



## Agricultural Land Commission Staff Report

**DATE:** May 3, 2010  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 51662

**PROPOSAL:** To include approximately 27 ha into the ALR. The application is being made to fulfill one of the Commission's conditions of approval for application # 38125

### PROPOSAL INFORMATION

**Background:** The Commission allowed the division of the subject property as divided by the road subject to the inclusion of the non-ALR portion of the subject property as well as the registration of a covenant binding the titles of two properties located east of the road.

**Received Date:** March 22, 2010

**Applicant:** Steven and Dixie Roberts, Leland Hoium, Wendy Braim

**Agent:** Donald Goodrich

**Local Government:** Cariboo Regional District

### DESCRIPTION OF LAND

**PID:** 012-566-471

**Legal Description:** District Lot 216, Lillooet District, EXCEPT Plans KAP68899, H948 and KAP79612

**Civic Address:** 3221 Cariboo Highway 97 South - Near Lac La Hache

**Area:** 121.6 ha

**ALR Area:** 94.4 ha

**Purchase Date:** November 4, 2009

**Owners:** Leland Hoium  
Steven and Dixie Roberts  
Wendy Braim

**Total Land Area:** 121.6 ha  
**Total ALR Area:** 94.4 ha  
**Current Land Use:** Ranching

### PROPOSAL DETAILS

Inclusion Area	Agricultural Capability	Agricultural Capability Source
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27.2            Secondary                            CLI

**Surrounding Land Uses:**

North        Ranching and Nature Park  
East         Nature Park  
South        Ranching  
West         Ranching

**Official Community Plan**

**Bylaw Name:**

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** South Cariboo Area Zoning Bylaw No. 3501 (1999)

**Zoning Designation:** Resource/Agricultural 1 (RA 1)

**Minimum Lot Size:** 32.0 ha

**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 44988

**Applicant:** Steven and Dixie Roberts

**Proposal:** To subdivide the 116.88 ha subject property into two (2) parcels along Highway 97 S, one (1) at 72.87 ha and one (1) at 44.53 ha.

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

306

June 3, 2008

Allowed subject to the inclusion of the non-ALR portions of the property (located North of the Highway) and binding of titles of proposed Lot 2 (south of the Highway) with DL 8166)

**Note:**

Legacy Application # D-38125

- The current application fulfills a condition of approval of this application.

**RELEVANT APPLICATIONS**

**Application #:** 44770

**Applicant:** Ministry of Transportation

**Proposal:** Ministry of Transportation proposes to upgrade approximately 4 km of two lane highway to a 4 lane rural arterial standard consistent with the Cariboo Connector design criteria. The project is located just north of the community of Lac La Hache commencing at Dunsmuir Road and ending at the northerly boundary of District Lot 216. This section of Highway 97 known as Wright Station Curves.

**Decisions:  
Resolution  
Number**

**Decision Date**  
February 21, 2008

**Decision Description**

Allowed subject to meeting the conditions outlined in the consultants report as well as a closure report from the consultant to ensure the conditions are met.

**Note:** Legacy application # D-37939

**STAFF COMMENTS**

This application is made in fulfillment of one of the conditions of approval of application # D-38125

**ATTACHMENTS**

51662\_ContextMap20k.pdf  
51662 proposal.pdf  
51662 ag cap.pdf

**END OF REPORT**

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

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