

Agricultural Land Commission Staff Report

DATE: August 4, 2010

TO: Vice Chair and Commissioners - Interior Panel

FROM: Simone Rivers

RE: Application # 51716

PROPOSAL: To subdivide the 61 ha property into a 9 ha lot and a 52 ha lot as divided by Mission

Road.

PROPOSAL INFORMATION

Background: There are currently two dwellings on the property. The owners of the property

have separated and have come to an agreement as to who will own each

property when subdivided.

Received Date: May 3, 2010

Applicant: Double OO Ranch Ltd.

Agent: N/A

Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 013-375-911

Legal Description: Lot 2, District Lots 28 and 175, Cariboo District , Plan 33595

Civic Address: 3260 Cariboo Highway 97 C

Area: 61.3 ha **ALR Area:** 61.3 ha

Purchase Date: January 15, 2008

Owner: Double OO Ranch Ltd.

Total Land Area: 61.3 ha
Total ALR Area: 61.3 ha

Current Land Use: Proposed Parcel A - House, shop, water system, hay & grazing

Proposed Parcel B - House, water system, driveway. Parcels are separated by a

public gazetted road called Mission Road

PROPOSAL DETAILS

Subdivision

Area Agricultural Agricultural

Capability Capability Source

61.3 Secondary CLI

Number of Lots Lot Size (ha)

1 9.0 1 52.0

Surrounding Land Uses:

North Two dwellings - 42 ha pasture for 2 horses

East Highway 97

South Mission Road - hay field/creek West Grazing, hay & rocky land

Official Community Plan

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

Designation: Agricultural (Ag)

OCP Compliance:

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 3502 (1999) **Zoning Designation:** Resource Agricultural 1 (RA1)

Minimum Lot Size: 32.0 ha Zoning Compliance: No

RELEVANT APPLICATIONS

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 of 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 of 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 of 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

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 forwarded the application with a

recommendation of approval.

STAFF COMMENTS

The property on the east side of the highway from the subject property was excluded from the ALR in 1983. However, the ALR map was not amended at that time. The Commission's mapping department has been informed of this and the maps will be amended accordingly at the next map amendment period.

The property located across the road that has been excluded is owned by the Province (Ministry of Environment) and according to correspondence from 1997 in the the exclusion file is now designated as a "deer reserve". Consequently it has not been subdivided or developed, and if still used for this purpose is not likely to be developed in the future.

ATTACHMENTS

51716 ag cap.pdf 51716 airphoto.pdf 51716 local government report.pdf 51716 proposal description.pdf 51716 proposal sketch.pdf 51716 context map.pdf

END OF REPORT		
Signature	Date	