



# Provincial Agricultural Land Commission - Staff Report

## Application: 53141

**Applicant:** Henson Bulldozing Ltd  
**Agent:** Exton and Dodge Land Surveying Inc  
**Local Government:** Cariboo EA

**Proposal:** To include 6 ha of the subject property into the ALR which was required as a condition of Resolution # 384/2012 - which permitted the subdivision of a 2 ha lot from the 63 ha subject property.

### BACKGROUND INFORMATION

See file: 58271. The Commission approved the subdivision of a 2 ha lot subject to inclusion of ~6 ha of improved farmland into the ALR.

### PROPERTY INFORMATION

**PID:** 006-873-677  
**Legal Description:** Lot A, District Lot 298 & 7570, Cariboo District, Plan 26701, EXCEPT Plan 28874, 29314  
**Property Area:** 63.4 ha  
**ALR Area:** 53.4 ha

**Location:** 2579 Dog Creek Road, Williams Lake  
**Owner:**

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Grazing field.

**Surrounding Land Uses:**

North: Improved pasture area in the ALR  
East: Improved pasture in the ALR  
South: Non-ALR forested hillside  
West: Non-ALR forested hillside

### PROPOSAL DETAILS

**Inclusion Area:** 6.0 ha

**Agricultural Capability:**

The majority of the area under application is rated as: Mixed Prime and Secondary

**Source:** CLI

**Mapsheet:** 93 B/1

## PREVIOUS APPLICATIONS

**Application ID:** 52871

**Applicants:** Henson Bulldozing Ltd, Exton & Dodge Land Surveying Inc

**Proposal:** SUBDIVISION

**Decision:**

Resolution #	Decision Date	Decision Description
384/2012	November 20, 2012	Allow with conditions.

**Note:** This application prompted the inclusion application.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** No OCP exists

**Designation:** n/a

### Zoning:

**Zoning Bylaw Name:** Bylaw #3502

**Zoning Designation:** Resource/Agricultural (RA1)

**Minimum Lot Size:** 32.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

The Cariboo Regional District forwarded the application with a recommendation of support.

## ALC STAFF COMMENTS

Staff recommends that the application be allowed, because the land is improved and used for grazing, and because the Commission requested the inclusion as a condition of permitting the subdivision of a 2 ha lot as per Resolution #384/2012.

## END OF REPORT

**Prepared by:** Martin Collins, Regional Planner