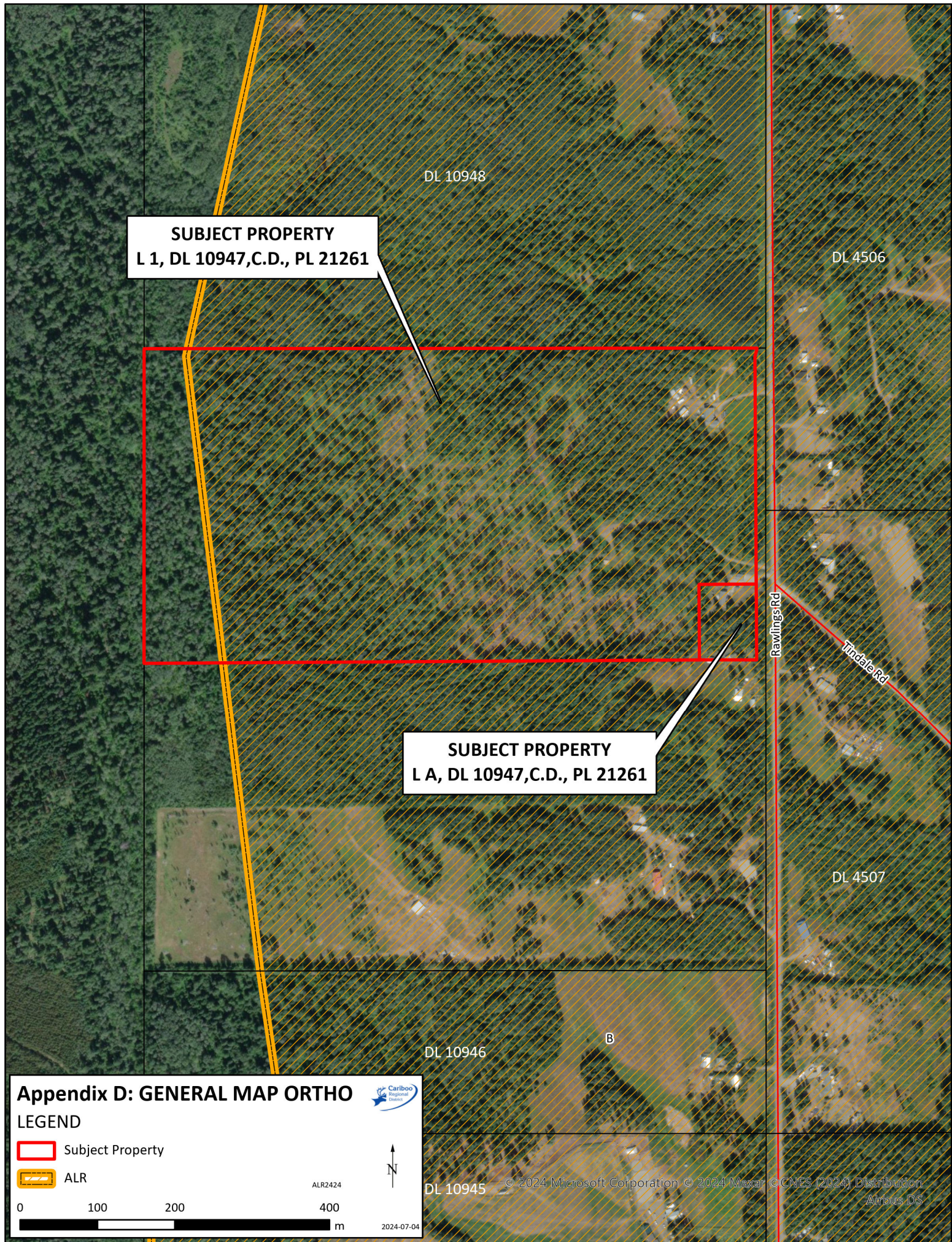


N

ALR2424

2024-08-08

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and



PROPOSED SUBDIVISION PLAN

OF: LOT A DISTRICT LOT 10947 CARIBOO DISTRICT PLAN 21261
AND LOT 1 DISTRICT LOT 10947 CARIBOO DISTRICT PLAN 19247 EXCEPT PLAN 21261

SCALE 1 : 1000

0 50 100 m
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH
BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

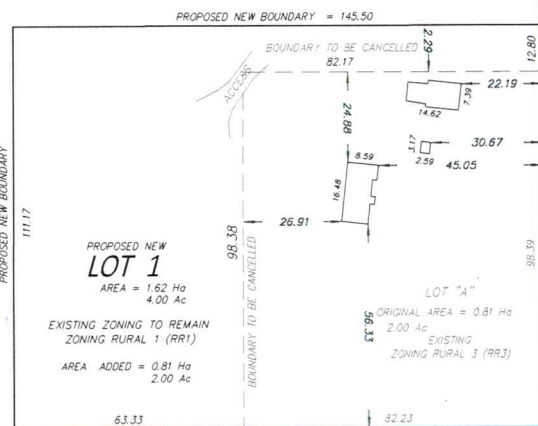
CLIENT: DON MCINTYRE
PARCEL IDENTIFIER: 004-722-531 AND
010-551-336
CIVIC ADDRESS: 2335 RAWLINGS RD AND
2371 RAWLINGS RD
QUESNEL, BC

DL 10948

PROPOSED REMAINDER
LOT 1
NEW AREA = 28.78 Ha
71.07 Ac
EXISTING
ZONING RURAL 1 (RR1)

CROWN LAND

RAWLINGS ROAD



DATED THIS 5TH DAY OF AUGUST, 2024

RANDY ARNOLD, BCLS
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

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NOTES

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
ACCORDING TO LISA RECORDS AND A FIELD SURVEY.
2. THIS PLAN IS PREPARED FOR MUNICIPAL PURPOSES ONLY.
NOT TO BE USED FOR PROPERTY LINE RE-ESTABLISHMENT.
3. NOT SUITABLE FOR MORTGAGE PURPOSES.

Rem. 2
PLAN 19247

ARNOLD LAND SURVEYING LTD.

ADDRESS: 9-45966 YALE ROAD
CHILLIWACK B.C. V2P 2M3
TEL: (604) 858-6349
E-mail: Office@ArnoldLS.ca

FILE: 23135_2

PROPOSED SUBDIVISION PLAN

OF: LOT A DISTRICT LOT 10947 CARIBOO DISTRICT PLAN 21261
AND LOT 1 DISTRICT LOT 10947 CARIBOO DISTRICT PLAN 19247 EXCEPT PLAN 21261

SCALE 1 : 1250



CLIENT: DON MCINTYRE
PARCEL IDENTIFIER: 004-722-531 AND 010-551-336
CIVIC ADDRESS: 2335 RAWLINGS RD AND 2371 RAWLINGS RD QUESNEL, BC

PROPOSED REMAINDER
LOT 1
NEW AREA = 28.76 Ha
71.07 Ac
EXISTING
ZONING RURAL 1 (RR1)

CROWN LAND



DL 10948

791.24

272.80

PROPOSED NEW BOUNDARY
145.50

12.80

82.17

PROPOSED NEW
LOT 1

AREA = 1.62 Ha
4.00 Ac

98.38

BOUNDARY TO BE CANCELLED

ORIGINAL AREA = 0.81 Ha
2.00 Ac

LOT "A"

EXISTING
ZONING RURAL 3 (RR3)

98.38

BOUNDARY TO BE CANCELLED

EXISTING ZONING TO REMAIN
ZONING RURAL 1 (RR1)

AREA ADDED = 0.81 Ha
2.00 Ac

63.33

62.23

111.17

PROPOSED NEW BOUNDARY

Rem. 2
PLAN 19247

645.41

384.04

NOTES:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF ACCORDING TO LTSA RECORDS AND A FIELD SURVEY.
2. THIS PLAN IS PREPARED FOR MUNICIPAL PURPOSES ONLY. NOT TO BE USED FOR PROPERTY LINE RE-ESTABLISHMENT.
3. NOT SUITABLE FOR MORTGAGE PURPOSES.

DATED THIS 19TH DAY OF JANUARY, 2024

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CONDOR LAND SURVEYING LTD.
ADDRESS: 46014 FIFTH AVENUE
CHILLIWACK B.C. V2P 1M7
TEL: (604) 858-6349
E-mail: flo@condor-surveyors.ca

FILE: 23135_1



Planning Application Advisory Planning Commission Comment Form

Date of Meeting: AUG 27, 2024
Location of Meeting: DOUGLIE LAKE HALL
File Number: 3015-20/B20240024
Application Type: Subdivision
Electoral Area: B
Legal Description: Lot A, District Lot 10947, Cariboo District, Plan 21261 and Lot 1, District Lot 10947, Cariboo District Plan 19247, Except Plan 21261
Property Location: 2335 Rawlings Road and 2371 Rawlings Road

ATTENDANCE

Present:

Chair:

Members:

DEAN CAINE
STAN HALL
DEAN CAINE
SYBILLE MUSCHIK

Recording Secretary:

Owners/Agent:

☐ Contacted but
declined to attend

SYBILLE MUSCHIK
DON MCINTYRE

Absent:

STEPHANIE HANES
ROBERT ROSS

Also Present:

Electoral Area Director:

Staff Support:

B BARBARA BACHMEIER

RESOLUTION

THAT application with File Number SUPPORTED be SUPPORTED / REJECTED for the following reasons:

- 1) WE SUPPORT THE APPLICATION BECAUSE
THE LAND REMAINS IN THE ALR.
THE APPLICANT PLANS TO DEVELOPE
AGRICULTURAL OPPORTUNITIE ON THE
EXPANDED PIECE OF LAND

2)

For: 3 Against: 0

✓
CARRIED/DEFEATED

Termination:


That the meeting terminate. 6.42

Moved: STAN NALL

Seconded: SYBILLE MUSCHNIK

Time: 6:43

✓
CARRIED


Recording Secretary


Chair



October 30, 2023

File: 0280-30

Ref: 201422

Dear Local Government Planning Staff:

Ministry of Agriculture and Food (the 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 government, the 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 80 percent of ALC subdivision applications were assessed by Ministry staff as “not beneficial to agriculture”; however, 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 inconsistent with Ministry staff input, 92 percent of 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 have on local government decisions, and current staff workload pressures, the Ministry discontinued parcel-specific review of ALC subdivision applications for an initial six-month trial period from March 2023 to September 2023. The Ministry has extended the trial period for an additional 12 months from October 2023 to October 2024. At the conclusion of the 18-month trial period, Ministry staff will complete an analysis to determine how ALC subdivision application referrals from local governments will be reviewed moving forward. In the interim, Ministry staff will focus on developing alternative outreach and education mechanisms to support land use decisions that benefit agriculture.

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

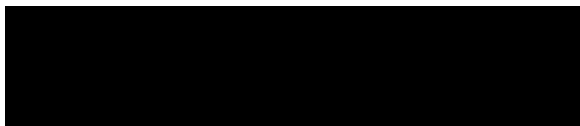
- Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.

.../2

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots are less likely to be farmed.
- A [2022 Kwantlen Polytechnic University study](#) exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of British Columbia (B.C.) reviewed, “30 percent of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64 percent 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.

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,



Arlene Anderson

Executive Director

Phone: (778) 698-5170

Email: Arlene.Anderson@gov.bc.ca