



Staff Report
Application # D – 37707
Applicant: Georg & Annemarie Kellermeier
Agent: Cariboo Geographic Systems

DATE RECEIVED: September 26, 2007

DATE PREPARED: October 26, 2007

TO: Chair and Commissioners – North Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: Subdivide the property of 4.7 ha into two parcels of 2.0 ha each

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 017-508-509

Lot 1, District Lot 1115, Lillooet District, Plan KAP45985

Purchase Date:

October 12, 2006

Location of Property:

Lakeshore lot on north side of Horse Lake

Size of Property:

4.7 ha (The entire property is in the ALR).

Present use of the Property:

Vacant

Surrounding Land Uses:

WEST: Public road and crown range

SOUTH: Horse Lake

EAST: Sixteen 10 acre lots
NORTH: Public road and crown range

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/11
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

South Cariboo OCP Bylaw No 3100
Designation: General Residential (RD)

Zoning Bylaw and Designation:

Zoning Bylaw No 3501 (1999)
Designation - Rural 1 (RR1)
Minimum lot size - 4 ha

PREVIOUS APPLICATIONS:

Application #19495-0

Applicant: Barnett/Crawford/Schuit et al,
Decision Date: November 20, 1985
Proposal: Exclude the 73.2 ha property for development into 15 lots of approximately 4 ha each.
Note: This property was subject to previous applications for exclusion in 1977 and 1979 which were refused. A subdivision application for 6 lots was approved in 1982.
Decision: Refused exclusion but allowed the s/d of the proposed lots subject to perimeter fencing and installation of cattleguards. Commission felt that the land was somewhat isolated by surrounding land uses and tenures and that it had earlier agreed to a 6 lot s/d and that this decision was consistent with its approach to other applications on lands adjacent to Horse Lake. ***This decision created the subject property.***

Application #19495-1

Applicant: Barnett, Donna & John
Decision Date: May 29, 1987
Proposal: Request reconsideration to s/d the 73.2 ha property for into 17 lots of approximately 4 ha each.
Decision: Allowed the s/d of the proposed 17 lots subject to perimeter fencing and installation of cattleguards.

RELEVANT APPLICATIONS:

Application #33423-0

Applicant: Horse Lake Holdings Ltd
Decision Date: January 31, 2001
Proposal: To use a 2.4 ha portion of the subject property along the waterfront for tourist commercial use, for operation of a lodge and resort with a maximum of fourteen sleeping or housekeeping units.
Decision: The Commission approved this subdivision on the grounds that it is consistent with the Agri-tourism Policy and with a previous decision to subdivide the property for a similar use. Approval is conditional upon foregoing the previous subdivision approval.

Application #36133-0

Applicant: Turpin, Suzanne
Decision Date: September 12, 2005

Proposal: To subdivide a 2.0 ha lot from the 36 ha property.
Decision: To allow the subdivision on the grounds that the 2 ha parcel had little agricultural utility and that much of the surrounding area is already split into small lots.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: Recommend approval.

Advisory Planning Commission: No objections on the condition that property owners ensure adequate fencing.

Local Government Staff: That the application be deferred and re-submitted as an Exclusion application.


STAFF COMMENTS:

- The property is part of a 17-lot subdivision that the Commission approved in 1987.
- The agricultural capability of the subject property is rated Class 6 (unimprovable) with a subclass limitation of topography.

ATTACHMENTS:

- ALC Context Map 92P.005 (1:50,000)
- ALC AirPhoto Map 92.055 (1:10,000)
- Proposal from Applicant
- CRD Information Sheet

END OF REPORT



Signature

10/26/07

Date