



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/C20260011

ALR Application Type: Subdivision 21(2)

Electoral Area: C

Date of Referral: March 17, 2026

Date of Application: February 17, 2026

Property Owner's Name(s): Dennis Asher and Katherine Asher

Applicant's Name: Vector Geomatics Land Surveying Ltd. – Peter Cooper

SECTION 1: Property Summary

Legal Description(s): The Fractional South East 1/4 of District Lot 6202, Cariboo District

Property Size(s): 140.58 ha (347.38 ha)

Area of Application: 140.58 ha (347.38 ha)

Location: 1228, 1232 and 1236 Dean Rd

Current Designation:
Agricultural and Resource

Min. Lot Size Permitted:
32 ha. (79.07 ac.)

Current Zoning:
Resource /Agricultural (RA 1)

Min. Lot Size Permitted:
32 ha. (79.07 ac.)

Proposal: The applicant has proposed subdivision into two lots to support the continued use of the hobby farm. Proposed Lot 1 is 2.43 ha. (6.01 ac.) and the remainder is 54.46 ha. (134.57 ac.).

Existing Buildings: Greenhouse - 33.10 sq. m. (356.29 sq. ft.)
mobile Home - 199.60 sq. m. (2148.48 sq. ft.)
storage shed - 35.80 sq. m. (385.35 sq. ft.)
chicken coop - 51.10 sq. m. (550.04 sq. ft.)

shop - 149.40 sq. m. (1608.13 sq. ft.)
 storage shed - 59.10 sq. m. (636.15 sq. ft.)
 storage shed - 35.10 sq. m. (377.81 sq. ft.)
 main dwelling - 164.60 sq. m. (1771.74 sq. ft.)
 well pump house - 56.80 sq. m. (611.39 sq. ft.)
 greenhouse - 48 sq. m. (516.67 sq. ft.)
 barn - 411.70 sq. m. (4431.50 sq. ft.)
 goat shed - 17.50 sq. m. (188.37 sq. ft.)

Proposed Buildings: none

Road Name: Dean Rd

Road Type: Gravel/Dirt Road

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

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

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

Name of Lake/Contributing River: Unnamed creek

Lake Classification: High

Within Development Permit Area: No

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

	Land Use:	Lot Sizes:
(a) North	Residential, light Industry	29.30 ha. (72.4 ac.) and 2.02 ha. (5 ac.)
(b) South	Beef (vacant)	222.99 ha. (551.02 ac.)
(c) East	single family dwelling 2 acres or more	2.04 ha. -2.05 ha. (5.05 ac. - 5.06 ac.)
(d) West	mixed farm use	54.63 ha. (135 ac.)

Agricultural Capability Classification:

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

% of parcel
60%

Unimproved rating
100% Class 5- Topography and stoniness

Improved rating
No improved class

60% Class 6- Topography and stoniness

No improved class

40% 40% Class 4- Topography and
Undesireable soil structure and/ or
low permeabilirty

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting factors are noted as adverse Cumulative minor adverse characteristics, undesirable soil structure, land Inundated by streams or lakes and topography.

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.

Land in 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.

PLANNING COMMENTS

Background:

The Cariboo Regional District has received an Agricultural Land Commission (ALC) application for subdivision within the Agricultural Land Reserve (ALR). The applicant is proposing the subdivision of the 140.58 ha (347.38 ha) property into two lots which would result in Proposed Lot 1 being 2.43 ha. (6.01 ac) and a 54.46 ha. (134.57 ac.) Remainder Lot.

The subject property is currently zoned Resource /Agricultural (RA 1) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and designated Agricultural and Resource in the Quesnel Fringe Area Official Community Plan No. 4844, 2013. The property currently contains a 164.60 sq m (1771.74 sq ft) dwelling, a 199.60 sq m (2148.48 sq ft) mobile home, a 33.10 sq. m. (356.29 sq. ft.) greenhouse, three storage sheds ranging in size from 35.10 sq m (377.81 sq ft) to 59.10 sq m (636.15 sq ft), a 51.10 sq m (550.04 sq ft) chicken coop, a 149.40 sq m (1608.13 sq ft) shop, a 56.80 sq m (611.39 sq ft) well pump house, a 48 sq m (516.67 sq ft) greenhouse, a 411.70 sq. m. (4431.50 sq ft) barn and a 17.50 sq m (188.37 sq ft) goat shed.

Proposed Lot 1 is used as a hobby farm and contains a mobile home. The Proposed Remainder lot contains the principal dwelling and was previously hayed but is now used for grazing. The applicant states the mobile home was moved onto the property in the 1980's for a family member. It was later sold in 1989 by the family member to the current occupant who has lived in the mobile home since then.

Location and Surrounding:

The subject property is located at 1228, 1232 and 1236 Dean Rd. The property contains mostly cleared fields with some patches of trees. The properties to the north and west are actively farmed. The five properties on the eastern boundary are all outside the ALR and are used for residential purposes. The 2.02 ha (5 ac.) lot to the north is used for residential purposes. The 29.3 ha (72.4 ac.) lot to the north is used for industrial and residential.

CRD Regulations and Policies:

3504 - Quesnel Fringe Area Zoning Bylaw, 1999

5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE

5.21.2 ZONE PROVISIONS

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

4844 – Quesnel Fringe Area Official Community Plan Bylaw 4844, 2013.

4.0 GENERAL POLICIES

Rationale for Recommendations:

Planning staff are not opposed to forwarding the proposed application for subdivision to the Agricultural Land Commission for decision. The residential properties located to the east and north of the subject property and adjacent to proposed Lot 1 are not located in the ALR and of a similar size to proposed Lot 1. Both proposed lots will align with the neighbourhood character. The applicant is not proposing a change in use as both proposed Lot 1 and the remainder will continue to be farmed. Staff do not expect a negative impact on neighbouring lots if subdivision was to take place.

Staff note that ALR Regulations permit two dwellings on a lot greater than 40 ha. (98.84 ac.): the principal dwelling up to 500 sq. m. (5381.96 sq. ft.) and a secondary dwelling less than 186 sq. m. (2002.09 sq. ft.). Further, the current Resource /Agricultural (RA 1) zone permits a secondary dwelling, however the dwelling is limited to a maximum total floor area of 130 sq m (1,400 sq ft). In order to permit the existing dwellings on a single lot, a Development Variance Permit would be required to increase the maximum size of a secondary dwelling in the Quesnel Fringe Area Zoning Bylaw 3504, 1999.

The Electoral Area 'C' Advisory Planning Commission (APC) could not meet on this application due to quorum and conflict of interest issues.

The Ministry of Agriculture and Food (MAF) has not provided a parcel specific review but has provided comments relating to subdivision within the ALR. According to Ministry staff, 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 also less likely to be farmed according to Ministry data.

Should the Board wish to forward the application to the Agricultural Land Commission and the Agricultural Land Commission approve this application, Proposed Lot 1 will need to be rezoned with an Official Community Plan amendment prior to the approval of the subdivision by the Approving Officer as it will not meet the minimum lot area requirements. The proposed remainder lot will maintain the minimum lot size for the current zone and designation. Prior to subdivision the applicant will also be required to comply with the CRD Agricultural Policy with respect to fencing and buffering on proposed Lot 1.

Further, compliance with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection will be required at the time of rezoning due to the presence of a highly sensitive waterbody bordering the proposed lots.

In summary, planning staff are not opposed to forwarding the proposed Agricultural Land Commission application for subdivision to the Agricultural Land Commission for decision, as the

proposal is in keeping with neighbourhood character and would resolve outstanding ownership issues on the property.

Recommendation:

That the Provincial Agricultural Land Commission application for subdivision pertaining to The Fractional South East $\frac{1}{4}$ of District Lot 6202, Cariboo District be authorized for submission to the Provincial Agricultural land Commission with a recommendation for approval, subject to rezoning.

REFERRAL COMMENTS

Advisory Planning Commission:

No Response

Ministry of Agriculture and Food: February 20, 2026

See attached

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documents
Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106401
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Asher et al.
Local/First Nation Government: Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description THE FRACTIONAL SOUTH EAST 1/4 OF DISTRICT LOT 6202 CARIBOO DISTRICT
Approx. Map Area 56.67 ha
PID 015-177-670
Purchase Date Oct 23, 1980
Farm Classification Yes
Civic Address 1236 Dean Rd, Quesnel, BC, V2J 6S9
Certificate Of Title TITLE-P37669-PID-015-177-670.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Dennis Asher	Not Applicable	[REDACTED]	[REDACTED]	Not Applicable
Katherine Asher	Not Applicable	[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

Type Third-Party Agent
First Name Peter
Last Name Cooper
Organization (If Applicable) Vector Geomatics Land Surveying Ltd
Phone 2505639515
Email peter.cooper@vgls.ca

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). Grazing cattle and horses throughout the property except around structures.

Describe all agricultural improvements made to the parcel(s). Entire property is fenced and crossed fenced. Fencing around all structures to keep animals clear.
Part of the western grassland area had improvements completed around 20 years ago.
Part of the southern grassland area used to be hayed about 20 years ago but has been used for grazing since.
Construction of two greenhouses, chicken coop, goat shed, and a barn for

hay storage and livestock.

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

Two residential houses on lot, one mobile home and one two-story house with finished basement and attached garage .

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Other	Lot to the NE is residential while the lot to the NW is a mix of timber harvest, grazing, and field production
East	Residential	NE lot has an HVAC business and trains horses while the remaining properties are strictly residential
South	Agricultural / Farm	Grazing and timber harvesting
West	Agricultural / Farm	Hay fields to support over wintering of cattle production

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	2.02343
2	Lot	54.64657

What is the purpose of the proposal?

To separate a mobile home and hobby farm from the rest of the property that has been occupied by members who are not the owners of the parcel. The mobile has been occupied since 1989 by the same individuals. the current residents use the land to raise animals, grown fruit trees and produce vegetables in the garden and greenhouse to store over the winter. 4-H animals have been raised on the proposed lot over the years.

Why do you believe this parcel is suitable for subdivision?

This subdivision allows for the current residents to separate the area that they have been using as a hobby farm on the property from the rest of the parcel. The proposed lot lines have been determined based on use and occupation.

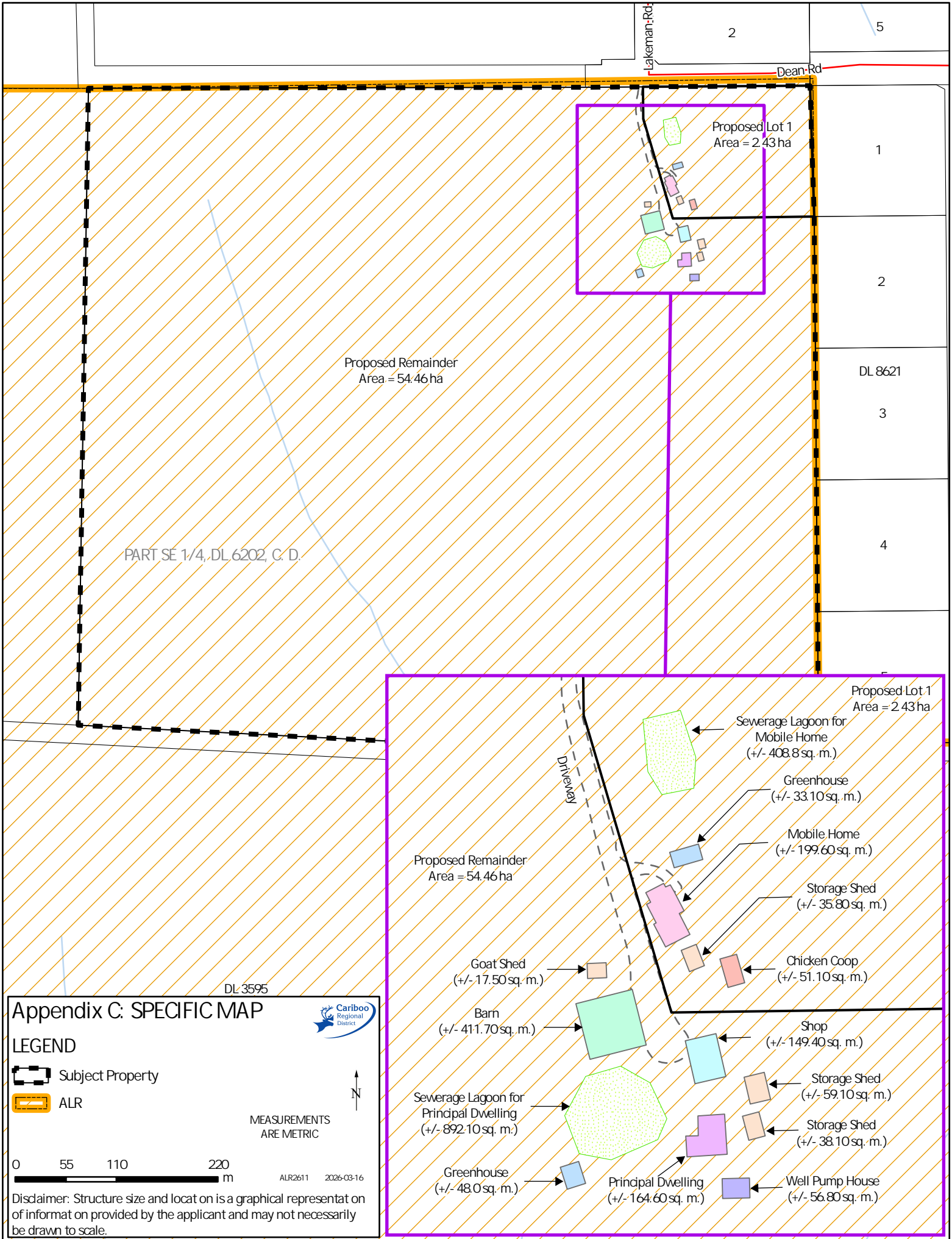
Does the proposal support agriculture in the short or long term? Please explain. The proposal supports the continuing use of a hobby farm on the property for the residents.

Proposal Map / Site Plan 260211-00340-GROUND-PRSUB-TOPO-ORTHO.pdf

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

7. Optional Documents

Type	Description	File Name
Other files that are related	Letter from residents of mobile home	Letter to ALC from Residents.pdf
Other files that are related	Letter from property owner	Additional Information For Application.pdf



SUBJECT PROPERTY
PART SE 1/4, DL 6202, C. D.

Lakemans Rd



Dean Rd

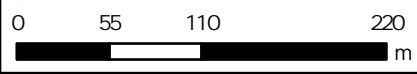
6
5
1
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Appendix D: GENERAL MAP ORTHO



LEGEND

-  Subject Property
-  ALR



ALR2611 2026-03-16

Attention Peter Cooper

Information for the ALC regarding our application to have a small portion of our property to be sub-divided.

You requested a write up on our involvement with said property.

- I was transferred to Quesnel in May of 1973 as a [REDACTED] with the Forest Service.
- In the fall of 1980 we moved to said property on Halloween night.
- In 1984 my mother wanted to move to our farm. Our family of four was living in a small trailer and had no room for her, so she bought a much larger trailer at the coast and had it moved to Quesnel. We had to prepare a site for the 14×70 foot trailer with an expansion living room. Because of the weight, cement pillar foundations were made for the trailer to sit on. A lagoon was also made for her waste water. As we had a 200 amp service to the property, she was able to tie in with our electricity.
- In 1989 my mother sold her trailer [REDACTED]. She told the new owner (Gwen Dillabough) to move in. She and her family have lived there ever since. See her attached letter stating that she wants the proposed property to remain in the ALR. See map "C" showing the area under application. Since purchasing the property they have added another addition to the trailer and have added another roof, to prevent leakage in the winter.
- As we are aging, it is time for us to look at a smaller place for our retirement years. We know it would be almost impossible to sell our property with two homes on it. The Dillaboughs know that they have to put a separate driveway into their property, acquire their own electricity and enter into a water agreement. The existing well on our property has plenty of water for both sites, two gardens and livestock.

Dennis and Pat Asher

Gwen Dillabough
1236 Dean Road
Quesnel BC V2J 6S9

To Whom it May Concern,

I reside at 1236 Dean Road. I am asking for 5 acres to be purchased for this address. I have resided at this address for the last 36 years, this spot is our home. We are deeply attached to this home site. It is where my family memories are connected. I raised my family on this homesite, and now the next generation, my grandchildren, are making memories in this spot. I have also paid property taxes on this spot for the same amount of time.

I have absolutely no intention on taking the 5 acres out of the agricultural land reserve. I raise ducks, goats rabbits and chickens are this site. It is my intention to keep it as agricultural land so that I can continue to raise my animals. My grandchildren also have goats and rabbits alongside my own.

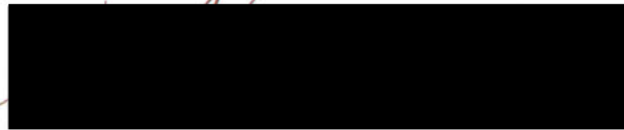
I also have fruit trees, a large greenhouse and a large, very well established garden that produces our winter supply of food for the freezer. This is our home and we have become quite self sufficient here.

Over the years, my children have raised their 4-H projects that have been beef, sheep, goats, poultry and rabbits. I truly believe in sustainable agriculture and this is what I have shared with my children, and now grand children. I have no intention of wanting to remove this portion from the ALR. To live off the land and produce what one can eat is a fantastic way of life.

I am asking you to please grant the 5 acres. This is our home, and it means everything to us. It is our wish to continue making memories on this spot. Again, the 5 acres would remain in the ALR.

We truly enjoy our little hobby farm.

Sincerely,



Received Nov 3rd 2025 ABA

PROPOSED SUBDIVISION PLAN OF THE FRACTIONAL SOUTH EAST 1/4 OF DISTRICT LOT 6202 CARIBOO DISTRICT

PID: 015-177-670
 CLIENT: Dennis & Pat Asher
 CIVIC ADDRESS: 1232 Dean Rd, Quesnel, BC V2J 6S7

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.



- LEGEND**
- Subject Property
 - - - Fence
 - Treeline
 - Building
 - Spring
 - Forested Area



BUILDING LIST

- 1 Lagoon for Mobile Home (408.8 m²)
- 2 Circuhouse (33.1 m²)
- 3 Mobile Home (159.6 m²)
- 4 Storage Shed (35.6 m²)
- 5 Chicken Coop (51.1 m²)
- A Barn for Hay Storage & Livestock (411.7 m²)
- B Shop & Double Garage (149.4 m²)
- C Storage Shed (59.1 m²)
- D Storage Shed (35.1 m²)
- E 2-Story Building w/ Basement & Garage (Main House) (194.6 m²)
- F Well Pump House (56.8 m²)
- G Lagoon (for Main House) (892.1 m²)
- H Greenhouse (48.0 m²)
- I Goat Shed (17.5 m²)

DRAWING REVISIONS		
Revision #	Date	Comment
0	2026-02-11	Issued for Client Review
1	2026-03-03	Added Areas to Building List
2		
3		

ALL BUILDINGS, FENCES, AND TREELINES ARE APPROXIMATE ONLY AND ARE DERIVED FROM ParoMap BC IMAGERY.

THIS PLAN WAS PREPARED FOR APPLICATION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE CLIENT. BOUNDARIES SHOWN ARE SUBJECT TO CHANGE WITH LEGAL SURVEY. VECTOR GEOMATICS LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION TO THIS DOCUMENT WITHOUT THE CONSENT OF VECTOR GEOMATICS LAND SURVEYING LTD.



CERTIFIED CORRECT THIS 3rd DAY OF MARCH, 2025.



Peter Cooper, BCLS

This Document is Not Valid Unless Originally Signed and Sealed



File: 2500340RD Date: 2026-03-03
 Drafted by: MN Checked by: PC



February 20, 2025

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.

An 18 month referral impact review project conducted by the Ministry between March 2023 – October 2024, revealed that the vast majority of ALC subdivision applications referred to the Ministry by local governments 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, the overwhelming majority 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 and the limited impact that Ministry referral responses appear to have on local government decisions, the Ministry has adopted a new approach when responding to local government ALC subdivision application referrals. Specifically, when the Ministry receives an ALC subdivision application referral from a local government, Ministry staff will conduct a preliminary assessment of the application. If Ministry staff determine that the application is “not beneficial to agriculture”, staff will respond to the referral request by sending a copy of this letter to the relevant local government staff member. If, however, Ministry staff determine that the application is “beneficial to agriculture” or even has a neutral impact to agriculture, staff will conduct a more detailed parcel-specific review of said application which will entail providing a rationale for how and why the application is beneficial/benign to 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.

- Ministry data, through Agricultural Land Use Inventories (ALUI), shows that smaller agricultural lots, irrespective of where they are located in the province, 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.

complete
Sincerely,



Arlene Anderson

Executive Director

Phone: (778) 698-5170

Email: Arlene.Anderson@gov.bc.ca