



# Provincial Agricultural Land Commission - Staff Report

## Application: 51947

**Applicant:** Phillip Pigeon  
**Agent:** Cariboo Geographic Systems  
**Local Government:** Cariboo Regional District

**Proposal:** To subdivide the 48 ha property into 25 and 23 ha lots. Proposed Lot 1 would encompass the entire portion north of Meadow Lake Road and 8 ha south of the road. The remaining 23 ha (Lot 2) is intended for purchase by the owner of District Lot 2572. The owner is willing to amalgamate the 23 ha lot with his current holdings.

### BACKGROUND INFORMATION

The brothers wish to separate their interests. One will continue to live on Lot 1, while the other will sell his interest to the owner of DL 2572.

### PROPERTY INFORMATION

**PID:** 001-909-452  
**Legal Description:** District Lot 2572 Lillooet District

**Property Area:** 64.7 ha  
**ALR Area:** 64.7 ha  
**Purchase Date:** June 24, 2008

**Location:**  
**Owner:** William & Lori Willis

**PID:** 013-307-282  
**Legal Description:** District Lot 1668 Lillooet District

**Property Area:** 49.8 ha  
**ALR Area:** 49.8 ha  
**Purchase Date:** September 13, 1989  
**Location:** Meadow Lake area  
**Owners:** Douglas Pigeon, Joan Wright, Phillip Pigeon

**Total Land Area:** 114.5 ha  
**Total ALR Area:** 114.5 ha

### LAND USE

**Current Land Use:**  
 2 Residences, a barn and several outbuildings. Horse Grazing.

**Surrounding Land Uses:**

North: Unsurveyed Crown Land, Range, Cutblock - In the ALR  
 East: Partially forested hobby farm - In the ALR  
 South: Partially forested grazing and recreational - In the ALR  
 West: Surveyed Crown Land - Range and Meadow Lake - In the ALR

### PROPOSAL DETAILS

## PROPOSAL DETAILS

Subdivision - ALR Area: 114.5 ha

| Number of Lots | ALR Area of Lot (ha) |
|----------------|----------------------|
| 1              | 23.0                 |
| 1              | 25.0                 |

### Agricultural Capability:

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

Source: CLI

Mapsheet: 92P/5

## PREVIOUS APPLICATIONS

Application ID: 30717

Legacy #: 12278

Applicant: D & P Pigeon

Note: (1981) Subdivide 48 ha parcel into 6 lots ranging in size from 4 ha to 20 ha. Refused. Commission's minutes attached.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

Bylaw Name: Regional Growth Strategy

Designation: Rural

OCP Compliance: Yes

### Zoning:

Zoning Bylaw Name: No. 940

Zoning Designation: RL-1 Rural

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

### Comments and Recommendations:

#### Board/Council

That the Provincial Agricultural Land Commission 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.

#### Planning Staff

Meadow lake is designated as a Natural Environment and Special Case Lake in the Lakeshore Development Guidelines. Compliance with the management guidelines is required for future development.

Although we (TNRD planning staff) are not opposed to binding titles by covenant, Planning Services prefers consolidation by survey.

## ALC STAFF COMMENTS

Staff would like the commission to note the following:

1) The soil capability above Meadow Lake Road is classed CLI level 5 with moisture and stoniness limitations, with an improved rating of CLI 4 and the same limitations. Below Meadow Lake Road is 80% CLI 5 and 20% CLI 4 with topographic and cumulative adverse limitations. Improved capability of 80% CLI 4 and 20% CLI 3 with topographic and adverse climate limitations.

2) The proposed subdivision results in a fragmented Lot 1 split by Meadow Lake Road which does not appear to enhance the farming capability of Lot 1.

## **ALC STAFF COMMENTS**

3) TNRD planning staff note the classification of Meadow Lake as a Natural Environment and Special Case lake therefore Lakeshore Development Guidelines compliance is required for any future development.

4) Bill Willis, owner of DL 2572, intends to purchase proposed Lot 2 and amalgamate it with his current holdings. TNRD planning staff prefer consolidation by survey.

## **ATTACHMENTS**

51947 - Background information and proposal from Owner.pdf

51947 - Notice of Intent to Purchase.pdf

12278min.pdf

51947\_AirphotoMap20k.pdf

51947\_ContextMap50k.pdf

## **END OF REPORT**

**Prepared by:** Lindsay McCoubrey