



Agricultural Land Commission Staff Report

DATE: October 27, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Simone Rivers

RE: Application # 50422
PROPOSAL: To subdivide the 6.4 ha property into two approximately 3.2 ha lots.

PROPOSAL INFORMATION

Background: The applicants wish to build a new retirement home.
Received Date: August 21, 2009
Applicant: Elizabeth Drake
Agent: N/A
Local Government: Squamish-Lillooet Regional District

DESCRIPTION OF LAND

PID: 006-910-122
Legal Description: Lot 2, District Lot 327, Lillooet District, Plan 22392
Civic Address: Texas Creek
Area: 6.4 ha
ALR Area: 6.4 ha
Purchase Date: July 10, 1991
Owners: Elizabeth Drake
Saul Terry

Total Land Area: 6.4 ha
Total ALR Area: 6.4 ha
Current Land Use: Residence and cultivated agricultural land with pastures, hayfields and trees

PROPOSAL DETAILS

Surrounding Land Uses:

North Pasture
East Pasture and residential
South Public road and Riley Creek
West Subdivided pasture, hayfield, pasture

Official Community Plan

Bylaw Name: n/a

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Area A and B Zoning Bylaw No. 670

Zoning Designation: Rural Resource

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 36907

Applicant: J.T. & C. Thur

Proposal: To subdivide the 6.4 ha property into a 4 ha lot and a 2.4 ha lot.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # YY-24595
 Decision Date: November 28, 1990
 Resolution # 1128/1990

Decision: Refused on the grounds that the Commission does not want to see the breakdown of agricultural parcels and creation another residential parcel would impact the surrounding ALR.

RELEVANT APPLICATIONS

Application #: 36870

Applicant: Ken & Elizabeth Allen

Proposal: To subdivide the 15.8 ha property into a 5.6 and a 10.2 ha lot.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # YY-22854
 Decision Date: January 31, 1989
 Resolution # 31/1989

Decision: Refused on the grounds that this subdivision would constitute a rural residential intrusion into the ALR. The commission would allow the subdivision if the 5.6 ha lot is consolidated with land to the south.

Application #: 26498

Applicant: B E & O C Alendal

Proposal: To subdivide the 6.3 ha property into two lots of 1.6 ha and 4.7 ha

Decisions:

Resolution Number

Decision Date

Decision Description

Note:

Legacy Application # YY-17759
Decision Date: April 26, 1984
Resolution # 509/1984

Decision: Allowed

Note: this property is located adjacent to the subject property.

Application #: 16863

Applicant: Maria McNary

Proposal: To subdivide the 6.14 lot into a 2.75 ha lot and a 3.39 ha lot to create a homesite for the applicant's daughter.

**Decisions:
Resolution Number**

Decision Date

Decision Description

511

May 7, 1991

Refuse on the grounds that s/division of the property would not be beneficial to agriculture in the area.
Parcelisation and intrusion of rural residential land uses.

Note:

Legacy Application # YY-25096

Decision Date: May 7, 1991
Resolution # 511/1991

1st Decision: Refused on the grounds that the Commission does not want to see the breakdown of agricultural parcels and that creating another residential parcel would impact the surrounding ALR.

To subdivide the 6.1 ha property into a 2.8 ha lot and a 3.4 ha lot in order to create a homesite for the applicant' s daughter

2nd Decision Date: April 11, 2001
Resolution # 147/2001

Decision Approved upon reconsideration.

Committee Recommendations

Type

Recommendation

Description

Board/Council

Approve

Squamish-Lillooet Regional District Board: The Regional Board forwarded the application with a recommendation of support.

STAFF COMMENTS

A previous application to subdivide the subject property was refused; however, requests to divide two neighbouring properties have been approved in the past.

The property appears to have a small ravine running through the middle of it.

ATTACHMENTS

- 50422_ContextMap10k.pdf
- 50422_ContextMap20k.pdf
- 50422 local gov report.pdf
- 50422 previous applications.pdf
- 50422 proposal description.pdf
- 50422 proposal sketch.pdf
- 50422 ag cap.pdf
- 50422 air photo.pdf

END OF REPORT

Signature

Date