



## Planning Application Information Sheet

**Application Type:** Agricultural Land Reserve

**File Number:** 3015-20/I20250068

**ALR Application Type:** Inclusion 17(1)

**Electoral Area:** I

**Date of Referral:** January 12, 2026

**Date of Application:** December 12, 2025

**Property Owner's Name(s):** Ministry of Water, Land and Resource  
Stewardship

**Applicant's Name:** Scott Meyer - Rascel Holdings Ltd.

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### SECTION 1: Property Summary

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**Legal Description(s):** District Lot 13291, Cariboo Land District

**Property Size(s):** 62.7 ha (154.94 ac)

**Area of Application:** 62.7 ha (154.94 ac)

**Current Designation:**

N/A

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Resource / Agricultural (R/A)

**Min. Lot Size Permitted:**

32.0 ha (79.07 ac)

**Proposal:** It is proposed to include the subject parcel in the Agricultural Land Reserve to allow the purchase of an agricultural lease.

Approximately 16 ha (39.54 ac) of land is cleared and currently being hayed. It is proposed to clear more land and cultivate more area as it is fenced.

**Existing Buildings:** None

**Proposed Buildings:** None proposed

**Road Name:** Near the intersection of Blackwater Rd and Batnuni Rd

**Road Type:** Gravel/Dirt Road

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

**Within the confines of the Agricultural Land Reserve:** No

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

**Name of Lake/Contributing River:** None

**Lake Classification:** N/A

**Within Development Permit Area:** No

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

	Land Use:	Lot Sizes:
(a) North	Unsurveyed Crown Land	N/A
(b) South	Unsurveyed Crown Land	N/A
(c) East	Unsurveyed Crown Land	N/A
(d) West	151 , Beef (Vacant)	126 ha (311.34 ac)

**Agricultural Capability Classification:**

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

<b>% of parcel</b>	<b>Unimproved rating</b>	<b>Improved rating</b>
60%	50% Class 4 - Moisture limitation 30% Class 6 - Moisture limitation and Topography limitation 20% Class 5 - Undesirable soil structure and/or low permeability	No improved class
40%	60% Class 6- Topography and Stoniness 40% Class 5- Adverse climate and Stoniness	No improved class

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting factors are noted as moisture limitation, topography limitation, undesirable soil structure and/or low permeability, stoniness and adverse climate.

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 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. 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. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

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.

\*\*\*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:

Staff have received an Agricultural Land Commission (ALC) application for the inclusion of a 62.7 ha (154.94 ac) parcel into the Agricultural Land Reserve (ALR). The parcel is currently zoned Resource / Agricultural (R/A) under the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

The subject property is Crown land and is currently leased to the applicant. The Province of British Columbia has offered to sell the land to the applicant. A condition of sale is to include the land in the Agricultural Land Reserve.

The applicant previously applied to include the subject property into the Agricultural Land Reserve through Cariboo Regional District file 3015-20/20170028. This application was forwarded to the ALC and ALC resolution #94/2018 dated March 23, 2018, approved the proposed inclusion. The approved inclusion was never completed as a condition of approval required the applicant submit a survey plan to the ALC delineating the area to be included. This survey was never submitted and the decision expired on March 23, 2021. In April of 2025, the applicant requested reconsideration of the three-year deadline. The ALC denied the reconsideration request and advised the applicant to submit a new inclusion application.

#### Location and Surrounding:

The subject property is located near the northern border of the Cariboo Regional District near the intersection of Blackwater Rd and Batnuni Rd. There are not any buildings or structures on the property. The applicants state approximately 16 ha (39.54 ac) of land is cleared and currently being hayed. There are larger agricultural parcels to the west and unsurveyed crown land to the north, south and east.

#### CRD Regulations and Policies:

*3505- North Cariboo Area Rural Land Use Bylaw, 1999*

### **3.5 AGRICULTURAL LANDS**

- (a) to support the Agricultural Land Commission Act with its general objective of protecting agricultural land for future food production;

*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.

### Rationale for Recommendations:

Planning staff are supportive of the proposed Agricultural Land Reserve application for inclusion. The applicant owns the adjoining lot to the west which is currently being farmed. The inclusion of the leased land into the ALR and the subsequent purchase of the land will allow the continuation and expansion of agricultural operations as the applicant states the intent is to clear more land and cultivate additional area. Staff note that based on the agricultural capability ratings of the parcel, the property has agricultural capability.

The proposal aligns with section 4 (b) of the CRD Agricultural Policy, 2016 and section 3.5 (a) of the North Cariboo Area Rural Land Use Bylaw No. 3505, 1999 which encourage the support of the Agricultural Land Commission in its mandate of protecting agricultural lands and agricultural opportunities. The proposal also aligns with section 4 (f) of the CRD Agricultural Policy, 2016 which encourages larger sized parcels within the ALR to have a minimum lot size of 32 ha (79.07 ac). The Electoral Area '1' Advisory Planning Commission (APC) has reviewed and is in support of the application.

The Ministry of Agriculture and Food (MAF) has responded in support of the application as the subject land has agricultural capability, the applicant is an active agricultural producer, and part of the land is actively being farmed. They also acknowledge the subject property is adjacent to land in the ALR that is being actively farmed.

In summary, planning staff are supportive of the proposed inclusion application. Inclusion of the land into the Agricultural Land Reserve will allow the continuation and expansion of the agricultural operations while ensuring it is protected for future agricultural use.

### Recommendation:

That the Provincial Agricultural Land Commission application for inclusion pertaining to District Lot 13291, Cariboo District be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

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## REFERRAL COMMENTS

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Advisory Planning Commission: January 27, 2026  
See attached

Ministry of Agriculture and Food: February 4, 2026  
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: Applicants Supporting Documents
- Advisory Planning Commission Comments
- Ministry of Agriculture and Food Comments



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 105295  
**Application Type:** Include Land into the ALR  
**Status:** Submitted to L/FNG  
**Name:** Ministry of Lands  
**Local/First Nation Government:** Cariboo Regional District

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Crown  
**Legal Description** DISTRICT LOT 13291, CARIBOO LAND DISTRICT, FOR EXTENSIVE AGRICULTURAL .,LEASE/PERMIT/LICENCE#516639  
**Approx. Map Area** 62.7 ha  
**PID (optional)** No Data  
**PIN (optional)** No Data  
**Farm Classification** Yes  
**Civic Address** DISTRICT LOT 13291, CARIBOO LAND DISTRICT, FOR EXTENSIVE AGRICULTURAL .,LEASE/PERMIT/LICENCE#516639  
**Certificate Of Title** No Data

### Government Parcel Contact

**First Name** Marisa

<b>Last Name</b>	McDonald
<b>Ministry or Department</b>	Ministry of Lands
<b>Phone</b>	2367132265
<b>Email</b>	Marisa.McDonald@gov.bc.ca
<b>Crown Type</b>	provincial

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** Yes

**Describe the other parcels including their location, who owns or leases them, and their use.**

PID 024-327-697 In Quesnel owned by Rascel Holdings Ltd used for haying
PID 025-435-264 In Quesnel owned by Rascel Holdings Ltd used for haying
PID 023-415-681 In Quesnel owned by Rascel Holdings Ltd used for haying
PID 023-415-690 In Quesnel owned by Rascel Holdings Ltd used for haying
PID 004-348-061 In Quesnel owned by Rascel Holdings Ltd used for Pasture

## 3. Primary Contact

<b>Type</b>	Third-Party Agent
<b>First Name</b>	SCOTT
<b>Last Name</b>	MEYER
<b>Organization (If Applicable)</b>	No Data
<b>Phone</b>	2509916788
<b>Email</b>	sjmeyerranch@gmail.com

## 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).**

The land cleared is currently being hayed. There is a small portion of cleared land that is not planted.  
The rest has trees on it

**Describe all agricultural improvements made to the parcel(s).**

Approximately 16 hectares hVE BEEN CLEARED AND PLANTED INTO FORAGE

**Describe all other uses that currently take place on the parcel(s).**

ANY OTHER USES WOULD INCLUDE LOGGING AND CLEARING OF LAND

## Land Use of Adjacent Parcels

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Unused	crown land
<b>East</b>	Unused	crown land
<b>South</b>	Unused	crown land
<b>West</b>	Agricultural / Farm	PASTURE AND HAYLAND

## 6. Proposal

**How many hectares are you proposing to include?**

62.7 ha

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

I am applying for the inclusion because that is what the BC lands require in order for me to buy the lease.

**Does the proposal support agriculture in the short or long term?**

BOTH LONG AND SHORT TERM. We plan too continue to develop the property to increase its agrricultural productivity

**Describe any improvements that have been made to, or are planned for the parcel proposed for inclusion.**

We currently have about 16Ha in hay production. On that 16Ha we put up 165 tons of hay this year. WE PLAN TO CONTINUE TO CLEAR AND CULTIVATE MORE AREA AS WELL AS FENCE IT

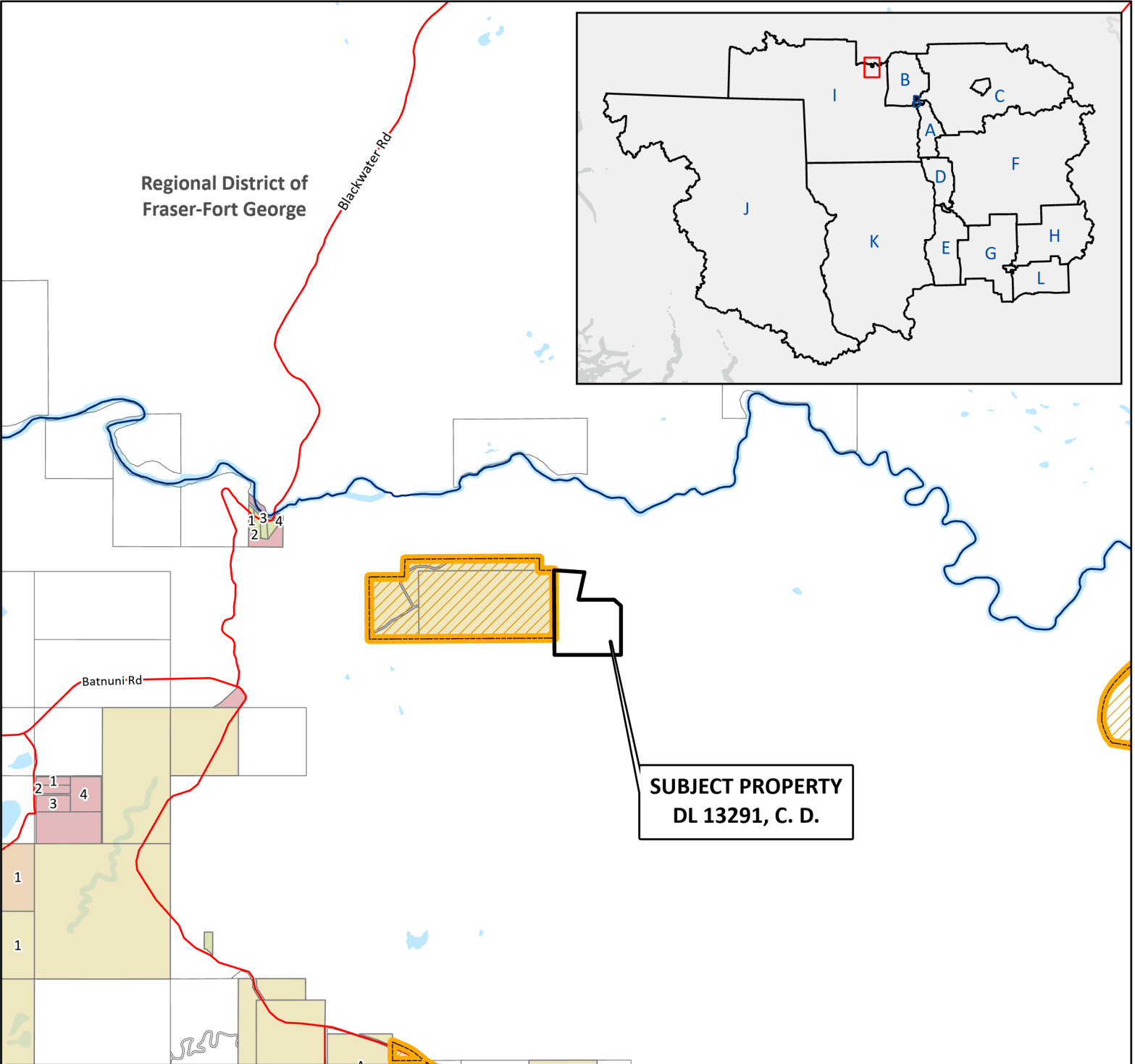
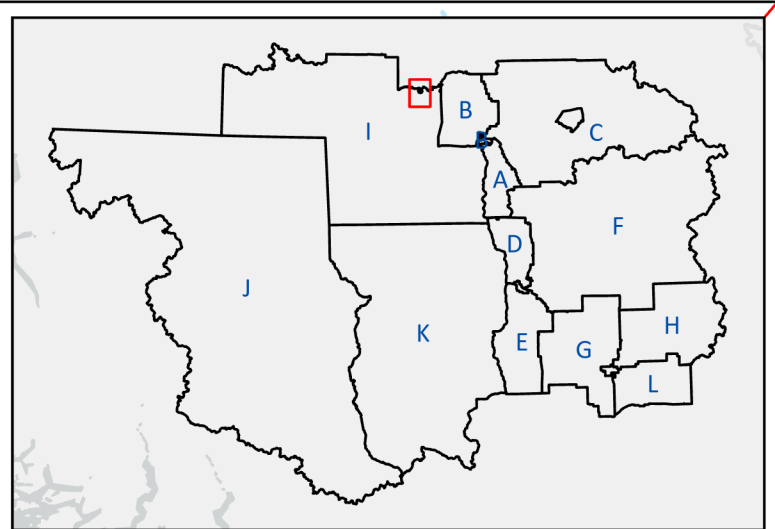
**Proposal Map / Site Plan** DL 13291 Image.pdf

**Is the Cariboo Regional District the registered land owner of all parcels under this inclusion application?** No Data

### 7. Optional Documents

Type	Description	File Name
	No Data	

Regional District of  
Fraser-Fort George

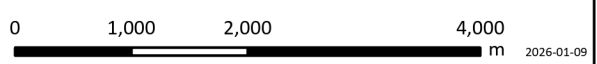


**SUBJECT PROPERTY**  
DL 13291, C. D.

**Appendix B: GENERAL MAP**  
LEGEND

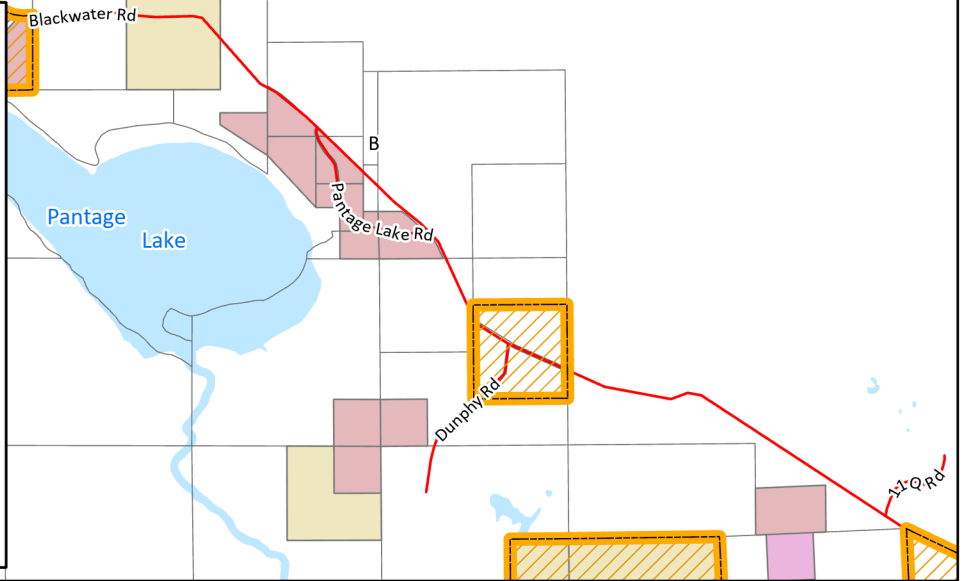


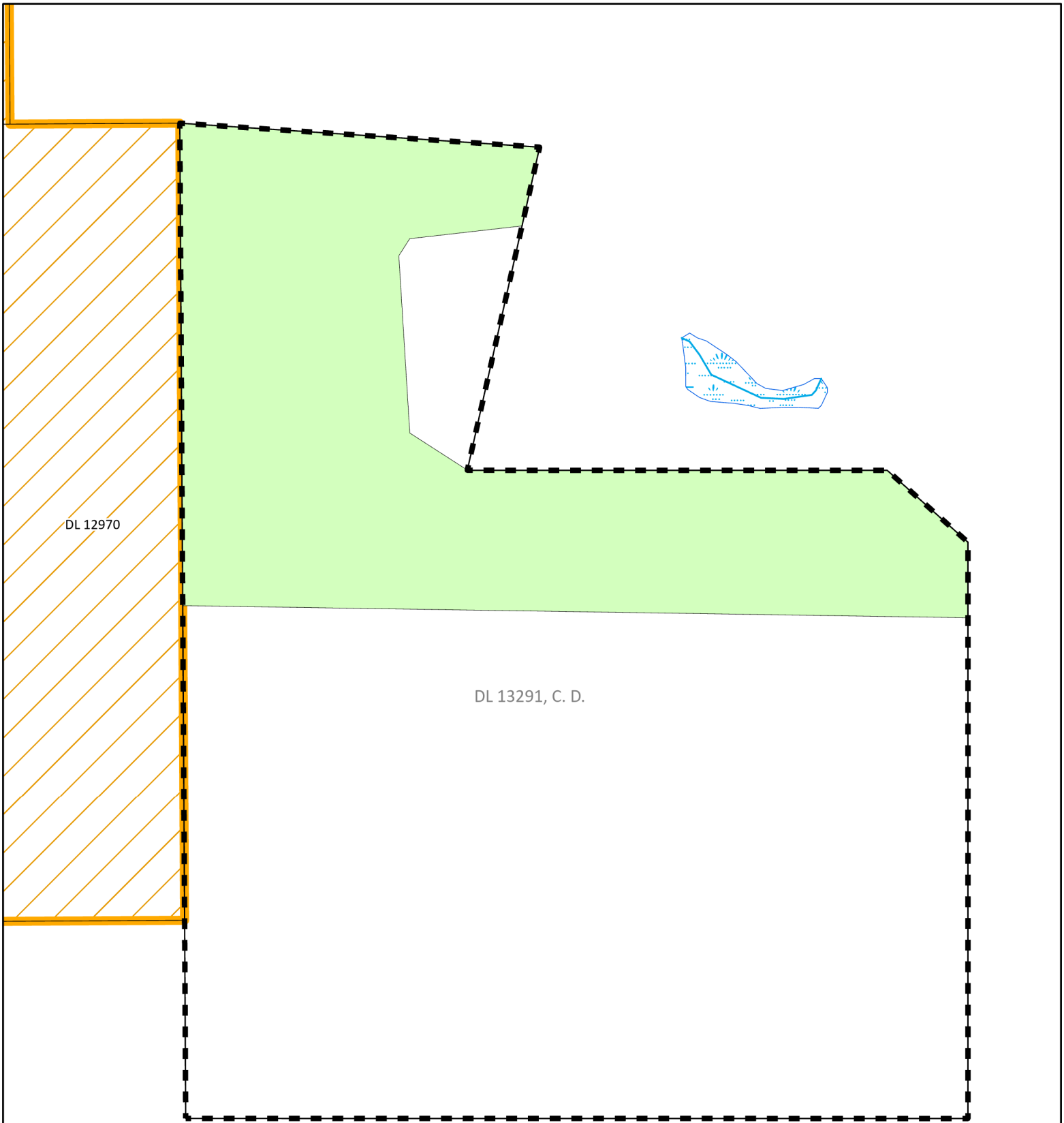
- Subject Property
  - ALR
  - Electoral Areas and Municipalities
- Zone Description**
- Lakeshore Residential (RL), Rural 1 (RR 1)
  - Resource / Agricultural (R/A)
  - Rural 1 (RR 1)
  - Rural 1 (RR 1), Resource / Agricultural (R/A)
  - Rural 2 (RR 2)



ALR2568




2026-01-09





**Appendix C: SPECIFIC MAP**  
**LEGEND**

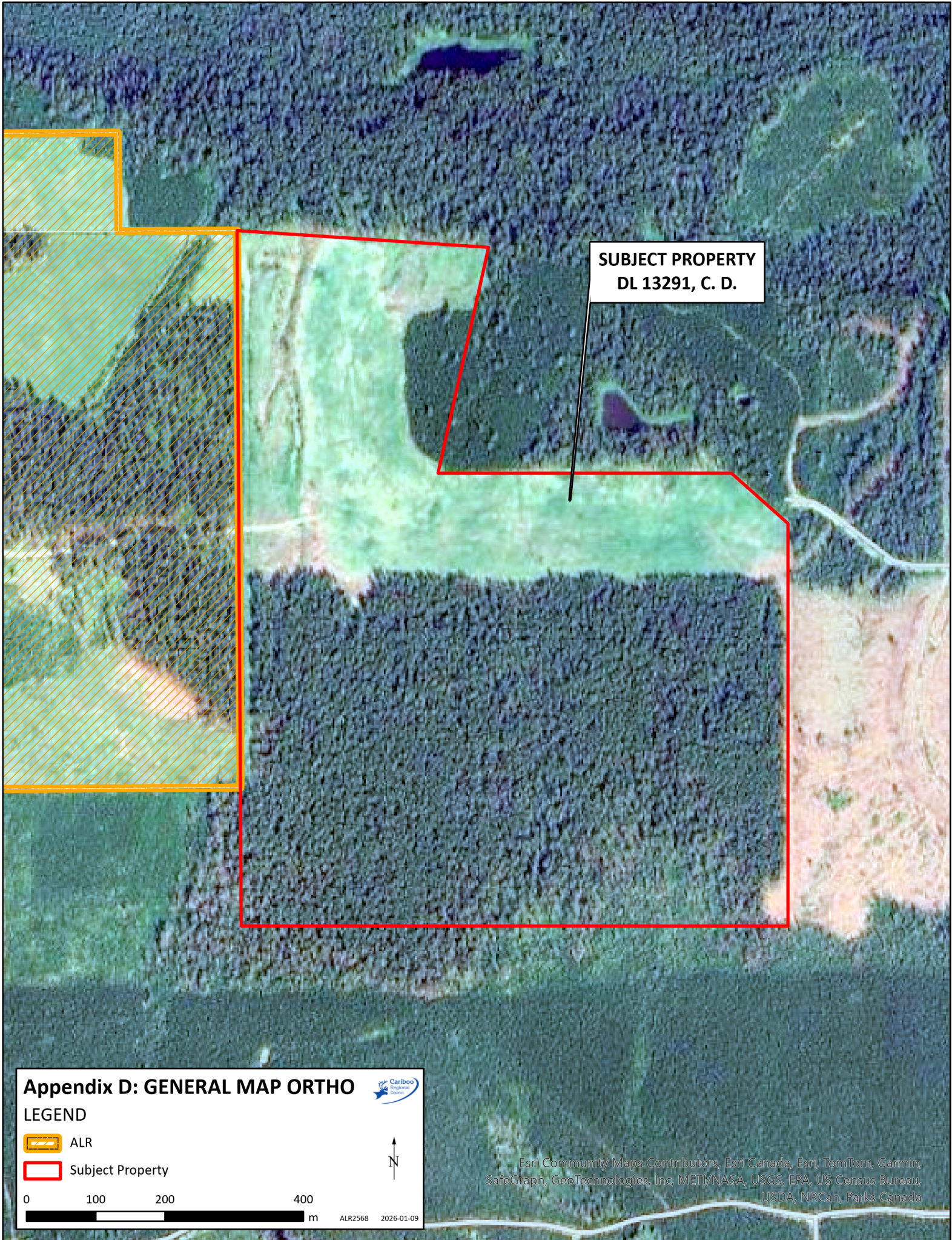


-  Subject Property
-  ALR
-  Cleared Land

MEASUREMENTS  
 ARE METRIC



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




SUBJECT PROPERTY  
DL 13291, C. D.

**Appendix D: GENERAL MAP ORTHO**



**LEGEND**

 ALR

 Subject Property



0 100 200 400  
m

ALR2568 2026-01-09

Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

**CRD PLANNING APPLICATION FROM AREA I ADVISORY PLANNING  
COMMISSION**

Meeting held January 27, 2026 commencing at 1 pm via conference call

File No. 3015-20/120250068

Application – ALR inclusion

Electoral Area – I

Legal Description – District Lot 13291, Cariboo Land District

Property Location – Near the intersection of Blackwater Rd and Batnuni Rd

Present via conference call: Phil Megyesi, Kimberley Hohmann, Joann Taylor

And Maureen Murray (Secretary)

Contacted but declined to attend: CRD Area I Director Jim Glassford, and applicant Scott Meyer (Rascel Holdings Ltd.)

Secretary advised that CRD Director Glassford confirmed that he will declare a conflict of interest as applicant is his brother-in-law. Members noted this was a Crown leased property with applicant, who now wishes to purchase it with the condition required from ALC, being it must be included in the Agricultural Land Reserve prior to any purchase.

RESOLVED UNANIMOUSLY that application with File 3015-20/120250068 be supported for inclusion in the Agricultural Land Reserve as a condition of any purchase. CARRIED

Meeting terminated at 1:10 pm

Maureen Murray, Recording Secretary and member



February 4, 2026

Olivia Richardson  
Planning Officer 1  
Cariboo Regional District

**Sent by email**

Dear Olivia:

**Re: File 3015-20/I20250068 – ALC Inclusion Application at District Lot 13291 (No PID) – The Subject Property**

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 3015-20/I20250068 that proposes to include the 62.7 ha Crown Land Subject Property into the Agricultural Land Reserve (ALR). From an agricultural planning perspective, Ministry staff offer the following comments:

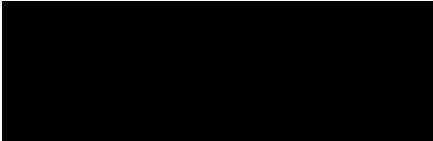
- Ministry staff note that the Subject Property is directly adjacent to a ~200 ha block of ALR land to west, the majority of which appears to be under active agricultural production.
- Ministry staff understand that the applicant owns several properties in the greater vicinity of Pantage Lake that are all under active agricultural production (hay and pasture). With regards to the Subject Property itself, the applicant recently cleared and planted ~16 ha which currently grows hay.
- Ministry staff also understand that the applicant currently leases the Subject Property with the intent to purchase. As part of this process, the Ministry of Water, Land and Resource Stewardship requires that the Subject Property is first included into the ALR.
- Ministry staff note that the applicant previously submitted an ALC inclusion application for the Subject Property which was approved by the ALC on March 26, 2017. A condition of the approval was the submission of a survey plan within three years of the date of the decision. It appears as though the applicant did not satisfy this condition; hence the requirement to re-submit an application.
- Ultimately, Ministry staff support the application given that the Subject Property has agricultural capability, the applicant is an active agricultural producer, portions of the

Subject Property itself have recently been cleared and are currently being farmed and the Subject Property is adjacent to land in the ALR that is also actively farmed.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Reed Bailey  
Land Use Planner  
BC Ministry of Agriculture and Food  
778-698-3455  
[Reed.Bailey@gov.bc.ca](mailto:Reed.Bailey@gov.bc.ca)

Cc: Agricultural Land Commission – [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)