



Agricultural Land Commission Staff Report

DATE: July 26, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51755
PROPOSAL: To subdivide the 8 ha property into two lots of 4 ha each.

PROPOSAL INFORMATION

Background: The applicants wish to subdivide and sell the 4 ha of land which includes the existing home and other improvements (proposed Lot 1). The applicants would then develop a new homesite on the southern half (proposed Lot 2)

Received Date: May 20, 2010
Applicant: Rodney & Rachel Fast
Agent: Michael Kidston Land Surveying Ltd.
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 007-856-687
Legal Description: Lot B, District Lots 4189 and 4191, Lillooet District, Plan 20470
Civic Address: 5468 Carlson Road, 100 Mile House
Area: 8.1 ha
ALR Area: 8.1 ha
Purchase Date: June 29, 2007
Owner: Rodney & Rachel Fast

Total Land Area: 8.1 ha
Total ALR Area: 8.1 ha
Current Land Use: Property contains a dwelling, garage, wood shed, a shed and barn. The owners keep chickens in the shed and allow a neighbour to graze a horse on the easterly portion of proposed Lot 1 in the summer

PROPOSAL DETAILS

Subdivision		
Area	Agricultural Capability	Agricultural Capability Source
8.1	Mixed Prime and Secondary	CLI

Number of Lots **Lot Size (ha)**

2

4.0

Surrounding Land Uses:

North Carlson Road and Hobby Farm
 East Highway 97, and residential properties east of Hwy 97
 South Rural residential properties
 West Residential lots, and undeveloped rural residential land

Official Community Plan

Bylaw Name: South Cariboo OCP Bylaw No. 3100 (1995)
Designation: Agricultural (AG)
OCP Compliance: No

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: Yes

PREVIOUS APPLICATIONS

Application #: 29711
Applicant: D S Regier
Proposal: To remove topsoil from the subject property.

Decisions:

Resolution Number	Decision Date	Decision Description
1131	July 10, 1981	Allowed with conditions

Note: Legacy Application # 12912

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Cariboo Regional District Board: the Regional Board forwarded the application with a recommendation of support. The Board recommended that should it approve the subdivision the Commission require the applicant to enter into an awareness covenant with the CRD to advise that the subject property is located adjacent to lands used for agricultural purposes.

Advisory Planning
Committee

Approve

Advisory Planning Commission: The APC for Area G has no objection to this application. The APC asks that the agriculture [sic] awareness covenant be attached to the title.

STAFF COMMENTS

The owners of the property wish to sell the existing house and buildings and build a new home on the remainder.

The lot is bounded on either side by Highway 97 to the east and a Westcoast Energy R/w pipeline on the west. The application states that the pipeline is fenced and provides a 30 m buffer to lands to the west.

ATTACHMENTS

51755_ContextMap20k.pdf
51755_ag_cap.pdf
51755_air_photo.pdf
51755_local_government_report.pdf
51755_proposal_description.pdf
51755_proposal_sketch.pdf
51755_site_photos.pdf

END OF REPORT

Signature

Date