



## Agricultural Land Commission Staff Report

**DATE:** July 9, 2009  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 45964  
**PROPOSAL:** To subdivide the 3.5 ha property into seven 0.5 ha lakeshore residential lots.

### PROPOSAL INFORMATION

**Background:** Legacy Application # 21-ZZ-38992  
**Received Date:** April 30, 2009  
**Applicant:** Frederick and Louise Craiggs  
**Agent:** Focus Corporation  
**Local Government:** Thompson-Nicola Regional District

### DESCRIPTION OF LAND

**PID:** 015-427-960  
**Legal Description:** Lot 7, Block 1, District Lot 1636, Lillooet District, Plan 13433  
**Civic Address:** South Side - Green Lake  
**Area:** 3.5 ha  
**ALR Area:** 3.5 ha  
**Purchase Date:** November 1, 2006  
**Owner:** Frederick and Louise Craiggs

**Total Land Area:** 3.5 ha  
**Total ALR Area:** 3.5 ha  
**Current Land Use:** Resort with four rental cabins, 40 serviced and 20-30 unserviced campsites, caretaker house (occupied year round), fully serviced washroom/shower house and a garage.

### PROPOSAL DETAILS

**Subdivision**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
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3.5	Mixed Prime and Secondary	CLI
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<b>Number of Lots</b>	<b>Lot Size (ha)</b>
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7	0.5
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**Surrounding Land Uses:**

North	Residential
East	Green Lake Road - Residential
South	Residential
West	Green Lake

**Official Community Plan**

**Bylaw Name:**

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** Zoning Bylaw no 940

**Zoning Designation:** C-4 (Recreational Commercial)

**Minimum Lot Size:** 0.4 ha

**Zoning Compliance:** No

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Planning Staff	No Comment	TNRD Planning staff note that currently a joint local government Official Community Plan is underway in the Green Lake - 70 Mile House - Watch Lake Area. The joint planning exercise is being undertaken with the Cariboo Regional District.
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board authorized the application to be forwarded to the Commission. They made no comments or recommendations as per policy.

**STAFF COMMENTS**

The applicants propose to rezone the property to LR-1 (lakefront residential) and then subdivide the property into up to seven fee simple lots.

The subject property is located on the shores of Green Lake and is surrounded by small lakefront sized lots.

Most of the surrounding lands appears to be forested ALR that is owned by the Crown.

The proposal would create lots similar in size to most of the lakeshore development along the south shore of Green Lake.

## **ATTACHMENTS**

38992 proposal.pdf

38992\_AirphotoMap.pdf

38992\_ContextMap10k.pdf

## **END OF REPORT**

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**Signature**

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**Date**