



Staff Report
Application # D – 37882
Applicant: Greeny Lake Volunteer Fire Department Society
Agent: Nigel Hemingway Land Society

DATE RECEIVED: December 24, 2007

DATE PREPARED: January 8, 2008

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To use 0.6 ha of the 138 ha subject property for a firehall and a community hall (potential future use). The 0.6 ha area would be leased to the volunteer fire department by the Crown.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Greeny Lake Volunteer Fire Department has applied for a Crown Land Tenure to lease 0.6 ha of crown land for use as a Fire Hall and Community Centre. The Crown has accepted the lease on the condition that the Fire Department "*obtain confirmation from the Provincial Agricultural Land Commission that it has approved the intended use of the Land.*"

The Regional District has asked the Commission to consider this application in advance of its next scheduled meeting as there funding applications deadlines at the end of January.

Local Government:

Cariboo Regional District

Legal Description of Property:

Unsurveyed portion of District Lot 4850, Lillooet District, located in the vicinity of Greeny Lake, containing 0.605 hectares more or less

Location of Property:

North side of Greeny Lake

Size of Area to be Leased:

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

Present use of the Property:

The property has no buildings and is used as range for the Morrison Ranch & Cattle company.

Surrounding Land Uses:

WEST: Ministry of Forests Recreation Campground
SOUTH: Greeny Lake Recreation Reserve and Greeny Lake
EAST: Forested Crown Land
NORTH: Forested Crown Land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/14
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

South Cariboo Area Zoning Bylaw No. 3501, (1999) designates the land as Resource/Agricultural (RA 1)
Minimum Parcel Size: 32 ha.

RELEVANT APPLICATIONS:

Application #10431-0

Applicant: Bovey / Nopper,
Decision May 1, 1980
Date:
Proposal: To subdivide the property into two lots, one of 19 ha and one of 30 ha. The smaller parcel would continue to be used as a resort property and the remainder would be sold as a farm unit.
Decision: Allowed.

Application #35665-0

Applicant: Ramsay, Gerald & Patti
Decision December 14, 2004
Date:
Proposal: To subdivide a 0.8 ha area from DL 4850 and consolidate it with Block C, DL 4850 to create a 1.6 ha lot with access to Timothy Lake Rd. Block C does not lie within the ALR. The purpose of the subdivision/consolidation is to provide access to Timothy Lake Rd. for the existing nursery on Block C.
Decision: The Commission allowed the subdivision of 0.8 ha and consolidation with the adjoining 0.8 ha lot to create a 1.6 ha lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

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

Planning Staff: Planning staff recommended approval as the proposal seeks to create a use that will be of benefit to the community.

STAFF COMMENTS:

The lease of the 0.6 ha area to the Fire Department would remove this area from the Morrison's grazing area.

The use as a fire hall is not likely to conflict with surrounding agricultural uses.

The Commission has to approve the registration of the lease as it is to be registered for more than 3 years as well as the use as both the firehall use and the use for a community centre.

ATTACHMENTS:

- Map showing location of proposed lease area (submitted by ILMB)
- Local Government Staff Report
- ALC Context Map – 92P.084 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:10,000 (created by ALC Staff)

END OF REPORT

Signature

Date