



## Agricultural Land Commission Staff Report

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

**RE:** Application # 51706

**PROPOSAL:** To exclude 5.4 ha of the 33.3 ha subject property in order to facilitate its subdivision into two (2) 2.7 ha lots. The 27.9 ha remainder will remain in the ALR.

### PROPOSAL INFORMATION

**Background:** The area proposed for exclusion borders on Canim Lake.  
**Received Date:** April 21, 2010  
**Applicant:** John & Hildegard Boschmann  
**Agent:** Michael Kidston Land Surveying Ltd.  
**Local Government:** Cariboo Regional District

### DESCRIPTION OF LAND

**PID:** 027-719-138  
**Legal Description:** Lot B District Lot 2038 Lillooet District Plan KAP87865  
**Civic Address:** 8071 South Canim Lake Road  
**Area:** 33.3 ha  
**ALR Area:** 33.3 ha  
**Purchase Date:** November 6, 2008  
**Owner:** John & Hildegard Boschmann

**Total Land Area:** 33.3 ha  
**Total ALR Area:** 33.3 ha  
**Current Land Use:** Owners currently have been filling lakefront portion of Lot B to make suitable for residential use. Two cabins on blocks for seasonal use, and an outhouse

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
5.4	Secondary	CLI

#### Subdivision Area

**Agricultural  
Capability**

**Agricultural  
Capability Source**

33.3      Secondary      CLI

Number of Lots	Lot Size (ha)
2	2.7
1	27.9

**Surrounding Land Uses:**

North      Canim Lake  
 East      Lot A - Vacant; proposed residential use  
 South      Rem B, Lot A - Vacant  
             S 1/2 SE 1/4 - Residential  
 West      Small holdings - Residential and seasonal recreation

**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:** Resource/Agricultural (RA 1)

**Minimum Lot Size:**    32.0 ha

**Zoning Compliance:** No

**PREVIOUS APPLICATIONS**

**Application #:** 23737

**Applicant:**      Pinnacle Investments Inc

**Proposal:**      To subdivide that portion of the property lying north of the road into two 0.8 ha lots, one 1.6 ha lot, one 2 ha lot, one 2.4 ha lot, one 2.8 ha lot, one 4 ha lot and a remainder of 57.6 ha.

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:**      Legacy Application # 09188  
             Resolution # 12233/1979  
             Decision Date: September 20, 1979  
             Decision: Refused on the grounds that the proposed subdivision would be an intrusion into a ranching area.

**Application #:** 15392

**Applicant:**      Pinnacle Investments Inc

**Proposal:**      To subdivide the 72.8 ha property into six lots of 8 ha each, so that small acreages can be established.

**Decisions:**

**Resolution  
Number**

7177

**Decision Date**

October 4, 1977

**Decision Description**

Refused on the grounds that parcelization and residential intrusion would be harmful to nearby ranches.

**Note:**

Legacy Application # D-04149

**Committee Recommendations**

**Type**

Planning Staff

**Recommendation**

Approve

**Description**

Local Government Planning Staff made recommended approval of the application on the basis that "the application is in the vicinity of Canim Lake, in an area characterized by residential development and recreational land use and nearby lakefront development."

Board/Council

Approve

Cariboo Regional District Board: The Regional Board forwarded the application with a recommendation for approval.

**STAFF COMMENTS**

The subject property was created by a boundary adjustment in 2008. The realignment of property boundaries created two properties with waterfront access where previously there had only been one.

Two previous applications to subdivide the portion of the property located north of the road into small rural residential lots were refused in the 1970s.

The subject property is rated as class 4 and 5 with a limitation of topography.

Lands to the east of the subject property appear to be cleared and cultivated for agricultural use however to the west of the property there are other smaller waterfront and recreational properties.

**ATTACHMENTS**

51706 ag cap.pdf

51706 airphoto.pdf

51706 proposal sketches.pdf

51706\_ContextMap50k.pdf

51706\_ContextMap20k.pdf

**END OF REPORT**

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Signature

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Date