



Agricultural Land Commission Staff Report

DATE: July 7, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 45985

PROPOSAL: To subdivide the 2.2 ha property into two lots of approximately 1.1 ha each. The purpose of the subdivision is to place each existing building on a separate title.

PROPOSAL INFORMATION

Background: Legacy application number is 21-D-39008
Received Date: May 8, 2009
Applicant: Line Jobidon and Amir Bazal
Agent: Michael Kidston Land Surveying Ltd.
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 005-085-756
Legal Description: Block A of the South West 1/4 Section 17, Township 30, Lillooet District
Civic Address: 5208 Timothy Lake Road
Area: 2.2 ha
ALR Area: 2.2 ha
Purchase Date: June 1, 2006
Owners: Amir Massoud Bazal
Line Marie Jobidon

Total Land Area: 2.2 ha
Total ALR Area: 2.2 ha
Current Land Use: Residential (2 dwellings)

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
2.2	Secondary	CLI

Number of Lots	Lot Size (ha)
2	2.1

Surrounding Land Uses:

North Residential - fronting on Timothy Lake Road
East Residential
South Vacant Crown land used for grazing
West Residential

Official Community Plan

Bylaw Name: Not in an OCP Area

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: South Cariboo Area Zoning Bylaw No. 3501 (1999)

Zoning Designation: Rural 2 (RR 2) and Resource/Agricultural (RA 1)

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of support. The Regional Board further noted that "Should the Agricultural Land Commission application be successful, a condition of rezoning will be that the applicant enter into a covenant with regard to fencing the perimeter of the proposed subdivision and provide buffers both in accordance with the Cariboo Regional District Agriculture/Forest Policy. Existing buildings are to be exempt from the buffer requirements." -----
Advisory Planning Committee	Approve	Advisory Planning Commission - Area G: "Area G APC has no objection to this application for subdivision providing that the applicant fences the entire perimeter of the subdivision in accordance with the CRDs agricultural fencing policy and the agricultural buffering policy be applied, current structures being exempt."

STAFF COMMENTS

The Local Government Staff report notes the following "The applicants originally applied on April 7, 2008 but needed to approach ILMB and MOTI to acquire 0.27 ha of adjacent Crown Land in order to provide public road access to the current parcel. Crown Grant offer (File 5407408) was received on January 29, 2009. As such, the portion of Crown Land is zoned Resource/Agricultural (RA 1) zone by default as per Section 4.8 of Bylaw 3501. The applicants have submitted a companion rezoning application to rezone the subject properties.

ALC Staff note the following:

- The lot is part of a six lot rural residential subdivision that predates the ALR.
- CRD will require fencing of the property as a condition of rezoning should the Commission approve the subdivision.

ATTACHMENTS

Proposal Sketch.pdf
39008_AirphotoMap.pdf
39008_ContextMap20k.pdf

END OF REPORT

Signature

Date