



## Agricultural Land Commission Staff Report

**DATE:** September 2, 2009  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 45928  
**PROPOSAL:** To subdivide the 32.8 ha property into two approximately 15 ha lots as divided by Dawson Road

### PROPOSAL INFORMATION

**Background:** Legacy application # D-21-38958  
**Received Date:** April 17, 2009  
**Applicant:** Philip and Tanya Strain  
**Agent:** N/A  
**Local Government:** Cariboo Regional District

### DESCRIPTION OF LAND

**PID:** 013-261-797  
**Legal Description:** District Lot 725, Lillooet District, EXCEPT Plan KAP83254  
**Civic Address:** 5289 Dawson Road, 100 Mile House  
**Area:** 32.8 ha  
**ALR Area:** 32.8 ha  
**Purchase Date:** November 1, 2007  
**Owner:** Philip and Tanya Strain

**Total Land Area:** 32.8 ha  
**Total ALR Area:** 32.8 ha  
**Current Land Use:** Residential

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
32.8	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
2	15.4

**Surrounding Land Uses:**

North	Residential/horses
East	Residential/horses
South	Rural Residential (non-ALR)
West	Residential/horses

**Official Community Plan**

**Bylaw Name:**  
**Designation:**  
**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** South Cariboo Area Zoning Bylaw no. 3501, 1999  
**Zoning Designation:** Resource/Agricultural (RA 1)  
**Minimum Lot Size:** 32.0 ha  
**Zoning Compliance:** No

**PREVIOUS APPLICATIONS**

**Application #:** 8131  
**Applicant:** Ministry of Transportation & Highways  
**Proposal:**

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
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**Note:** Legacy Application # D-31359  
Road dedication - No decision was ever made.  
No decision on this application was made because of a dispute between the former owner and the Ministry of Transportation about the status of the road. However; the road was dedicated in 2007. The plans for the road submitted with the application shows that it was declared to be a section 42 road (0.5 ha) with new road acquired at 1.2 ha. The width dedicated was only 20 m. This is allowed under Commission regulations without an application.

**RELEVANT APPLICATIONS**

**Application #:** 42737  
**Applicant:** Nancy & Richard Minato  
**Proposal:** To subdivide a 2.3 ha lot from the 26.9 ha lot.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
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243	May 18, 2006	To allow the subdivision of the 2.3 ha lot from the 26.9 ha lot on the grounds the property had limited agricultural capability and the subdivision would have limited impact on agriculture.
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**Note:** Legacy Application # D-36481

**Application #:** 23430  
**Applicant:** Henry Fast  
**Proposal:** To subdivide and adjust the boundaries of the 3 ha property and 28 ha property in order to create a 1 ha lot, and two 15 ha lots.

**Decisions:**  
**Resolution Number**

**Decision Date**                      **Decision Description**

**Note:** Legacy Application # D-13293  
 Resolution # 54/1982  
 Decision Date: January 7, 1982

Decision: Refused on the grounds that the Commission does not wish to encourage parcelization of lands in a range area. However, the Commission is willing to allow the subdivision of lot 4, Plan 8863 into two lots as cut by the road.

**Application #:** 23428  
**Applicant:** Henry Fast  
**Proposal:** To subdivide the 32 ha lot into an 8.5 ha lot, a 7.5 ha lot and a 16 ha lot

**Decisions:**  
**Resolution Number**

**Decision Date**                      **Decision Description**

**Note:** Legacy Application # D-10936  
 Resolution # 1669/1980  
 Decision Date: September 18, 1980

Decision: Refused on the grounds that the Commission wishes to discourage the parcelization of lands situated in a range area.

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support.

**STAFF COMMENTS**

The majority of the property is rated as 70% Class 4T - 30% Class 3X improvable to 70% Class 4T - 30% Class 2C.

The property is located just north of a non-ALR area of small holdings at 103 mile.

The subject property is partially cleared and partially treed.

**ATTACHMENTS**

- 38958 planning comments.pdf
- 38958 proposal description.pdf
- 38958 proposal sketch.pdf
- 38958\_AirphotoMap.pdf
- 38958\_ContextMap20k.pdf

**END OF REPORT**

**Signature**

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**Date**

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