



Agricultural Land Commission Staff Report

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

RE: Application # 51756

PROPOSAL: To exclude the 12 ha property from the ALR in order to facilitate its subdivision into six (6) 2 ha lots.

PROPOSAL INFORMATION

Background: The property is located near Horse Lake, just outside of 100 Mile House.
Received Date: May 20, 2010
Applicant: Joy Williamson
Agent: Cariboo Geographic Systems
Local Government: Cariboo Regional District

DESCRIPTION OF LAND

PID: 006-308-481
Legal Description: Lot 1, District Lot 4053, Lillooet District, Plan 23599
Civic Address: 6491 Messner Road
Area: 12.5 ha
ALR Area: 12.5 ha
Purchase Date: October 6, 1987
Owner: Joy Williamson

Total Land Area: 12.5 ha

Total ALR Area: 12.5 ha

Current Land Use: House, cabin and barn built circa 1929. Garage and storage building of newer construction. Current owner has lived on property since 1979, cattle have never grazed on the land, but pleasure riding horses were kept until 1985. Land has not since been used for grazing. In 1986 she improved about 10 acres for un-irrigated hay production.

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
12.5	Secondary	CLI

Surrounding Land Uses:

North Proposed subdivision, dedicated road & residential properties
East Residential properties
South Crown Land
West Proposed residential properties

Official Community Plan

Bylaw Name: South Cariboo Area (OCP) No. 3100 (1996)
Designation: Agricultural (AG)
OCP Compliance: No

Zoning

Zoning Bylaw Name: South Cariboo Zoning Bylaw no. 3501 (1999)
Zoning Designation: Rural 1 (RR1)
Minimum Lot Size: 4.0 ha
Zoning Compliance:

RELEVANT APPLICATIONS

Application #: 45589
Applicant: Suzanne Turpin
Proposal: To subdivide the 34 ha property into a 14 lot subdivision with a minimum lot size of 2 ha.

Decisions:

Resolution Number	Decision Date	Decision Description
130	April 28, 2009	Allowed.

Note: Legacy Application # 38659

Application #: 45206
Applicant: Gregory Miles
Proposal: To exclude the two properties (total area 30.2 ha) from the ALR to facilitate the subdivision of the properties into six lots (three 5.2 ha lots and three 4.9 ha lots)

Decisions:

Resolution Number	Decision Date	Decision Description
584	September 17, 2008	Allowed exclusion as proposed.

Note: Legacy Application # 38312

Application #: 42169
Applicant: Suzanne Turpin
Proposal: To subdivide a 2 ha lot from the 36.05 ha property.

Decisions:

Resolution Number	Decision Date	Decision Description
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297 September 12, 2005 To allow the subdivision of a 2 ha lot from the 36.1 ha property on the grounds that the 2 ha parcel had little agricultural utility and that much of the surrounding area is already split into small lots.

Note: Legacy Application # 36133

Application #: 643

Applicant: ROBERT & PATRICIA TURPIN

Proposal: Proposal: To exclude the 56 ha property and relocate existing report closer to the lake and around the property. Dismantle some older cabins and retain others for historical value.

Reconsideration Proposal: to allow the area of exclusion to be extended southward to Messner Road which is the only legal access to the property.

Decisions:
Resolution Number

Decision Date

Decision Description

Note:

Legacy Application # 26805

Decision Date: December 14, 1992

Resolution # 1253/192

Decision: That the application be refused as presented but that the area zoned Tourist commercial that encompasses all the buildings be allowed exclusion and that open space recreation be permitted on the remainder (Approximately 12.8 ha).

Reconsideration:

Decision Date: April 29, 1993

Resolution # 455/1993

Decision: That the application be approved and that the applicant be able to exclude and subdivide approximately 20.8 ha of the property subject to compliance with all other legislation.

Committee Recommendations

Type

Recommendation

Description

Board/Council

Approve

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

Advisory Planning Committee

Approve

Advisory Planning Commission: The APC recommended approval for the following reason: Support in-filling of an already developed area to reduce pressure for expansion into current non-residential area.

STAFF COMMENTS

The property is located near Horse Lake, just outside of 100 Mile House. This area has been the subject of many previous subdivision and exclusion requests. Lands directly to the north of the subject property were excluded in 1992 and lands to the west approved for subdivision more recently, in 2009 (this subdivision has not been completed). The Commission recently allowed exclusion of a 4 ha lot in the general area on the basis that the small lot had limited agricultural suitability due to its size and location in a rural residential subdivision. The current subject property is larger (12 ha) and may have more agricultural utility than other surrounding small lots. The agent for the applicant has submitted information about the agricultural uses that have been attempted on the property since its purchase in 1979 as well as the limitations to that use that have been seen during that time.

ATTACHMENTS

51756_ContextMap20k.pdf
51756 airphoto.pdf
51756 local government report.pdf
51756 proposal description.pdf
51756 proposal sketch.pdf

END OF REPORT

Signature

Date