



## Agricultural Land Commission Staff Report

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

**RE:** Application # 50021  
**PROPOSAL:** To dedicate 0.9 ha as road in order to access a previously approved subdivision.

### PROPOSAL INFORMATION

**Background:** See Legacy Files # 14495 & 11108  
**Received Date:** May 22, 2009  
**Applicant:** Victor and Lyda Sharman  
**Agent:** Exton & Dodge Land Survey Inc.  
**Local Government:** Cariboo Regional District

### DESCRIPTION OF LAND

**PID:** 009-676-333  
**Legal Description:** District Lot 11 Cariboo District, Except Part on Plan Attached to DD 5245 and Except Plans B322 3268 5463 10204 10498 18121 H3721164 28364 29070 and PGP46351  
**Civic Address:**  
**Area:** 43.6 ha  
**ALR Area:** 43.6 ha  
**Purchase Date:**  
**Owner:** Victor and Lyda Sharman

**PID:** 008-315-809  
**Legal Description:** Lot 1 Distict Lots 12 and 163 Cariboo District Plan 24058 Except Plans 27452 and PGP36153  
**Civic Address:**  
**Area:** 67.5 ha  
**ALR Area:** 67.5 ha  
**Purchase Date:**  
**Owner:** Victor and Lyda Sharman

**Total Land Area:** 111.1 ha  
**Total ALR Area:** 111.1 ha

**Current Land Use:** Pasture

## PROPOSAL DETAILS

### Non Farm Use

| Area | Agricultural Capability | Agricultural Capability Source |
|------|-------------------------|--------------------------------|
| 0.9  | Secondary               | CLI                            |

### Surrounding Land Uses:

### Official Community Plan

**Bylaw Name:**

**Designation:**

**OCP Compliance:**

### Zoning

**Zoning Bylaw Name:**

**Zoning Designation:**

**Minimum Lot Size:** ha

**Zoning Compliance:**

## PREVIOUS APPLICATIONS

**Application #:** 23895

**Applicant:** H Williamson

**Proposal:** To subdivide one 6 ha lot from the 68 ha property.

### Decisions:

| Resolution Number | Decision Date | Decision Description |
|-------------------|---------------|----------------------|
|-------------------|---------------|----------------------|

**Note:** Legacy Application # D-14495  
Resolution # 1239/1982  
Decision Date: June 24, 1982

Decision: Allowed.

Note: this application was not completed; however, the current owner now wishes to complete the subdivision. The access at the time was proposed to be from the north. The existing access is by easement only and dedication of the existing easement is not possible. The current application was required because the proposed road dedication runs through a second property that was not considered for access when the original application was approved in 1982.

**Application #:** 23140

**Applicant:** H Williamson Blacktop & Landscaping

**Proposal:** To exclude 14 ha of the subject property.

**Decisions:**

| <b>Resolution Number</b> | <b>Decision Date</b> | <b>Decision Description</b> |
|--------------------------|----------------------|-----------------------------|
|--------------------------|----------------------|-----------------------------|

**Note:** Legacy Application # D-11108

Resolution # 2336/1980  
 Decision Date: December 2, 1980

Decision: Refused on the grounds that the 14 ha is part of a larger parcel which is used for agricultural purposes. The Commission feels that the outright exclusion could create considerable pressured or problems for the balance of the property, since the Commission would have no control over the future use or subdivision of the 14 ha. The Commission in its review of the application noted that the property is located within a transportation corridor. The Commission indicated that it would be willing to reconsider the application upon receipt of a more definite land-use or subdivision proposal. The Commission also noted that the subject property will be covered by the forthcoming Williams Lake OSP. The Commission would prefer to have the input of this information before giving further consideration to the applicants' more specific proposal.

Reconsideration Request  
 Resolution # 554/1987  
 Decision Date: May 26, 1987

Decision: Allowed subject to subdivision of the area from the ALR.  
 Note: The subdivision was never completed, therefore the ALR maps have not been amended to reflect exclusion of the property. The property has not been developed. The current owners are planning to subdivide a 8.9 ha lot.

**STAFF COMMENTS**

Proposed Lot B was approved by the Commission in 1982 but never subdivided. The new owners of the property wish to divide the lot as approved in 1982. There is a house on the proposed lot that is accessed by way of a registered easement. However, the ministry of transportation required that road be dedicated in order to access the proposed lot. The existing easement would still be used to access the lot and the proposed road would not be built at this time. Because the proposed road dedication crossed a new property (District Lot 11) that was not part of the Commission' s original consideration, a transportation and utility corridor application was required.

With respect to Lot A. This area was approved for exclusion in 1987 subject to the excluded area being subdivided in order to delineate the excluded area. The area was not subdivided nor has it been developed and has remained part of DL 163. No information is given about proposed future uses of Lot A and if the applicants were aware that finalization of the subdivision plan would exclude the lands from the ALR.

**ATTACHMENTS**

- 11108d2.pdf
- 14495d1.pdf
- 50021proposal information.pdf
- 50021 - ContextMap20k.pdf

50021 - AirPhotoMap20k.pdf  
50021proposal sketch.pdf

**END OF REPORT**

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_