



Staff Report
Application # D – 37607
Applicant: Daryls Contracting Ltd.

DATE RECEIVED: August 07, 2007

DATE PREPARED: October 12, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To exclude 11.1 ha for the purpose of operating a truck depot, already in existence, rental storage and gravel sales.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

A previous application, made in 1985, allowed exclusion of 3.3 ha of the subject property where the truck stop is currently located and where the applicant is proposing to sell gravel. At the time the decision letter suggested that the applicant submit a subdivision plan in order to delineate the excluded area. The subdivision plan was not submitted and therefore the ALC maps were not amended to reflect the fact that the area had been excluded. However, in reading the minutes and letter from that decision (Resolution # 312/1985), staff has determined that the 3.3 ha area is excluded from the ALR and that the subdivision plans was an administrative suggestion rather than a condition of exclusion. At this time the applicant is requesting that the entire property be excluded from the ALR. The portion of the property proposed for future RV parking and storage has not been excluded from the ALR. The application does not discuss the applicant's current plans to develop the remainder of the property (approximately 6.7 ha) should it be excluded.

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 005-807-310

Lot 1, District Lot 11, Cariboo District, Plan 29070, EXCEPT Plan PGP35608

Purchase Date:

February 2004

Location of Property:

3082 Cariboo Highway 97 S

Size of Property:

11.1 ha (The entire property is in the ALR).

Present use of the Property:

Truck Stop and Gravel Site

Surrounding Land Uses:

WEST: Agricultural Land Reserve/Farming
SOUTH: Agricultural Land Reserve/Farming
SOUTH: Agricultural Land Reserve/Farming
EAST:

Agricultural Capability:

Data Source: Agricultural Capability Map # 93A/04
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

150 Mile House Area OCP Bylaw No. 3000 (1995)
Designation: Rural Residential 1 (RR-1) and Agricultural (Ag) in accordance with the OCP

Zoning Bylaw and Designation:

150 Mile House Area Zoning Bylaw No. 3502 (1999)
Designation: Rural 1 (RR1) and Resource/Agricultural (R/A 1) zone in accordance with Williams Lake Fringe and OCP
Minimum Lot Size: 4.0 ha and 32.0 ha

PREVIOUS APPLICATIONS:

Application #16719-0

Applicant: H Williamson Blacktop & Landscaping
Decision Date: January 18, 2984
Proposal: To exclude the 11.5 ha property for the purpose of creating commercial lots for use in the 150 Mile House area.
Decision: Refused on the grounds that further commercial and/or residential development would not be compatible with the agricultural land use patterns of the surrounding ALR area. The subject property has the potential for agricultural purposes and as such should not be excluded. In addition, there appears to be no pressing need for additional non-farm development in this area.

Application #19020-0

Applicant: H Williamson Blacktopping Ltd.
Decision Date: April 26, 1985
Proposal: To exclude 3.3 ha of the 11.5 ha property.
Decision: Allowed as requested.

RELEVANT APPLICATIONS

Application #04632-0

Applicant: Luy, J

Decision Date: April 26, 1978

Proposal: To subdivide the property as divided by the Cariboo Highway into 2 parcels. The application was initially for subdivision into rural residential lots, which was refused.

Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: After deferring the application for several months while completing an OCP review for the 150 Mile House area the Regional Board forwarded the application with a recommendation of support

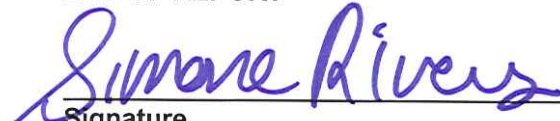
STAFF COMMENTS:

As noted above, a portion of the property has previously been excluded from the ALR, although the ALR maps were not amended at that time. The Commission will need to consider if the remainder of the property should be excluded or not.

ATTACHMENTS:

- Minutes and Letter of Commission Resolution # 312/1985
- Letter of support from neighbouring rancher (dated October 30, 2006)
- Local Government Staff Report
- Letter from True Consulting Group dated January 9th, 2007 sent to Rick Brundridge re: *ALR Application for 3082 Cariboo Highway – Williamson*
- ALC Context Map – (created by Cariboo Regional District)
- Sketch showing proposed future land uses and subject property (created by Cariboo Regional District)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT



Signature



Date