



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 Capability	Agricultural Capability Source
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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
2156	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