



Planning Application Information Sheet

Application Type: Agricultural Land Reserve

File Number: 3015-20/F20230003

ALR Application Type: Subdivision 21(2)

Electoral Area: F

Date of Referral: January 31, 2023

Date of Application: January 06, 2023

Property Owner's Name(s): DARYL'S CONTRACTING LTD

Applicant's Name: Darko Ognjanov - Exton and Dodge Land Surveying Inc.

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 11, Cariboo District, Plan 29070 Except Plan PGP35608

Property Size(s): 11.13 ha (27.5 ac)

Area of Application: 11.13 ha (27.5 ac)

Location: 3082 150 Mile Frontage Rd

Current Designation: Rural Residential 1, Commercial, and Industrial
Min. Lot Size Permitted: 4 ha (9.88 ac)

Current Zoning: Rural 1 (RR 1)
Min. Lot Size Permitted: 4 ha (9.88 ac)

Special Exception General Industrial (M 2-1) 4000 sq. m (43055.64 sq. ft.)

Special Exception Highway Commercial (C 3-2) 4000 sq. m (43055.64 sq. ft.)

Special Exception Service Commercial (C 4-6) 4000 sq. m (43055.64 sq. ft.)

Proposal: To allow for the subdivision of the property into 3 lots. Proposed lot A has a total area of 1.64 ha (4.05 ac), proposed lot B has a total area of 1.7 ha (4.2 ac), and the remainder has a total area of 7.7 ha (19.03 ac). The proposed remainder of 7.7 ha (19.03 ac) would be for farm use while the other two lots would continue to be used for industrial and commercial activity.

This file is associated with ALR application 3015-20/F20230002.

The rezoning application associated with this file is 4600-20/2729 and was adopted Aug 21, 2015.

The first application in 1983, 4035-20/F116, was to exclude 11.5 ha and was rejected.

A second application in 1985, 4035-20/F128, proposed the exclusion of 3.3 ha and was approved.

The third application, 4035-20/F234, from 2006 proposed the exclusion of 11.12 ha and was approved. The approved ALC applications expired because the condition to subdivide was not met.

Existing Buildings: Truck shop - 790 sq. m (8503 sq. ft.)

Proposed Buildings: none

Road Name: 150 Mile Frontage Rd

Road Type: Paved

Within the influence of a Controlled Access Highway: Cariboo HWY 97 S

Services Available: Hydro, telephone

Within the confines of the Agricultural Land Reserve: Yes - partially within

Required to comply with the Shoreland Management Policy: Yes - Riparian and Septic

Name of Lake/Contributing River: Unnamed Lake, unnamed creek.

Lake Classification: High

Within Development Permit Area: Yes

Development Permit Area Name: Aquatic Habitat Development Permit Area

Highway 97 Development Permit Area

Adjoining Properties: (Source: B.C.A.A.)

Land Use:

Lot Sizes:

(a) North 150, Beef

81.78 ha (202.07 ac)

(b) South	060, 2 Acres Or More (Single Family Dwelling, Duplex)	3.01 ha (7.44 ac)
(c) East	001, Vacant Residential Less Than 2 Acres, 038, Manufactured Home (Not In Manufactured Home Park), 202 , Store(S) And Living Quarters	0.11 ha (0.28 ac), 0.15 ha (0.36 ac), 0.41 ha (1.02 ac)
(d) West	061, 2 Acres Or More (Vacant)	64.75 ha (160 ac)

Agricultural Capability Classification:

Canada Land Inventory: Class 1 = Best, Class 7 = Worst

% of parcel	Unimproved rating	Improved rating
65%	60% Class 6- Topography/ Stoniness 20% Class 5- Stoniness/ Topography 20% Class 4- Excess Water	60% Class 6- Topography/ Stoniness 20% Class 4- Excess water 20% Class 3- Cumulative minor adverse characteristics
35%	100% Class 4- Excess water	Class 3- Cumulative minor adverse characteristics

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting factors are noted as topography, excess water and Stoniness.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

The improved ratings for the property are Class 3, Class 4, and Class 6. The limiting factors are noted as stoniness/topography, excess water, and Cumulative minor adverse characteristics. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

The applicant has applied for an Agricultural Land Commission (ALC) application for Subdivision. The application is to legally subdivide the subject property into three lots following the current zoning boundaries with the exception of the proposed remainder. The subdivision proposal includes a 1.64 ha (4.05 ac.) General Industrial M 2-1 zoned Lot A, a 1.7 ha (4.2 ac.) Highway Commercial C 3-2 zoned Lot B, and a 7.7 ha (19.03 ac.) remainder lot split zoned as Service Commercial C 4-6 and Rural 1 (RR 1) as shown in Appendix C. The proposed remainder lot is intended for farm use while other two proposed lots would continue to be used for industrial and commercial activities.

The 11.13 ha (27.5 ac.) subject property is split zoned as Rural 1 (RR 1), Special Exception General Industrial (M 2-1), Special Exception Highway Commercial (C 3-2) and Special Exception Service Commercial (C 4-6) in the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999, and is split designated as Rural Residential 1, Commercial and Industrial in the 150 Mile House Area Official Community Plan Bylaw No. 4660, 2012. Majority within the Agricultural Land Reserve (ALR), the property is currently used for industrial and commercial purposes. There has been no agricultural activity taken place since rezoning to industrial and commercial was approved in 2015 (File #4660-20/2729). There is currently a 790 sq. m (8,503 sq. ft.) truck shop serving commercial business with a wood shaving stockpile and parking area existing on the General Industrial and Highway Commercial zoned portion of the subject property.

This ALR subdivision application is simultaneously associated with an ALR Non-Farm Use application (File #3015-20/F20230002) to legalize the on-going non-agricultural use of the property. The first application in 1983 (File #4035-20/F116) was to exclude 11.5 ha (28.42 ac.) and was rejected. A second application in 1985 (File #4035-20/F128) proposed the exclusion of 3.3 ha (8.16 ac.) and was approved. The third application (File #4035-20/F234) from 2006 proposed the exclusion of 11.12 ha (27.48 ac.) and was approved. These previously approved ALC applications expired because the condition to subdivide was not met. The applicant must now

re-apply to the ALC in order to complete the subdivision. However, due to the recent changes in the ALC Regulations, ALR Exclusions are no longer available to private property owners. As such, planning staff advised that the property remain in the ALR, and to re-apply for two separate subdivision and non-farm use applications with the ALC. Staff will earmark the property for future consideration of exclusion in accordance with the CRD's ALC Exclusion Application Policy #2021-10B-11.

Location and Surrounding:

The subject property is located at 3082 150 Mile Frontage Road along Cariboo Highway 97 S in the 150 Mile House area with Doctor's Lake Reservoir on-site as shown in Appendix B. Due to the presence of an unnamed stream and lake on site, the property is within the Aquatic Habitat Development Permit Area that extends 15 m (49.2 ft.) from the natural boundary of the watercourse. The property is also within the Highway 97 Development Permit Area. There are mostly commercial businesses with a few single-family dwellings surrounding the property to the south and east, large vacant resource/agricultural lot to the west and farmland to the north of the subject property.

CRD Regulations and Policies:

Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999

5.3.3.1 SPECIAL EXCEPTION C 3-2 ZONE (4600-20-2729)

- (a) LOT AREA (minimum) = 0.4 hectares (0.988 acres)

5.4.3.6 SPECIAL EXCEPTION C 4-6 ZONE (4600-20-2729)

- (a) LOT AREA (minimum) = 0.4 hectares (0.988 acres)

5.7.3.1 SPECIAL EXCEPTION M 2-1 ZONE (4600-20-2729)

- (a) LOT AREA (minimum) = 0.4 hectares (0.988 acres)

5.18 RURAL 1 (RR 1) ZONE

- (b) LOT AREA (minimum) = 4 hectares (9.88 acres)

150 Mile House Area Official Community Plan Bylaw No. 4660, 2012

1.3 Community Vision

Goal 2: To support local commercial and industrial activities within the plan area where activities are compatible with the scale and rural character of the community and can be safely serviced to a rural standard.

Site 4 – Doctor Lake ALR

Site 4 is a privately owned parcel located in the community core on Highway 97. A portion of these lands have been approved for non-agricultural use (commercial/industrial) and the remainder continues to be regulated for agricultural use in the ALR. The District anticipates that there will be continued pressure for non-agricultural uses on the remaining land as development pressures and highway traffic continue to rise. The site has potential to accommodate agri-tourism activity given the proximity to: highway (traffic), ranching activity, and highway commercial land uses. Future development proposals will need to evaluate the impacts on agriculture and environmental matters and are subject to ALC consideration.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR application for subdivision as it is the appropriate subsequent step required to complete the previously intended subdivision proposal and legalize the on-going non-agricultural use of the subject property. Currently, no agricultural activity is taking place on the property. The applicant indicates that there is an agreement in place for the proposed remainder lot to be sold to the neighbour directly north, upon successful subdivision. This will allow the neighbouring rancher to further develop their agricultural operations, specifically construction of a corral and water storage system. It is indicated that these resources will enhance the neighbour's ability to irrigate their hayfields and sustain their agricultural operations over time.

With the proposed lots being already rezoned to allow the on-going commercial and industrial activities on the subject property and the fencing along the north, west and south boundaries already in place to keep livestock out, the subdivision proposal is anticipated to have minimal impact on the neighbouring properties. As such, planning staff recommends approval of the application being forwarded to the ALC for consideration of subdivision.

The Electoral Area 'F' Advisory Planning Commission (APC) has reviewed the application and expressed their support as it satisfies both the CRD policy and the ALC regulation. The APC understands that the property is situated on Highway 97 corridor, along with several commercial and industrial businesses, and is identified under the 150 Mile House OCP as a potential development area site. Further, the proposal includes the sale of 7.7 ha (19.03 ac.) of land to a neighbouring rancher that will enhance the agricultural use of the property.

The Ministry of Agriculture and Food (MAF) has previously indicated that subdivision, in some circumstances, has the potential to increase the operational function of the parcel if no further infrastructure/development that might inhibit agriculture is added. This could apply to the proposal in hand as the commercial and industrial related infrastructure has already been laid out on-site with no further development. Given the ALC application history, the MAF believes that the proposal is unlikely to have a negative impact on agriculture in the greater 150 Mile House region. Moreover, the intended sale of the remainder lot appears to be beneficial for

agriculture. Therefore, the Ministry has expressed their support of the proposed application, provided adequate fencing is installed and maintained between agricultural and non-agricultural use on the property.

Should the Agricultural Land Commission approve this application, the applicant must comply with the CRD Shoreland Management Policy with respect to sewage disposal due to the presence of a highly sensitive waterbody on the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal systems. Compliance with respect to riparian protection will not be required as the related covenant has been previously registered at the rezoning stage.

In addition, compliance with the CRD Agricultural Policy regarding fencing and buffering will be required due to the presence of ALR and agricultural farmlands on and surrounding the subject property. This will reduce future risk associated with livestock entering on the non-agricultural portion of the property. Although, the required fencing has been installed, planning staff recommends registering the relevant covenant to ensure regular maintenance of the existing fencing.

These conditions of compliance with the CRD Policies must be satisfied prior to the approval of the subdivision by the Approving Officer.

To protect agricultural lands, Section 4 (f) of the Agricultural Policy requires a minimum lot size of 4.0 ha (9.88 ac.) for property being rezoned to facilitate a subdivision adjacent to land associated with active agricultural operations. Staff understands that the proposed Lot A and B sizes are less than the recommended 4 ha (9.88 ac.), but it complies with the minimum lot size requirement of the existing commercial and industrial zones. Therefore, Section 4 (f) of the Agricultural Policy needs to be waived to permit smaller lot sizes.

Recommendation:

1. That the Board resolve to waive Section 4 (f) of the Agricultural Policy #2016-9-9 to permit minimum lot sizes of 1.64 ha (4.05 ac.) and 1.7 ha (4.2 ac.) adjacent to properties with active agricultural operations.
2. That the Provincial Agricultural Land Commission application for subdivision, pertaining to Lot 1, District Lot 11, Cariboo District, Plan 29070 Except Plan PGP35608 be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: March 3, 2023
See attached.

Ministry of Agriculture and Food: February 28, 2023
See attached.

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Advisory Planning Commission Comments
Ministry of Agriculture and Food Comments



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 67225

Application Status: Under LG Review

Applicant: DARYL'S CONTRACTING LTD. INC. NO. 650075

Agent: Exton & Dodge Land Surveying Inc.

Local Government: Cariboo Regional District

Local Government Date of Receipt: 01/06/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: To legally subdivide the parcel into three (two new lots, and a remainder parcel). An agreement is in place for the proposed remainder parcel to be sold to the neighbor directly north (Remainder A, District Lot 12, Plan 24057) and the other two parcels will be sold to the owner's children.

The property had an ALR exclusion application preliminary approved in 1985 and again in 2008, but it was never finalized because the client was unaware he still needed subdivision approval from the Ministry of Transportation. As a result, the ALR exclusion expired. The client now has to reapply to the ALC in order to complete the subdivision; however, due to policy changes, ALC exclusions are no longer available to private property owners. Through discussions with the CRD planning staff, it was agreed that the best course of action would be for the property to remain in the ALR, and to re-apply with two applications - ALC subdivision and non-farm use.

Agent Information

Agent : Exton & Dodge Land Surveying Inc.

Mailing Address :

133 Borland Street

Williams Lake, BC

V2G 1R1

Canada

Primary Phone : (250) 392-7111

Email : darko@exdodge.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 005-807-310

Legal Description : LOT 1 DISTRICT LOT 11 CARIBOO DISTRICT PLAN 29070 EXCEPT PLAN PGP35608

Parcel Area : 11 ha

Civic Address : 3082 Cariboo Highway 97 S

Applicant: DARYL'S CONTRACTING LTD. INC. NO. 650075

Date of Purchase : 01/12/2004

Farm Classification : Yes

Owners

1. **Name : DARYL'S CONTRACTING LTD. INC. NO. 650075**

Address :

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Phone : [REDACTED]

Email : [REDACTED]

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type : Fee Simple**

Parcel Identifier : 014-987-996

Owner with Parcel Interest : DARYL'S CONTRACTING LTD. INC. NO. 650075

Parcel Area : 44.5 ha

Land Use Type : Agricultural/Farm

Interest Type : Full Ownership

2. **Ownership Type : Fee Simple**

Parcel Identifier : 012-682-870

Owner with Parcel Interest : DARYL'S CONTRACTING LTD. INC. NO. 650075

Parcel Area : 0.1 ha

Land Use Type : Residential

Interest Type : Full Ownership

3. **Ownership Type : Fee Simple**

Parcel Identifier : 005-607-418

Owner with Parcel Interest : DARYL'S CONTRACTING LTD. INC. NO. 650075

Parcel Area : 1.4 ha

Land Use Type : Agricultural/Farm

Interest Type : Full Ownership

4. **Ownership Type : Fee Simple**

Parcel Identifier : 005-607-434

Owner with Parcel Interest : DARYL'S CONTRACTING LTD. INC. NO. 650075

Parcel Area : 1.6 ha

Land Use Type : Agricultural/Farm

Interest Type : Full Ownership

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

No agricultural activity has taken place since rezoning to general industrial and commercial was completed in 2010.

Applicant: DARYL'S CONTRACTING LTD. INC. NO. 650075

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Fencing along the north, west, and south boundaries to keep cattle out.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Commercial business, truck shop and parking, wood shaving stock pile.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : Hay fields

East

Land Use Type: Transportation/Utilities

Specify Activity : Cariboo Highway

South

Land Use Type: Residential

Specify Activity : Single family dwelling

West

Land Use Type: Agricultural/Farm

Specify Activity : Grazing space

Proposal

1. Enter the total number of lots proposed for your property.

1.6 ha

1.7 ha

7.7 ha

2. What is the purpose of the proposal?

To legally subdivide the parcel into three (two new lots, and a remainder parcel). An agreement is in place for the proposed remainder parcel to be sold to the neighbor directly north (Remainder A, District Lot 12, Plan 24057) and the other two parcels will be sold to the owner's children.

The property had an ALR exclusion application preliminary approved in 1985 and again in 2008, but it was never finalized because the client was unaware he still needed subdivision approval from the Ministry of Transportation. As a result, the ALR exclusion expired. The client now has to reapply to the ALC in order to complete the subdivision; however, due to policy changes, ALC exclusions are no longer available to private property owners. Through discussions with the CRD planning staff, it was agreed that the best course of action would be for the property to remain in the ALR, and to re-apply with two applications - ALC subdivision and non-farm use.

3. Why do you believe this parcel is suitable for subdivision?

Three zonings currently exist on the property -Service Commercial, General Industrial, and Highway

Commercial (finalized in 2010). The proposed subdivision boundaries follow the current zoning boundaries with the exception of the proposed remainder. This parcel was identified within the 150 Mile House Official Community Plan as a Potential Development Area site. The parcel is located within a corridor of Highway 97 that have several commercial and industrial businesses. This application would sever the eastern portion of the property zoned for commercial/industrial development while allowing the western portion to remain agricultural.

4. Does the proposal support agriculture in the short or long term? Please explain.

Currently, agricultural activity does not take place on the property. If the subdivision is successful, the proposed remainder parcel will be sold to the neighbor. This will allow the rancher to further develop their operations, specifically, the construction of a corral and water storage system. These resources will enhance the neighbor's ability to irrigate their hayfields and sustain their agricultural operations over time.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Agent Agreement - Exton & Dodge Land Surveying Inc.
- Proposal Sketch - 67225
- Site Photo - Neighbor letter
- Certificate of Title - 005-807-310

ALC Attachments

None.

Decisions

None.

AGENT AUTHORIZATION LETTER

I (we) Daryl Williamson / Daryl's Contracting
Printed/typed name(s) of landowner(s)

hereby appoint Darko Ognjanov, BCLS to
Printed/typed name of agent


make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application below*

LOT 1 DISTRICT LOT 11 CARIBOO DISTRICT PLAN 29070 EXCEPT PLAN PGP35608

Darko Ognjanov understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 Daryl Williamson 22 Aug 2009
Signature Printed Name Date

Signature Printed Name Date

130 MILE RANCH

DEC 29/22

TO: WHOM IT MAY CONCERN;

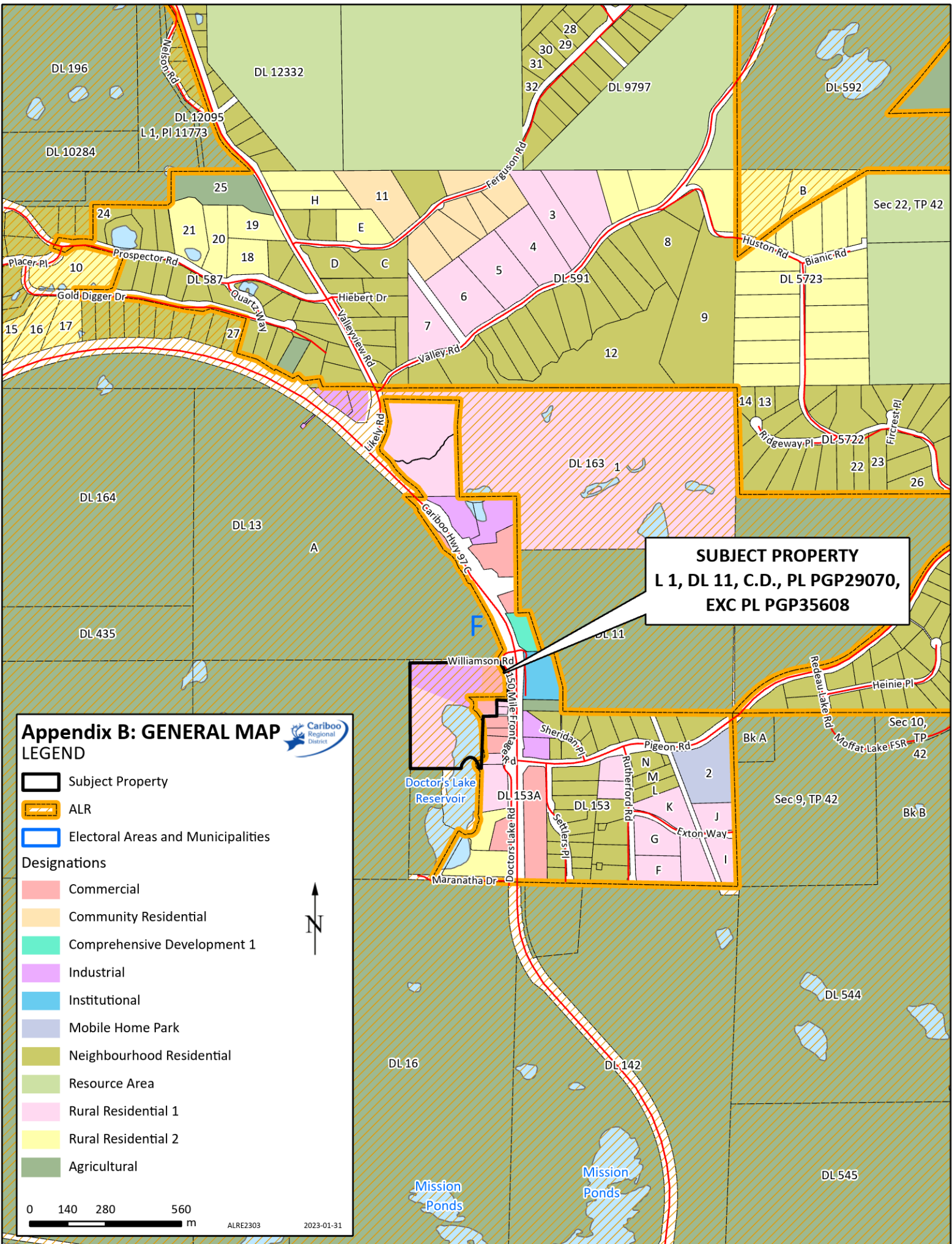
THIS LETTER IS TO INFORM YOU THAT WE HAVE A TENTATIVE DEAL TO BUY TWO TITLES FROM DARRYL. THESE TITLES ARE ADJACENT OUR 400+ ACRES. ONE TITLE HAS WATER STORAGE LICENSE WHICH WOULD ENHANCE OUR IRRIGATION ON OUR HAYFIELDS. WE ALSO HAVE AN IRRIGATION DITCH THAT RUNS THRU THE PROPERTY. THE OTHER TITLE WOULD BE GREAT PLACE TO PUT OUR CORRAL SYSTEM FOR HANDLING CATTLE. I REMIND YOU THESE TITLES ARE ADJOINING.

WE HAVE HAD TENTATIVE DEAL FOR TWO YEARS WAITING FOR SUB-DIVISION APPROVAL.

WAITING TO HEAR POSITIVE RESPONSE.

YOURS IN TRUST





SUBJECT PROPERTY
L 1, DL 11, C.D., PL PGP29070,
EXC PL PGP35608

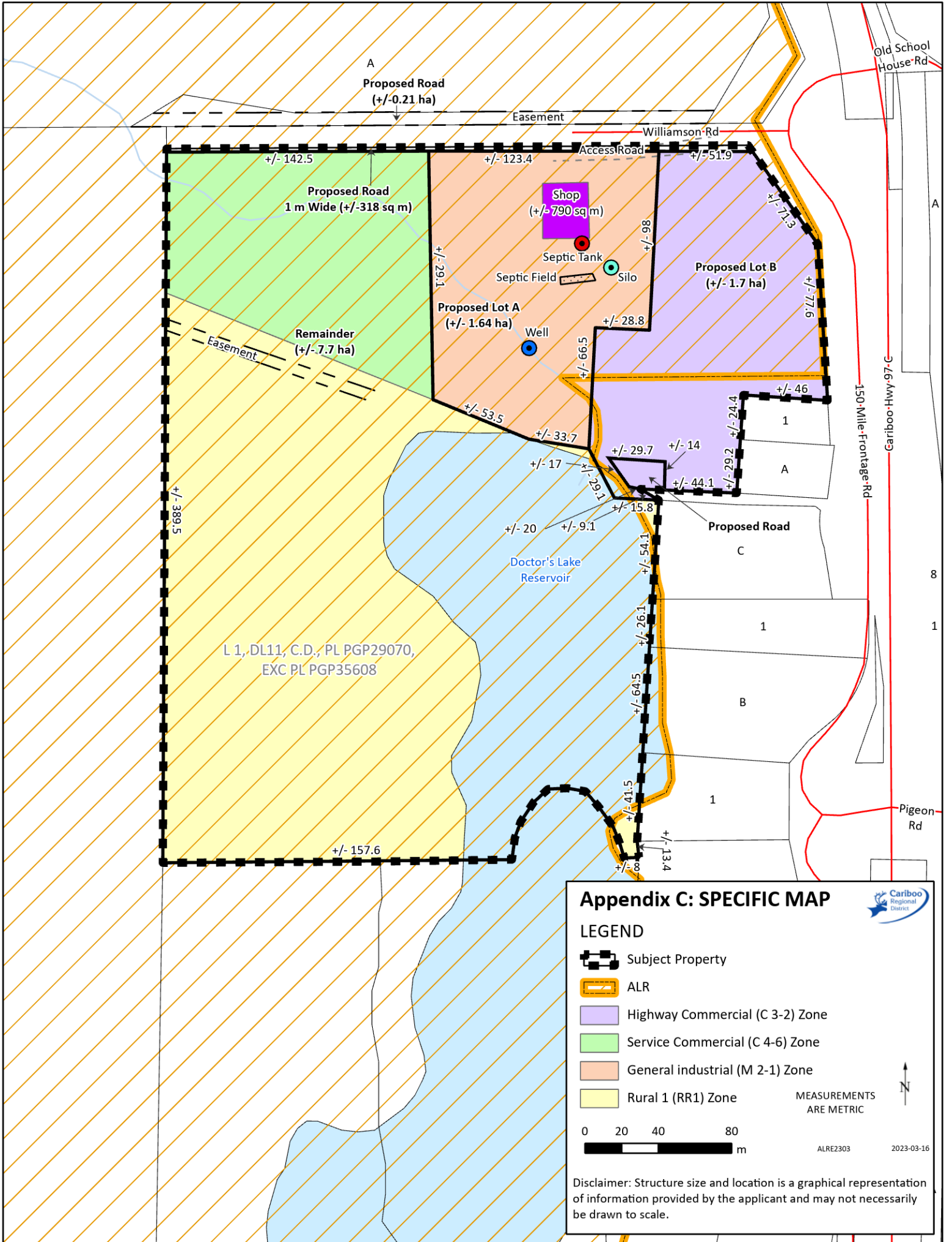
Appendix B: GENERAL MAP
LEGEND



-  Subject Property
-  ALR
-  Electoral Areas and Municipalities
- Designations**
-  Commercial
-  Community Residential
-  Comprehensive Development 1
-  Industrial
-  Institutional
-  Mobile Home Park
-  Neighbourhood Residential
-  Resource Area
-  Rural Residential 1
-  Rural Residential 2
-  Agricultural



0 140 280 560
 m



A
Proposed Road
(+/-0.21 ha)

Easement

Williamson Rd

Old School House Rd

+/- 142.5

+/- 123.4

+/- 51.9

Proposed Road
1 m Wide (+/-318 sq m)

Shop
(+/- 790 sq m)

Septic Tank

Septic Field

Silo

Proposed Lot B
(+/- 1.7 ha)

Proposed Lot A
(+/- 1.64 ha)

Well

Easement

Remainder
(+/- 7.7 ha)

+/- 98

+/- 71.3

+/- 29.1

+/- 28.8

+/- 77.6

150-Mile-Frontage-Rd

Cariboo Hwy 97-C

+/- 53.5

+/- 33.7

+/- 29.7

+/- 14

+/- 46

+/- 389.5

+/- 17

+/- 29.1

+/- 44.1

+/- 24.4

+/- 20

+/- 9.1

+/- 15.8

+/- 54.1

+/- 26.1

Doctor's Lake Reservoir

Proposed Road

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

+/- 26.1

+/- 64.5

+/- 54.1

L 1, DL11, C.D., PL PGP29070,
EXC PL PGP35608

+/- 157.6

A

8

1

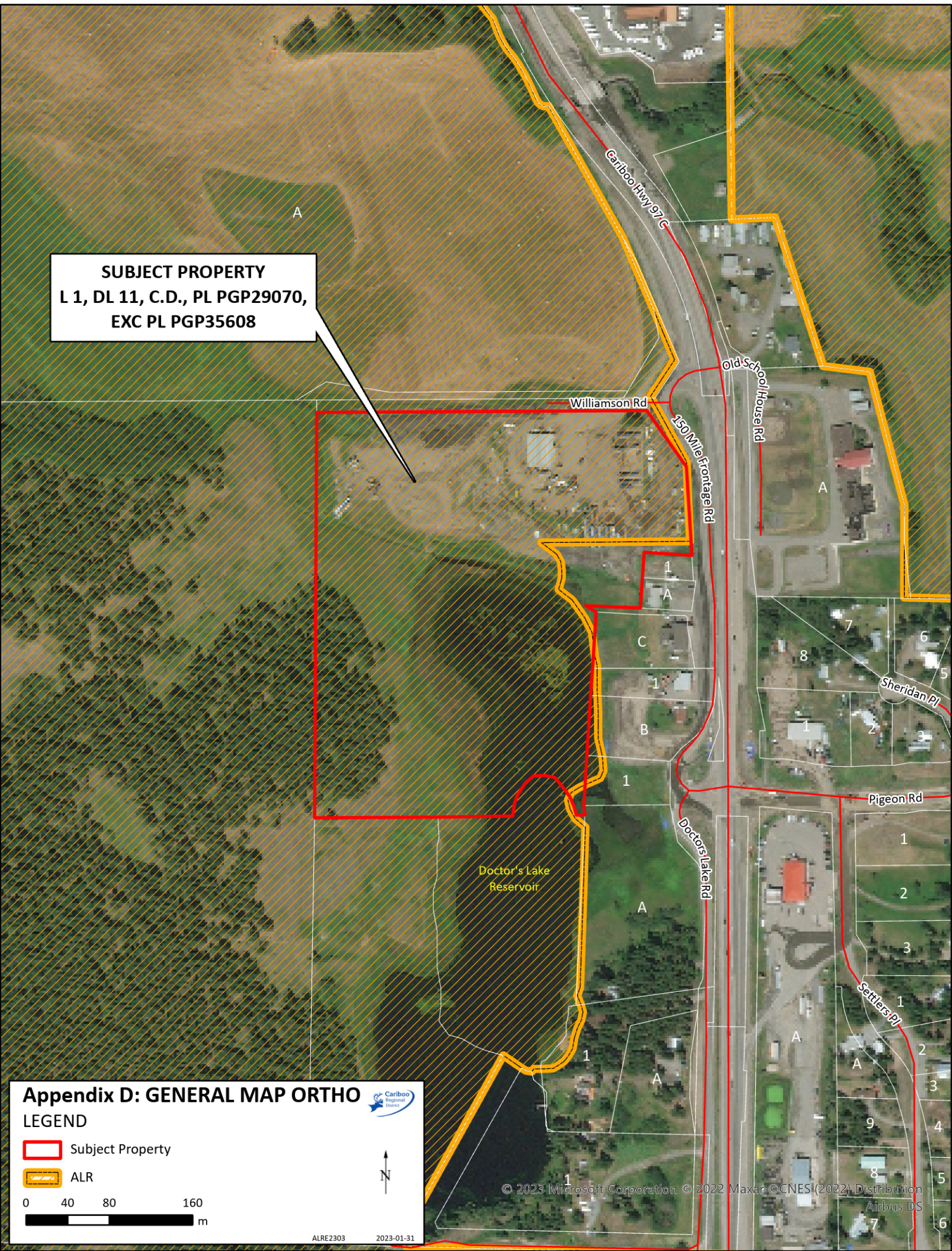
Pigeon Rd

N

ALRE2303

2023-03-16

SUBJECT PROPERTY
L 1, DL 11, C.D., PL PGP29070,
EXC PL PGP35608



Appendix D: GENERAL MAP ORTHO

LEGEND

- Subject Property
- ALR

0 40 80 160
 _____ m

N
 ↑

ALRE2303 2023-01-31

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on March 3, 2023 in the CRD Committee Room, located at Williams Lake, BC, commencing at 3:06 PM

PRESENT: Chair Doug Watt
Members Carla Krogan, Ross McCoubrey, John Hoyrup, Jack Darney, Bee Hooker

Recording Secretary Doug Watt

Owners/Agent, or Daryl Williamson/Darko Ognjanov & Veronica Meister - Exton and Dodge Land Surveying Inc.

Contacted but declined to attend

ABSENT: Dianna MacQueen

ALSO PRESENT: Electoral Area Director Maureen LeBourdais
Staff support (if present) Nigel Whitehead

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT – 3015-20/F20230003 (LOT 1, DISTRICT LOT 11, CARIBOO DISTRICT, PLAN 29070, EXCEPT PLAN PGP35608)

Moved Doug Watt / Bee Hooker, Second: "THAT the application for submission to the ALC for Subdivision, at 3082 150 MILE FRONTAGE ROAD be ~~supported/rejected~~ supported for the following reasons:

- i) THIS PROPOSAL WAS PREVIOUSLY APPROVED IN 1985 AND 2008 APPLICATIONS BUT EXPIRED AS THE SUBDIVISION DID NOT OCCUR WITHIN THE REQUIRED CONDITIONS AND TIME PERIOD.
- ii) The property is situated on Hwy 97 corridor, along with a number of commercial and industrial businesses, is identified under the 150 Mile House OCP as a potential development area site.
- iii) The proposal includes the sale of 7.7 ha of land to a neighbouring ranch that will enhance the agricultural use of the ranchers existing property.

For: 5 Against: 0 Abstain: 1

CARRIED/DEFEATED

Termination

Moved Doug Watt / Carla Krogan, Second: That the meeting terminate.

CARRIED

Time: 3:45 PM



Recording Secretary

Chair



February 28, 2023

Local government files: 3015-20/F20230002 and 3015-20/F20230003
ALC IDs: 67166 and 67225

Genny Hilliard
Development Services Clerk
Cariboo Regional District
VIA EMAIL: planning@cariboord.ca

**Re: Agricultural Land Commission Non-farm Use and Subdivision Applications at 3082
150 Mile Frontage Road (PID: 005-807-310) – The Subject Property**

Dear Genny,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on two Agricultural Land Commission (ALC) applications for non-farm use (NFU) and subdivision of the Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

- Approximately 10.8 ha of the 11.1 ha Subject Property is located in the Agricultural Land Reserve (ALR) and borders land in the ALR to the north, south and west and a mixed use commercial, industrial and residential area to the east/southeast that is not located in the ALR.
- The applicant proposes to subdivide the Subject Property into three lots of 1.7 ha, 1.6 ha and a 7.7 ha remainder.
- The proposed 1.7 ha and 1.6 ha lots are currently used for industrial and commercial activity and the NFU application proposes to continue these uses. The 7.7 ha remainder lot is proposed to be sold to the adjacent landowner to the west who operates a cattle ranch.
- The Subject Property has a long history of ALC applications including two approved exclusion applications in 1985 and 2006. Both approvals, however, ultimately expired because the condition to subdivide the Subject Property was not completed.
- Given the ALC application history, the current use of the 1.7 and 1.6 ha lots and the proximity to the adjacent non-ALR land to the east/southeast, the proposed

subdivision and NFU applications are unlikely to have a negative impact on agriculture in the greater 150 Mile House region. Further, the sale of the 7.7 ha remainder lot to the adjacent cattle rancher appears to be a benefit for agriculture.

- If the applications are approved, Ministry staff recommend that a condition of approval is that adequate fencing is installed along the boundary of the 1.6 ha lot and the 7.7 ha remainder lot.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Reed Bailey, Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 698-3455
Email: Reed.Bailey@gov.bc.ca

Nicole Pressey, Regional Agrologist
Ministry of Agriculture and Food
Phone: (236) 713-2223
Email: Nicole.Pressey@gov.bc.ca

Email copy: ALC.Referrals@gov.bc.ca