



Agricultural Land Commission Staff Report

DATE: August 5, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51837
PROPOSAL: To store RV's on a portion of the 7 ha property

PROPOSAL INFORMATION

Background: The RV storage facility currently exists on the property and this application has risen out of a local government enforcement issue.
Received Date: July 12, 2010
Applicant: Terrance Fowler
Agent: Exton & Dodge Land Surveying Inc
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 011-853-727
Legal Description: Lot A District Lot 25 Cariboo District Plan 16230
Civic Address: 3217 Cariboo Highway 97 - South of Mission Ponds
Area: 7.2 ha
ALR Area: 7.2 ha
Purchase Date: June 12, 1997
Owner: Terrance Fowler

Total Land Area: 7.2 ha
Total ALR Area: 7.2 ha
Current Land Use: Southern portion: Residence and barn for three horses
Middle Portion: RV storage building and shop
Northern Portion: Horse Pasture.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.5	Secondary	CLI

Surrounding Land Uses:

North Residential
East Residential
South Deer range - owned by the Ministry of Environment
West Hobby Farm - west of Hwy 97

Official Community Plan

Bylaw Name: 150 Mile House Area OCP Bylaw No. 3000 (1995)
Designation: Agricultural
OCP Compliance: No

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 3502 (1999)
Zoning Designation: Rural 1 (RR1)
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 51716
Applicant: Double OO Ranch Ltd.
Proposal: To subdivide the 61 ha property into a 9 ha lot and a 52 ha lot as divided by Mission Road.

Decisions:

Resolution Number	Decision Date	Decision Description

Note: Decision Pending

Application #: 45590
Applicant: Norman and Arlene Porter
Proposal: To subdivide 2 ha from the 62 ha property in order to provide a lot for a long time employee and dedication of Road access (construction not required) to District Lot 43 and District Lot 7049.

Decisions:

Resolution Number	Decision Date	Decision Description
924	September 15, 2009	Approve with modified road dedication
128	April 28, 2009	Refused.

Note: Legacy Application # 38660

Application #: 44162
Applicant: Onward Cattle Co.Ltd.
Proposal: Block Application - Appeal ALC decision to refuse exclusion of 133.0 ha from ALR.

Decisions:

Resolution Number	Decision Date	Decision Description
1990	September 13, 1983	Appeal granted (Exclusion Allowed - 133.0 ha).

Note: Reconsideration: Legacy Application # 12857-3

Application #: 12788
Applicant: Onward Cattle Company Ltd.
Proposal: ELUC considered a Ministers request to appeal a Commission decision to refuse to exclude 154 ha for the purpose of subdividing into residential lots.

Decisions:

Resolution Number	Decision Date	Decision Description
1504	October 21, 1983	ELUC allowed exclusion of DL 165, which was a non legal parcel and required subdivision to show it as a stand alone lot.

Note: Reconsideration: Legacy Application # 12857-2

Application #: 12787
Applicant: Onward Cattle Company Ltd.
Proposal: Commission reconsidered request to exclude the 154 ha for the purpose of subdividing into residential lots.

Decisions:

Resolution Number	Decision Date	Decision Description
1286	June 23, 1982	Refused. Negative impact on agriculture.

Note: Reconsideration: Legacy Application # 12857-1

Application #: 12786
Applicant: Onward Cattle Company Ltd.
Proposal: (Recon info can be found in Application IDs 12787, 12788 and 44162). Propose to exclude the 154 ha for the purpose of subdividing into residential lots.

Decisions:

Resolution Number	Decision Date	Decision Description
2156	December 2, 1981	Refused on the grounds that the property has the potential to be used for grazing and forage production.

Note: Legacy Application # 12857

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board passed two resolutions with respect to this application.

April 16, 2010: To defer decision making on the application until May 20, 2010

May 20, 2010, To authorize the application to be forwarded to the Commission with a recommendation of support. "Should the ALC support this application, it is recommended that the non-farm commercial use be limited to a 15 unit RV storage facility, with all other commercial uses on the property, including the billboards and container storage, being discontinued.

Agricultural Advisory
Committee

Approve

Advisory Planning Commission:

The APC supports the location of the existing RV storage shed. It is located in the middle of the 7 ha property along Highway 97 south of the 150 mile commercial area. The building can hold up to 15 RV units and is part of a small business on the subject property. The APC further recommends the following:

1. In fairness to the existing application within the ALR, the APC strongly recommends that the CRD review other RV storage facilities that are non-conforming within the 150 mile area.
 2. the APC also expressed their concern as to the proliferation of commercial advertising signs along Highway 97 and other major routes within Area "F". At present there are six commercial signs on the applicant's property and within the ALR.
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STAFF COMMENTS

There is currently infrastructure to store 15 RVs on the subject property. This use is not in compliance with CRD zoning or OCP provisions. The applicant initially applied for permission for an additional RV storage unit on the property (25 units) to bring the total number of RVs stored on the property to 40. The Regional District did not endorse this proposal and would only support the approval of the existing storage unit. The local government report states that approximately 2.5 ha of the 7 ha would need to be rezoned to a commercial zone to accommodate the use as initially proposed. More specific information about how much area would need to be rezoned if only the 15 unit storage facility were approved and what zone it would be was not included with the application.

The Regional District also noted that there are other non-farm uses occurring on the property including several billboards. Billboards are not an allowed use in the ALR. The application form does not mention the signs on the property.

Staff note that the property located directly south of the subject property was excluded from the ALR in 1983, although the ALR map was not amended. This land is owned by the Crown and according to information in the exclusion file forms part of a deer reserve. Therefore, even though it is not in the ALR, it is not likely to be developed for other non-farm uses in the short term. The ALC mapping department has been informed of this and the ALR map will be amended accordingly at the next map amendment period.

ATTACHMENTS

51837 ag cap.pdf
51837 airphoto.pdf
51837 context map.pdf
51837 local government report.pdf
51837 proposal sketch.pdf
51837 site photos from rd.pdf

END OF REPORT

Signature

Date