



Provincial Agricultural Land Commission - Staff Report

Application: 51874

Applicant: Tamiko & Ernest Charlton
Agent: Cariboo Geographic Systems
Local Government: Thompson-Nicola Regional District

Proposal: To subdivide twelve 4 ha lots and one 8 ha lot from a 60 ha parcel, half of which is in the ALR. The subject property is located adjacent to residential units on Highway 97 in 70 Mile House.

BACKGROUND INFORMATION

The Draft Green Lake and Area OCP has identified 70 Mile House as a hub of the area and as such, hopes to encourage residential development that strengthens the existing settlement and provides a variety of affordable housing options. The Draft OCP also states the desire to encourage the protection of land in the ALR and environmentally sensitive areas as open space.

PROPERTY INFORMATION

PID: 013-309-994
Legal Description: The Fractional South West 1/4 of District Lot 1791 Lillooet District Except Plans H100 and 1000
Property Area: 59.9 ha
ALR Area: 32.0 ha
Purchase Date: September 12, 2006
Location: 1829 Cariboo Highway
Owner: Tamiko & Ernest Charlton

LAND USE

Current Land Use:
Vacant. Selectively logged with access roads established for logging.

Surrounding Land Uses:

North: Forested Crown Land - Not in the ALR
East: Highway 97, water body and forested residential - Partially in the ALR
South: Residential properties - Not in the ALR
West: Ponds and forested Crown Land - Partially in the ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 32.0 ha

Number of Lots	ALR Area of Lot (ha)
12	4.0
1	8.0

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 92P/6

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: Regional Growth Strategy
Designation: Rural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw no. 940
Zoning Designation: RL-1 Rural
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Resolution for the ALC to include legal perimeter fencing, coupled with clear responsibility for ongoing maintenance of said fencing, as a condition of subdivision and development approval in areas which abut recognized agricultural grazing operations.

Other

Two unnamed water bodies exist on the subject property. Lakeshore Development Guidelines compliance is required for future development.

The property has been identified in the Draft Green Lake OCP as Agricultural and a high wildfire hazard area.

Great Basin Spade Foot Toad habitat has been identified.

Public road dedication is required.

A large portion of the property's northern half is not in the ALR.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The soil capability for the majority of the subject property is CLI rating 5 with moisture and stoniness limitations, with an improved rating of CLI 4 with the same limitations. The bottom 1/3 is rated as 70% CLI 4 and 30% CLI 5 with topographic and salinity limitations which could be improved to 70% CLI 3 and 30% CLI 5 with the same limitations.
- 2) The Draft Green Lake and Area OCP indicates a desire to protect ALR and environmentally sensitive areas by keeping them as open space.
- 3) The Draft OCP Land Use plan has designated the subject property as Agricultural and has not included it in the Conceptual Land Use plan for 70 Mile house (see attached maps).
- 4) The TNRD has indicated in its 'others' comment section that some of the area has been identified as a Great Basin Spade Foot Toad habitat area, and Lakeshore development Guidelines would need be complied to.

ATTACHMENTS

51874 - ALC staff proposal sketch.pdf
51874 - Draft OCP Conceptual Land Use Plan.pdf
51874 - Green lake Draft OCP map.pdf
51874 - Owner Proposal outline_background.pdf
51874_ContextMap50k.pdf
51874_AirphotoMap20k.pdf

END OF REPORT

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