



Agricultural Land Commission Staff Report

DATE: August 4, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51758

PROPOSAL: To divide the 61 ha property into four lots. The property is divided by Judson and North Bridge Lake Roads. The sizes of the proposed lots are 34.4 ha, 3.5 ha, 7.8 ha and 15 ha.

PROPOSAL INFORMATION

Background: The parcel is located entirely within the ALR. If the application is approved the land will be rezoned and the OCP amended for proposed lots 2, 3, and 4.
Received Date: May 20, 2010
Applicant: Richard & Sidsel Arundel
Agent: N/A
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 001-954-491
Legal Description: District Lot 4299, Lillooet District, Except Plan KAP72755
Civic Address: 7140 Judson Road, Lone Butte
Area: 61 ha
ALR Area: 61 ha
Purchase Date: July 25, 1991
Owner: Richard & Sidsel Arundel

Total Land Area: 61 ha
Total ALR Area: 61 ha
Current Land Use: The parcel is 45% forested, 17% ponds and 38% cleared land.

Proposed Lot 1 is currently used for hay production and pasture, includes main house, out buildings, mobile home, shop, chicken house, wood shed, 2 equipment sheds, outdoor riding arena and assorted covered sheds. Proposed Lot 3 is currently used as pasture. There is a barn located on this lot. Proposed Lots 2 & 4 are currently used as rough pasture

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
61.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	15.0
1	3.5
1	7.8
1	34.4

Surrounding Land Uses:

North	Northwest - Crown land Northeast - ALR- two lots - A portion of DL4296 is used for hay production and remainder is unused forested land. Residence and outbuildings on property. Lot A is a hobby farm with residence and accompanying outbuildings
East	Unused Non-ALR forested land. Residence and outbuildings on property
South	A portion of the property to south is located within the ALR and is used as a hobby ranch with treed pasture and cropland. Residence and outbuildings on the portion of property NOT located in the ALR.
West	Unused Non-ALR forested land. Residence and outbuildings on property

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: South Cariboo Zoning Bylaw no. 3501 (1999)

Zoning Designation: Resource/Agricultural (RA 1)

Minimum Lot Size: 32.0 ha

Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 23867

Applicant: J & D Ward

Proposal: To subdivide a 6 ha parcel from the 64 ha subject property.

Decisions:
Resolution

Number	Decision Date	Decision Description
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Note: Legacy Application # 07399
Resolution # 10117/1978
Decision Date: November 1, 1978
Decision: Allowed on the grounds that the area proposed for subdivision had limited agricultural capability.
Note: This property is located directly north of the subject property

Application #: 23810
Applicant: Stafford Knight N A Ltd
Proposal: To subdivide a 4 ha lot from the 64 ha subject property.

Decisions:
Resolution Number

Decision Date

Decision Description

Note: Legacy Application # 12737
Resolution # 1546/1981
Decision Date: September 2, 1981
Decision: Refused on the grounds that the property has an agricultural capability rating of Class 4c and that subdivision as proposed would create a negative impact on the surrounding agricultural area. The nature of agricultural activities in the area dictates that parcel sizes remain as large as possible.
Note: This property is located directly south of the subject property.

Committee Recommendations

Type	Recommendation	Description
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: The APC recommended that the application be approved for the following reasons: 1. Property is split into three portions by well travelled, paved roads 2. Size of proposed lots would lend themselves to hobby farms 3. Property is understood to be marginal as a working farm
Other	Approve	Letter of support from Neighbour: Letter 1 "Please accept my support for the subdividing of the property within the ALR belonging to my neighbours Richard and Thyra Arundel into four parcels. This property borders mine on the west side." Letter 2 " I would like it known that I have no objection to the subdivision within the ALR, of the property which borders mine to the south belonging to Richard and Thyra Arundel. I understand that they wish to divide it into 4 parcels" Ken Wilcox

STAFF COMMENTS

In their submission to the Commission the applicants state their belief that DL 4296, located adjacent and to the north of the subject property, has been approved for subdivision within the ALR. The Commission notes that this subdivision (File # 07399) allowed 6 ha to be divided from the property as divided by the road in 1978.

The only other application in the vicinity of the subject property was for a property located directly south. An application (file 12737) to subdivide this property was refused in 1981.

The lands located directly to the east and west of the subject property are not within the ALR.

ATTACHMENTS

51758_ContextMap20k.pdf
51758 airphoto.pdf
51758 ag cap.pdf
51758 local government report.pdf
51758 proposal description.pdf
51758 proposal sketch.pdf

END OF REPORT

Signature

Date