



Agricultural Land Commission Staff Report

DATE: May 7, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51645
PROPOSAL: To subdivide the 4 ha property into two (2) 2 ha lots.

PROPOSAL INFORMATION

Background: The parcel is entirely forested. The parcel is located within the ALR
Received Date: March 16, 2010
Applicant: Ranlin Investments Inc
Agent: N/A
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 006-812-724
Legal Description: Lot 15 District Lot 4049 Lillooet District Plan 22537
Civic Address: McMillan Road, Horse Lake
Area: 4 ha
ALR Area: 4 ha
Purchase Date: April 5, 2007
Owner: Ranlin Investments Inc

Total Land Area: 4 ha
Total ALR Area: 4 ha
Current Land Use: Vacant forested acreage

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
4.0	Secondary	CLI

Number of Lots	Lot Size (ha)
2	2.0

Surrounding Land Uses:

North Raw Land # 8 Lot
East Residential - # 9 Lot Katchmar Road
South Residential # 16 Lot McMillan, Lone Butte, and Horse Lake Roads
West McMillan Road - Residential
Marlborough Road - Residential
McMillan Road - Raw Land

Official Community Plan

Bylaw Name: No OCP in this area

Designation:

OCP Compliance:

Zoning

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

Zoning Designation: Rural 1 (RR 1)

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 44468

Applicant: Robert & Karen McAinsh

Proposal: To subdivide the 6 ha property into two parcels: one at 2.0 ha and one at 4 ha

Decisions:

Resolution

Number	Decision Date	Decision Description
606	November 7, 2007	Allowed

Note: Legacy Application # D-37708
This property is directly east of the subject property.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation for approval.
Advisory Planning Committee	Approve	The Advisory Planning Commission recommended approval of the subdivision for the following reasons: 1. it is consistent with other subdivision approvals in this area 2. support in-filling of existing development areas to reduce pressure for expansion into current non-residential area. The Commission noted that this is property that should be considered as part of the block exclusion from the ALR to ensure full taxation is in place for residential properties.

STAFF COMMENTS

Staff note that this area of Horse Lake primarily consists of small rural residential properties. The Commission has often approved subdivision of properties in this area in the past.

ATTACHMENTS

51645 airphoto.pdf
51645 proposal sketch.pdf
51645_ContextMap20k.pdf

END OF REPORT

Signature

Date