



**Staff Report
Application # D – 37702
Applicant: June Powers**

DATE RECEIVED: September 26, 2007

DATE PREPARED: October 25, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Subdivide the 4.5 ha property into on 2.1 ha lot and one 2.4 ha lot as separated the railway.

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

BACKGROUND INFORMATION:

Local Government:

Cariboo Regional District

Legal Description of Property:

PID: 024-973-840
Lot 1, District Lot 9115, Cariboo District, Plan PGP46457

Purchase Date:

July 2006

Location of Property:

Soda Creek road and Buckskin road

Size of Property:

4.5 ha (3 ha of the property is in the ALR).

Present use of the Property:

The smaller portion is in natural state and vacant land
The larger portion is used to store lumber

Surrounding Land Uses:

WEST: cattle ranch
SOUTH: hobby farms / residential small acreages
EAST: cattle ranch
NORTH: cattle ranch

Agricultural Capability:

Data Source: Agricultural Capability Map # 93B/8
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

Zoning Bylaw No. 3503 (1999)
Designation - rural (RR2)
Minimum lot size - 2 ha

PREVIOUS APPLICATIONS:

Application #31382-0

Applicant: Springfield Cattle Company
Decision Date: September 23, 1997
Proposal: To subdivide four 2.5 ha lots from the 60 ha property as divided by the existing roads and railway Rights of Way. The applicant claims that the area proposed for subdivision is inappropriate for cattle grazing because it is broken up by rights of way
Decision: Allowed as proposed on the grounds of lack of impact on non ALR lands located to the north, south and east and existing subdivision to the west and south west.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cariboo Regional District Board: the Regional Board forwarded the application with a recommendation of approval.

STAFF COMMENTS:


- The northern third of the property is not in the ALR. Both proposed lots are partly in the ALR and partly outside of the ALR. Because of the location of the railroad, it would not be practical to subdivide along the ALR boundary.
- The properties to the north of the subject property are larger than those to the south, however, these properties are not in the ALR.
- Staff recommends that the Commission make a site visit to determine the impact of the proposed subdivision on surrounding agricultural operations.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by Cariboo Regional District)
- ALC Context Map – 93B.029 – 1:50,000 (created by ALC Staff)
- Airphoto – 1:10,000 (Created by ALC Staff)

END OF REPORT


Signature


Date