



Agricultural Land Commission Staff Report

DATE: February 11, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51173
PROPOSAL: To divide a 4.6 ha lot from the 127.6 ha subject property.

PROPOSAL INFORMATION

Background: The proposed lot is located at the northwest corner of the parcel.
Received Date: December 11, 2009
Applicant: Clifford & Lois Hinsche
Agent: N/A
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 014-949-423
Legal Description: District Lot 41 Cariboo District, Except Plan 17939
Civic Address: Highway 97, 140 Mile House Area
Area: 127.6 ha
ALR Area: 127.6 ha
Purchase Date: December 16, 1972
Owner: Clifford & Lois Hinsche

Total Land Area: 127.6 ha
Total ALR Area: 127.6 ha
Current Land Use: Grazing of cattle and hay field

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
127.6	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
1	4.6
1	123.0

Surrounding Land Uses:

North Rural residential
East Grazing cattle
South Grazing and hay field
West Grazing and hay field

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Central Cariboo Area RLU Bylaw No. 3503 (1999)

Zoning Designation: Resource/Agricultural (R/A)

Minimum Lot Size: 32.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation of approval.

STAFF COMMENTS

The proposed lot is for the applicant's son who, the applicants state, is going to continue to operate the family ranch.

It appears that the owners have owned the subject property since prior to December 21, 1972 and therefore qualify for consideration under the Commission's homesite severance policy. They are not applying to divide their homesite from the property but ask for consideration of a homesite for their son.

There have been no previous applications on the subject property or in the immediate vicinity.

ATTACHMENTS

- 51173_ContextMap50k.pdf
- 51173_ag cap map.pdf
- 51173_airphoto.pdf
- 51173_local government report.pdf
- 51173_proposal sketch.pdf

END OF REPORT

Signature

Date