



# Provincial Agricultural Land Commission - Staff Report

## Application: 51873

**Applicant:** Jorgen Lysholm  
**Local Government:** Cariboo Regional District

**Proposal:** To subdivide subject property into two lots, 1.3 ha (proposed Lot A) and 0.8 ha (proposed Lot B). The applicant is proposing to remove three non-compliant cabins, while keeping the house near the Canim-Hendrix Lake Road. Proposed Lot A would have a new residence built beside an existing sewage disposal system.

### BACKGROUND INFORMATION

The subject property was previously combined from Lot 1, Plan 28791 and Lot 3, Plan 20795 by the current owner to resolve an encroachment/easement issue with the previous owner of Lot 1.

### PROPERTY INFORMATION

**PID:** 023-698-489  
**Legal Description:** Lot A District Lot 4176 and 4177 Lillooet District Plan KAP58744  
**Property Area:** 2.1 ha  
**ALR Area:** 2.1 ha  
**Purchase Date:** March 11, 1997  
**Location:** 5855 Sundman Road  
**Owner:** Jorgen Lysholm

### LAND USE

**Current Land Use:**  
 Residence: three 2 bedroom houses, one small cabin, one shed, and one pump house.

**Surrounding Land Uses:**  
 North: Pasture, ALR  
 East: Treed/Pasture, ALR  
 South: Highway, Forest, ALR  
 West: Residential, ALR

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 2.1 ha

Number of Lots	ALR Area of Lot (ha)
1	0.8
1	1.3

**Agricultural Capability:**  
 The majority of the area under application is rated as: Mixed Prime and Secondary  
**Source:** CLI  
**Mapsheet:** 92 P/11

### PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 23807

**Legacy #:** 03956

**Applicant:** F Speers

**Note:** 1977- Commission allowed proposal as there were already small parcels to the West and South of the subject property.

## RELEVANT APPLICATIONS

**Application ID:** 23305

**Legacy #:** 17998

**Applicant:** Bridge Creek Estate Ltd.

**Note:** Commission allowed subdivision of seven 4 ha lots seperated from main parcel by Canim Lake Highway and Bridge Creek.

**Application ID:** 2826

**Legacy #:** 29505

**Applicant:** Peter Olson

**Proposal:** Subdivide 62.4 ha lot into 2 lots of 18.2 and 44.2 ha in area.

**Decision:**

Resolution #	Decision Date	Decision Description
171/1995	March 2, 1995	Refuse as proposed.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** South Cariboo Area OCP Bylaw no. 3100 (1995)

**Designation:** Country Residential

**OCP Compliance:** Yes

### Zoning:

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

**Zoning Designation:** Rural 3 (RR3)

**Minimum Lot Size:** 0.8 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Planning Staff**

Recommends application be approved for submission to the ALC.

## ALC STAFF COMMENTS

ALC Staff would like the Commission to note the following:

- 1) Subject property is in an area of mixed agriculture and residential.
- 2) The subect property was previously two lots.
- 3) The application falls within the South Cariboo OCP for rural residential and meets the minimum lot size of 0.8 ha.
- 4) Applicant is proposing to remove 3 non-compliant buildings from the property.

## **ATTACHMENTS**

51873\_ContextMap20k.pdf  
51873\_AirphotoMap10k.pdf  
51873 - Owner's letter of intent.pdf  
51873 - CRD subdivision map.pdf

## **END OF REPORT**

**Prepared by:** Lindsay McCoubrey