



Staff Report
Application # D – 37598
Applicant: Emcee Holdings (1995) Ltd
Agent: Cariboo Geographic Systems

DATE RECEIVED: August 7, 2007

DATE PREPARED: October 19, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide a total of 413 ha (six properties) to allow applicant to re-align the existing boundaries of five (5) parcels. The proposal will re-align original district lot boundaries so that each property is contiguous and not split by the Canim-Hendrix Lake Road or other titled lands. It will also allow all properties access to the Canim-Hendrix Lake Road. One of the properties will be sold to the District of 100 Mile House for use as a spray effluent site.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Some of the properties under application have been the subject of previous ALC applications and are currently bound together by covenant in fulfillment of the conditions of these previous applications.

Local Government:

District of 100 Mile House

Legal Description of Property:

1. PID: 013-365-924
District Lot 4174, Lillooet District, EXCEPT Plans B9051, B13360, H927, H16641
2. PID: 013-266-349
District Lot 623, Lillooet District, EXCEPT Plans H927 and KAP47643
3. PID: 013-267-663
District Lot 624, Lillooet District, EXCEPT 1) Parcel A (B13360, 2) Plans H927 and KAP47643
4. PID: 013-364-553
District Lot 4172, Lillooet District
5. PID: 013-266-314
District Lot 622, Lillooet District

Purchase Dates:

All October 1995 except DL 4174 which was purchased in July 2000

Location of Properties:

Canim-Hendrix Lake Road, 100 Mile House

Size of Properties:

413.9 ha (All of the properties are entirely in the ALR).

Present use of the Property:

All properties are vacant

Surrounding Land Uses:

WEST: Large acreage holdings, and town of 100 Mile House
SOUTH: Crown Land
EAST: Large acreage holdings and residential subdivision
NORTH: Large acreage holdings

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/11
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

Designation: A-1 Agricultural Zone
Minimum Lot Size: 20 ha

PREVIOUS APPLICATIONS:

Application #26613-0

Applicant: Bridge Creek Estate Ltd.
Decision Date: March 27, 1992
Proposal: To subdivide 47 ha total from three different properties to be used for a sewage treatment plant and storage facility
Decision: Allowed subject to consolidation of the remainder of DL 624 with DL 4174
Note: The remainders of DL 624, 623 and 4174 are currently bound by covenant prohibiting their separate sale. It is uncertain why DL 623 was included in the covenant as it was not a condition of the Commission's resolution and file correspondence makes no mention of why this was done.

Application #17998-0

Applicant: Bridge Creek Estate Ltd.
Decision Date: June 4, 1984
Proposal: To subdivide seven 4 ha lots from the portion of two properties that lies between the Canim Lake Road and Bridge Creek.
Decision: Allowed subject to the condition that the remainder of Lot 4173 lying east of Bridge Creek being consolidated with a neighbouring parcel.
Note: The consolidation requirement was met by the registration of a covenant prohibiting the separate sale of newly created "Lot 8" and District Lot 622.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

District of 100 Mile House Council: Council forwarded the application with a recommendation of support.

STAFF COMMENTS:


- Staff note that although the applicant is proposing to adjust the boundaries so that there is no new parcels created, previous applications have required consolidation of several of the parcels under application as a condition for allowing previous subdivision. Taking into account the Commission's previous decisions and the current covenants on the properties, it can be argued that the applicant is requesting the subdivision of three properties into six. However, one of the consolidations was not part of Commission Resolution # 304/1992, therefore it can be considered that the applicant is starting with four properties. Taking this into account the Commission may wish to discuss a revised subdivision plan that ends with four parcels should it believe that an increase in the number of lots is no appropriate.
- Lot 8 is currently outside of the boundaries of the District of 100 Mile House, but the District has applied to have the land brought into the District. This lot is currently bound to DL 622, which is within the District.

ATTACHMENTS:

- Letter from the District of 100 Mile House dated July 31, 2007
- Sketch showing the location of the existing lot lines (submitted by the agent for the applicant)
- Sketch showing the location of the proposed lot lines (submitted by the agent for the applicant)
- Letter describing the proposal in details (submitted by the agent for the applicant)
- Minutes of Commission Resolution # 304/2007 including sketch
- ALC Context Map – 92P/11 – 1: 50,000 (created by ALC Staff)
- Airphoto – 1:20,000 (created by ALC Staff)
- Map showing proposed new lots as well as properties currently bound by covenant and other relevant information (created by ALC Staff)

END OF REPORT


Signature


Date