



**Staff Report**  
**Application # D – 37703**  
**Applicant: Lorraine & Clifford Cheek**

**DATE RECEIVED:** September 26, 2007

**DATE PREPARED:** October 25, 2007

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide the 11.7 ha property into two parcels, one of 5 ha and one of 6.7 ha.

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

**BACKGROUND INFORMATION:**

The applicants have indicated in the application that they would be willing to include the entire property into the ALR if the Commission were to allow the subdivision. Currently 7.7 ha of the property is outside of the ALR and 5.3 ha is in.

**Local Government:**

Cariboo Regional District

**Legal Description of Property:**

PID: 007-985-428

Lot 27, Section 4, Township 42, Lillooet District, Plan 19701, EXCEPT Plans 29665 and 40666

**Purchase Date:**

June, 2005

**Location of Property:**

2813 Chimney Lake Road - non-lakeshore lot on north side of road

**Size of Property:**

11.7 ha (5.3 ha of the property is in the ALR).

**Present use of the Property:**

Dwelling and woodshed

**Surrounding Land Uses:**

**WEST:** deeded 1 acre view lots  
**SOUTH:** waterfront lots  
**EAST:** waterfront lots  
**NORTH:** crown land - open range

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92P/13  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Zoning Bylaw and Designation:**

Central Cariboo Area Rural Land Use Bylaw No 3503 (1999)  
Designation - Rural 1 (RR1)  
Minimum lot size 4 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

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

**STAFF COMMENTS:**

Staff note the following:

- There has been no subdivision applications along this side of Chimney Lake since the 1970's. Therefore, the majority of the small lots and lakeshore development in this area pre-dates the ALR.
- Most of the surrounding land is owned by the Crown
- The Commission will need to assess the applicant's offer to include the non-ALR portion of the property and to determine if the portion of the property outside of the ALR has agricultural capability.

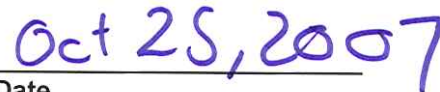
**ATTACHMENTS:**

- A portion of the local government report outlining the reasons that planning staff support the proposal.
- Sketch showing the proposed subdivision as well as the ALR boundary (created by Cariboo Regional District Staff)
- ALC Context Map - 92P.091 1:20,000 (created by ALC Staff)
- Airphoto - 1:10,000 (created by ALC Staff)

**END OF REPORT**



Signature



Date