



## Agricultural Land Commission Staff Report

**DATE:** May 12, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Simone Rivers

**RE:** Application # 51684  
**PROPOSAL:** To construct a 920 square meter (10,000 square foot) (maximum) building on the subject property that would be used for equipment sales and services or warehousing/storage

### PROPOSAL INFORMATION

**Background:** The Commission previously approved a specific light industrial use on the property.  
**Received Date:** April 13, 2010  
**Applicant:** BK Woods & Water Supplies Ltd  
**Agent:** N/A  
**Local Government:** Regional District of Fraser-Fort George

### DESCRIPTION OF LAND

**PID:** 013-100-611  
**Legal Description:** Lot 11 Block 4 District Lot 1567 Cariboo District Plan 941  
**Civic Address:** East side of Cariboo Highway 97 South approximately .5km north of Holmes

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Secondary	CLI

#### Surrounding Land Uses:

North 50 x 110' Metal Bldg and Office Trailer  
East Residential - Vacant  
South Residential - Vacant  
West Cariboo Highway 97 South

#### Official Community Plan

**Bylaw Name:** Pineview Official Community Plan  
**Designation:** RR with HC conceptual designation  
**OCP Compliance:** Yes

Road  
**Area:** 1.3 ha  
**ALR Area:** 1.3 ha  
**Purchase Date:** February 27, 2006  
**Owner:** BK Woods & Water Supplies Ltd

**Total Land Area:** 1.3 ha  
**Total ALR Area:** 1.3 ha  
**Current Land Use:** Undeveloped flat land

### Zoning

**Zoning Bylaw Name:** Zoning Bylaw No. 833  
**Zoning Designation:** Service Light Industrial (M2)  
**Minimum Lot Size:** 2.0 ha  
**Zoning Compliance:** Yes

## PREVIOUS APPLICATIONS

**Application #:** 43416  
**Applicant:** B.K. Woods and Water Supplies  
**Proposal:** Non-farm use to operate their business including pump sales, water purification and waste water systems on property.

### Decisions:

#### Resolution

Resolution Number	Decision Date	Decision Description
512	October 20, 2006	To allow non-farm use on the property including pump sales, water purification and waste water systems.

**Note:** Legacy Application # N-36917

### Committee Recommendations

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

## STAFF COMMENTS

A previous application allowed the establishment of the applicant's business including pump sales, water purification and waste water systems on property. This approval did not allow for the construction of a general warehouse on the property, therefore this application is required.

## ATTACHMENTS

51684\_ContextMap20k.pdf  
51684 airphoto.pdf

**END OF REPORT**

**Signature**

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**Date**

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