



Staff Report
Application # D – 37719
Applicant: ET Farms Inc.

DATE RECEIVED: October 11, 2007

DATE PREPARED: October 25, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 127.8 ha property into 29 four (4) ha lots and one 11.8 ha lot.

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: 014-868-709
The East ½ of Section 25, Township 46, Lillooet District

Purchase Date:

July 2007

Location of Property:

Springhouse - 1 km north of Boitano Lake

Size of Property:

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

Present use of the Property:

Grazing, hay shed, storage shop, barn, 5 cattle sheds, 3 mobile homes

Surrounding Land Uses:

WEST: deeded - grazing
SOUTH: rural residential
EAST: crown land - grazing
NORTH: crown land - grazing

Agricultural Capability:

Data Source: Agricultural Capability Map # 92O/16
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Zoning Bylaw and Designation:

Central Cariboo Area Rural Land Use Bylaw No. 3503, (1999)
Designation - Resource/Agriculture (R/A)
Minimum lot size - 32 ha

RELEVANT APPLICATIONS:

Application #27440-0

Applicant: KLASSEN, RAYMOND & GABRIELA
Decision Date: April 7, 1993
Proposal: To locate a mobile home park on the 2.9 ha property.
Decision: Refused.

Application #07216-0

Applicant: Avran Developments Ltd.
Decision Date: September 28, 1978
Proposal: To subdivide the 8 ha property into four 2 ha lots.
Decision: Allowed.

Application #14752-0

Applicant: Fowler, Ralph & Patrick
Decision Date: July 7, 1982
Proposal: To subdivide the 4 ha property into two 2 ha lots.
Decision: Refused on the grounds that the Commission is opposed to further subdivision of small lots in this area of the ALR. The propose lots would be inconsistent with surrounding lot sizes and would reduce the agricultural potential of the subject property.

Application #14752-1

Applicant: Fowler, Ralph & Patrick
Decision Date: November 17, 1982
Proposal: To subdivide the 4 ha property into two 2 ha lots. The Commission previously refused the application by Resolution # 1352/82
Decision: that the previous decision to refuse the application be reconfirmed. The Commission is not prepared to encourage the proliferation of small lots in this area of the ALR which has good agricultural potential.

Application #14056-0

Applicant: Springhouse Trails Ranch

Decision Date: November 18, 1982

Proposal: To subdivide the 65 ha property into 14 4 ha lots for rural residential purposes. The application states that the land has no agricultural value and that residential homesites are in demand.

Decision: That the application be refused on the grounds that the subject property has the potential for agricultural purposes and as such should be retained as a single unit. Also, the Commission is not prepared to encourage further subdivision in this area due to the negative impact on surrounding agricultural lands.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: The Regional Board forwarded the application to the Commission with a recommendation of support subject to a maximum density of 9 lots 4 ha in size, 6 lots 8 ha in size, the homesite parcel being 12 ha in size and two remainders approximately 16.75 ha in size.

Advisory Planning Commission: The APC supported the Planning Department's proposal of graduated sized lots as outlined in the Local Government Staff Report.

Planning Department: The Planning Department Staff recommended that the subdivision application be approved subject to a revision of the proposed lots sizes and density.

STAFF COMMENTS:

- Staff note that there have been relatively few requests for subdivision in this area and the majority of those that have been made have been refused even if the property sizes were relatively small. The majority of small lots that surround Boitano Lake predate the ALR.
- Other than the land directly south of the subject property, the land in this area is in quarter section, or larger, sized parcels.
- Staff recommend a site visit to evaluate the agricultural capability of the subject property


ATTACHMENTS:

- Sketch of proposed subdivision (submitted by Cariboo Regional District)
- Local Government Staff Report (including sketch of proposed revised subdivision)
- ALC Context Map – 1:50,000 – 92O.100 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT



Signature



Date