



Agricultural Land Commission Staff Report

DATE: July 26, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51754
PROPOSAL: To subdivide a 2 ha lot from the 63.3 ha property leaving a remainder of 61.3 ha. Only 53.4 ha of the subject property is in the ALR.

PROPOSAL INFORMATION

Background: The applicants do not live on the property and wish to sell the proposed 2 ha lot to the current renters who are living in the dwelling on the property.

The ALC mapping department and the Cariboo Regional District (CRD) planning department calculated different property sizes for this application. The ALC calculated number is used throughout the text but the CRD number appears on any maps or reports prepared by the RD.

Received Date: May 20, 2010
Applicant: Henson Bulldozing Ltd
Agent: Exton & Dodge Land Surveying Inc
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 006-873-677
Legal Description: Lot A, District Lot 298 & 7570, Cariboo District, Plan 26701, EXCEPT Plan 28874, 29314
Civic Address: 2579 Dog Creek Road, Williams Lake
Area: 63.3 ha
ALR Area: 53.4 ha
Purchase Date: June 30, 1998
Owner: Henson Bulldozing Ltd

Total Land Area: 63.3 ha
Total ALR Area: 53.4 ha
Current Land Use: Property contains a house, a hay barn and two covered shelters. The subject property is used for hay production and seasonal grazing.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
53.4	Secondary	CLI

Number of Lots	Lot Size (ha)
1	2.0
1	51.4

Surrounding Land Uses:

North	4 ha residential lots
East	Hay production and seasonal grazing
South	2 ha residential lots and Crown Land
West	4 ha residential lots

Official Community Plan**Bylaw Name:****Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** Bylaw No. 3502 (199)**Zoning Designation:** Resource/Agricultural (RA 1)**Minimum Lot Size:** 32.0 ha**Zoning Compliance:** No**PREVIOUS APPLICATIONS****Application #:** 39045**Applicant:** Fred & Grace Brouwer**Proposal:** To subdivide the 60 ha property into 3 lots. Two 24.2 ha lots and one 8.9 ha lot. Approximately 55 ha of the subject property is within the ALR.**Decisions:**

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # 24904
Decision Date: June 7, 1991
Resolution # 94/1991
Decision: Refused on the grounds that in its present size the property has more value to long term agriculture than smaller residential/hobby farm properties. The Commission would, however, consider an amended proposal creating one 4 ha lot with the house on it if the remainder of the property were consolidated with an adjacent or nearby agricultural property.

Reconsideration Request (same proposal)
Decision Date: September 10, 1991
Resolution # 717/1991
Decision: That the original decision be reconfirmed. That a 4.0 ha lot surrounding the house could be considered for subdivision subject to the consolidation of the

remainder of the property with an adjacent nearby agricultural operation and subject to the fencing of the 4.0 ha area.

Application #: 23403

Applicant: E J Doran

Proposal: To subdivide the 78.4 ha property into three lots as divided by three roads. The properties would be 56.7 ha, 17 ha and 0.4 ha in size.

Decisions:
**Resolution
Number**

Decision Date

Decision Description

Note:

Legacy Application # 08605

Decision Date: June 13, 1979

Resolution # 11503/79

Decision: Refused as requested. The Commission would allow the creation of one 57.2 ha lot as divided by Chimney Lake Road. The area south-west of the road must be consolidated with District Lot 298. The Commission does not wish to encourage small lot subdivision in this ranching and agricultural area so the proposed 0.4 ha parcel is refused.

Application #: 8867

Applicant: Sunshine Valley Ranch Ltd

Proposal: To extract approximately 209,000 cubic metres of gravel to a depth of between 1 metre and 15 metres. The intent is to strip the topsoil, remove a steep grade of Pleistocene glacial fluvial materials and replace the topsoil over a more favourable grade for the operation of hay and irrigation equipment.

Decisions:
**Resolution
Number**

Decision Date

Decision Description

823

December 11, 1997

The Commission approved the application to extract 209,000 cubic metres of gravel from the property in principle subject to the receipt of a comprehensive report from either Mr. W.J. Watt, P.Ag. or another Reclamation Agrologist who is a member in good standing with the B.C. Institute of Agrologists. The report is to provide more detail and address certain questions concerning the proposal.

Note:

Legacy Application #: 31633

The gravel pit was rehabilitated and the bond returned in 2007.

RELEVANT APPLICATIONS

Application #: 23316

Applicant: F & G Brouwer

Proposal: To subdivide the property 78.2 ha property into seven 2 ha lots with a 64 ha remainder. The majority of the area to be divided into small lots is located outside of the ALR.

**Decisions:
Resolution
Number**

Decision Date

Decision Description

Note: Legacy Application # 12328
Decision Date: April 22, 1981
Resolution # 556/1981
Decision: Allowed

This application created the subject property.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	Cariboo Regional District Planning Staff: The planning department recommended that the applicaiton for subdivision be rejected.
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application to the Commission with a recommendation for approval.
Advisory Planning Committee	Approve	Advisory Planning Commission: The APC supported the application for the following reasons: 1. Proposal is only for a subdivision and remains in the ALR 2. Future housing needs can be met on alternate building sites.

STAFF COMMENTS

Approximately 9.9 ha of the 63.3 ha property are not in the ALR. This is not the area under application for subdivision. Based on the airphoto it would appear that about three quarters of the non-ALR area has been cleared. It is not clear if it is improved for agricultural uses as it is located south of a creek and may be somewhat isolated from the remainder of the subject property.

The subject property is located at the eastern end of Chimney Valley Road, which is a rural residential area. To the east of the subject property the properties appear to be larger agricultural properties.

ATTACHMENTS

- 51754 proposal airphoto.pdf
- 51754 ag cap.pdf

51754 airphoto.pdf
51754 local government report.pdf
51754 proposal sketch.pdf
51754_ContextMap50k.pdf

END OF REPORT

Signature

Date