



Agricultural Land Commission Staff Report

DATE: August 26, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50162
PROPOSAL: To subdivide the 94.3 ha property into a 45.7 ha lot and a 48.1 ha lot.

PROPOSAL INFORMATION

Background: The applicant's dwelling is located on the proposed lot.
Received Date: July 3, 2009
Applicant: Mackay Farms Ltd.
Agent: N/A
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 018-780-563
Legal Description: Block A District Lot 3187 Cariboo District
Civic Address: 8410 Plett Road
Area: 96 ha
ALR Area: 96 ha
Purchase Date: June 1, 1994
Owner: Mackay Farms Ltd.

Land Title Charges

Charge Type	Charge Number	Description
COVENANT	PH21996	Covenant in favour of the Crown preventing the separate sale of the subject property from that of The Southwest 1/4 of District Lot 3186 and to Block A of the Northwest 1/4 of District Lot 3189.

Total Land Area: 96 ha
Total ALR Area: 96 ha
Current Land Use: Hay fields, modular home, shop and forested.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
96.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	45.7
1	48.1

Surrounding Land Uses:**Official Community Plan****Bylaw Name:****Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** Rural Land Use Bylaw No. 3505 (1999)**Zoning Designation:** Resource/Agricultural**Minimum Lot Size:** 32.0 ha**Zoning Compliance:****Committee Recommendations**

Type	Recommendation	Description
Planning Staff	Approve	Planning staff recommend approval of the application as the proposed lot and remainder are of sufficient size to accommodate agricultural-based activities based on the soil classification and on the existing zoning. Further, the adjacent lands are owned by the applicants and used for farming and will be bound by titles to the Remainder of Block A if this ALR subdivision application is successful.
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of approval.
Advisory Planning Committee	Approve	Advisory Planning Commission of Electoral Area 'B': the APC supports the application for the following reasons: 1. The request is reasonable 2. it is in keeping with the present conditions existing with surrounding properties.

STAFF COMMENTS

The applicants own 10 properties in the immediate vicinity in addition to the subject property.

No reasons for the proposal are given in the application.

The subject property is currently bound by covenant to two adjacent properties. The covenant is held by the Crown. The application includes a letter from the Crown authorizing the removal of the covenant from proposed Lot 1 as long as it is replaced by a covenant that binds the remainder with the two properties that were part of the original covenant as well as two additional nearby properties. The end result will be that five properties will be bound together.

Both proposed lots are larger than the minimum parcel size allowed in the zoning.

ATTACHMENTS

50162_AgCapabilityMap.pdf

50162_ContextMap50k.pdf

50162_AirphotoMap.pdf

50162proposal info.pdf

50162proposal sketch.pdf

END OF REPORT

Signature

Date