



Provincial Agricultural Land Commission - Staff Report

Application: 52000

Applicants: Bridge Creek Estate Ltd, BCR Properties Ltd, British Columbia Railway Company, Donald & Linda Savjord
Agent: Cariboo Geographic Systems
Local Government: District of 100 Mile House

Proposal: To subdivide five (5) parcels of land for two interests:
 a) To subdivide a portion of DL 31 and 2139 north of the 100 Mile House Airport and consolidate it with Don and Linda Savjord's property; and
 b) To subdivide a portion of Block B of DL 4182 and DL 952 and consolidate it with Bridge Creek Estate ranchland.

If proposal is approved:

- 1) Two separate properties adjacent to the ranch, and owned by other land owners will be incorporated into the ranch.
- 2) Approx. 5.5 ha of land improved by the ranch for irrigated hay production (previously leased) will be owned by the ranch. The ranch is willing to extend the current covenant to include these parcels.
- 3) A smaller agricultural operation will grow in size and greatly improve the agricultural capability of an existing operation.
- 4) No additional lots are being created from what presently exists. The proposal realigns boundaries for improved agricultural uses by two different operations.

BACKGROUND INFORMATION

Ron Savjord is the ranch manager for Bridge Creek Ranch and has been involved with the ranch for 25 years. In addition, they are raising organic sheep on the smaller parcel, with the intention of growing organic rootcrops.

PROPERTY INFORMATION

PID: 006-166-601
Legal Description: DISTRICT LOT 31 LILLOOET DISTRICT EXCEPT:
 (1) PLANS 4942, 5655, 5741, 6244, 8066, 8929, 8930, 9073, 12075, 12121, 12133, 13469, 14034, 14723, 14957, 15355, 15348, 15362, 16094, 16632, 17025, 17172, 19232, 19513, 22429, 23478, 29292, 30110, 35099, KAP48552, H949, KAP53431, H889, KAP56863, H123, KAP58727, KAP63156, KAP63157, KAP67293, KAP78962 AND KAP91096
 (2) PARCEL A (DD 183432F)

Property Area: 56.1 ha
ALR Area: 46.9 ha
Purchase Date: March 28, 2006
Location:
Owner: Bridge Creek Estate Ltd

PID: 026-412-144
Legal Description: Lot A District Lot 31 Lillooet District Plan KAP78962

Property Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: September 2, 2005
Location:
Owner: Donald & Linda Savjord

PROPERTY INFORMATION

PID: 003-179-311
Legal Description: District Lot 2139, Lillooet District, EXCEPT Plans 20083, 22474, 22604, 25848, 27418, 30110, 32659, 36379, KAP88576 and H949

Property Area: 31.1 ha
ALR Area: 29.5 ha
Purchase Date: February 13, 2009
Location: 100 Mile house
Owner: Bridge Creek Estate Ltd

PID: 013-366-301
Legal Description: Block B of District Lot 4182 Lillooet District Except Plans 34124, KAP57630 and KAP62961

Property Area: 7.4 ha
ALR Area: 5.5 ha
Purchase Date: May 6, 2004
Location:
Owner: BCR Properties Ltd

PID: 013-291-033
Legal Description: District Lot 952, shown on Plan CG 31, Lillooet District, EXCEPT Plan 34124 and KAP84041

Property Area: 16.4 ha
ALR Area: 3.8 ha
Purchase Date: June 13, 2007
Location: 100 Mile House
Owner: BCR Properties Ltd

Total Land Area: 112.8 ha
Total ALR Area: 87.5 ha

LAND USE

Current Land Use:

Open range land. Lot A, Plan KAP78962 contains a residence along with a garage and two farm outbuildings. There is a private cemetery area within the proposed lot. - 80% in the ALR.

Surrounding Land Uses:

North: -Savjord: Exeter Station Rd, Residential/light Industrial, Bridge Creek, & grazing lands - Partially ALR
-BCR properties: Railway, Exeter Road, industrial, grazing lands - Not ALR

East: -Savjord: Larger residential properties, Hwy 97 - Not ALR
-BCR properties: Railway, light industrial, grazing - Partially in the ALR

South: -Savjord: Proposed Air Park and 100 Mile House Airport - Not ALR
-BCR Properties: Ranch grazing lands - ALR

West: -Savjord: Ranch grazing lands -ALR
-BCR Properties: Ranch grazing lands, railway, Exeter Rd - Mostly ALR

PROPOSAL DETAILS

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Subdivision - ALR Area: 90.6 ha

Number of Lots	ALR Area of Lot (ha)
1	5.5
1	14.5

PREVIOUS APPLICATIONS

Application ID: 45101

Legacy #: 38222

Applicant: British Columbia Railway Company

Proposal: To subdivide the surplus 8.2 ha from the 18.7 ha railway corridor as allowed by Section 47 of the British Columbia Railway Act.

Decision:

Resolution #	Decision Date	Decision Description
581/2008	September 17, 2008	Allowed

Application ID: 42174

Legacy #: 36138

Applicant: Bridge Creek Estate Ltd

Proposal: (Recon info can be found in Application ID 45035). To exclude a total of 55.1 ha of land from the ALR from six locations on four properties owned by Bridge Creek Estates in and around 100 Mile House

Decision:

Resolution #	Decision Date	Decision Description
415/2005	August 4, 2005	The Commission refused the application as proposed, on the grounds the exclusion of 55 ha and the binding of titles into two large properties (north and south of Exeter Rd.) would not preserve the ranch in the long term. The Commission was prepared to allow the exclusion, subject to the binding of the 23 ranch titles into a single property. In addition the Commission is prepared to allow the construction of the playing fields on 8 ha immediately because it considers them to be a community need.

Application ID: 35985

Legacy #: 34770

Applicant: Bridge Creek Estate Ltd

Proposal: To exclude three small areas totalling 1.65 ha from the ALR and to subdivide a 1.76 ha rural homesite for the ranch manager.

Decision:

Resolution #	Decision Date	Decision Description
182/2003	May 9, 2003	The Commission allowed the exclusion and subdivision as proposed, but would require the dedication and construction of the road before excluding the 0.77 ha field area proposed for exclusion.

Application ID: 24308

Legacy #: 08843

Applicant: Rogers & Co

Note: Airport

Application ID: 14351

Legacy #: 32812

Applicant: Addpro Forest Products

Proposal: Propose to include 8.27 ha to the approximately 24 ha of the 55 ha property which are presently in the ALR.

Decision:

Resolution #	Decision Date	Decision Description
596/1999	September 27, 1999	The Commission allowed the inclusion

PREVIOUS APPLICATIONS

Application ID: 2067

Legacy #: 28784

Applicant: BRIDGE CREEK ESTATE LTD

Proposal: To exclude approximately 1.5 ha of the 80 ha subject property for commercial development

Decision:

Resolution #	Decision Date	Decision Description
762/1994	June 28, 1994	Allowed in principle subject to the Commission's approval of the proposed road alignment and the retention of the portion of the property located to the north of the bypass within the ALR and its consolidation onto D.L. 33.

RELEVANT APPLICATIONS

Application ID: 14142

Legacy #: 32712

Applicant: Arthur & Barbara Hill

Proposal: To subdivide 0.8 ha (or a 2 ha) lot from the 9.7 ha subject property under Homesite Severance Policy.

Decision:

Resolution #	Decision Date	Decision Description
468/1999	July 22, 1999	The Commission allowed either a 2 ha or a 0.8 ha Homesite Severance subject to standard terms and conditions.

Application ID: 14126

Legacy #: 13258

Applicant: BC Rail Co.

Proposal: Request exclusion of properties for the purpose of expanding the existing sawmill.

Decision:

Resolution #	Decision Date	Decision Description
1899/1981	October 20, 1981	Allowed.

Application ID: 7401

Legacy #: 29179

Applicant: BC Rail Ltd

Proposal: Exclude 2.8 ha for log storage purposes.

Decision:

Resolution #	Decision Date	Decision Description
915/1994	October 4, 1994	Refuse as submitted but allow use conditionally.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw No. 990 (2006)

Designation: Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw No.801 (1999)

Zoning Designation: A2 (2 ha required) and A1 (20 ha required)

Minimum Lot Size: 20.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Acknowledges that amendments to Zoning Bylaw No. 801 (1999) and OCP Bylaw No.990 (2006) prior to final subdivision approval.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Planning Staff

DL 31 is zoned A1, Savjord's land and DL2139 are zoned A2. The applicant is aware that if application is approved by the ALC, a site specific rezoning will be required prior to subdivision approval.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The subject properties are both classed as 70% 4 with topographic restrictions - 30% CLI 3 with cumulative minor adverse characteristics. The improved rating is 70% CLI 4 with topographic restrictions - 30% CLI 2 with adverse climate limitations.
- 2) The applicants have indicated a willingness to include the subject lands (previously leased as hay fields) into the covenant currently in place with the ALR regarding neighbouring titles. Should the Commission approve the application, Staff suggests a similar covenant or consolidation by survey for the proposed addition to Savjord's property.
- 3) The transfer of 14 ha from Bridge Creek Ranch to the Savjord hobby farm, does not appear to harm the agricultural ability of the ranch as a whole, and does appear to increase the agricultural capability of the smaller parcel.

ATTACHMENTS

52000_ContextMap30k.pdf
52000_AirphotoMap30k.pdf
52000_ContextMap_Siite#1_10k.pdf
52000_AirphotoMap_Site#1_10k.pdf
52000_AirphotoMap_Site#2_10k.pdf
52000 - Owner's proposal letter.pdf

END OF REPORT

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