



Provincial Agricultural Land Commission - Staff Report

Application: 51872

Applicant: William & Sandra Pogue
Local Government: Cariboo Regional District

Proposal: To subdivide a 30 ha parcel into two lots of 15 ha as divided by an existing fence. The parcel contains two dwellings, a garage, a craft workshop and 3 outbuildings. One of the dwellings is a rented house. The proposed subdivision would result in Lot 2 having a residence in conjunction with the craft workshop and 3 outbuildings.

BACKGROUND INFORMATION

The subdivision has been requested to bring the property into compliance with current Cariboo Regional District Zoning Bylaw No. 3503. The proposed new lot has highway access, Natural Gas, and Hydro services.

PROPERTY INFORMATION

PID: 003-834-514
Legal Description: The Fractional South East 1/4 of District Lot 9044 Cariboo District, Except Plans 14372 20414 and 32148
Property Area: 30.6 ha
ALR Area: 30.6 ha
Purchase Date: November 24, 1989
Location: 3329 Horsefly Road
Owner: William & Sandra Pogue

LAND USE

Current Land Use:
2 Residences, Seasonal grazing (horses and cows)

Surrounding Land Uses:

North: Forested Crown Land - ALR
East: Forested Crown Land, Horsefly Rd and small lake front residences - ALR
South: Hay field, Residence - ALR
West: Forested Crown Land - ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 30.6 ha

Number of Lots	ALR Area of Lot (ha)
2	15.0

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheets: 93A/4

PREVIOUS APPLICATIONS

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Application ID: 36290

Legacy #: 20372

Applicant: Maureen & Wesley Wood

Note: (1986) Subdivide SE 1/4 as divided by the Horsefly Rd. into the current 30 ha application lot and a 16 ha lot South of Horsefly Rd. Allowed.

RELEVANT APPLICATIONS

Application ID: 44246

Legacy #: 37562

Applicant: Double Diamond Furlong Holdings Inc.

Proposal: Subdivision for a Relative: To subdivide 4 ha lot from two adjacent properties (2.4 ha from one parcel and a 1.6 ha from the other parcel) to provide a homesite for the owner's son. Only one new lot would be created. The two subject properties total 184.9 ha.

Decision:

Resolution #	Decision Date	Decision Description
425/2007	August 23, 2007	Refuse as proposed but would allow subject to consolidation of two other holdings of the applicant's choice subject to Commission approval.

Note: Applicants do not wish to bind titles.

Application ID: 23366

Legacy #: 04372

Applicant: M K & E J Cunard

Note: (1977) Subdivide parcel into 15 ha plots as divided by Horsefly Rd. Refused

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Central Cariboo Rural Landuse No. 3503 (1999)

Zoning Designation: Rural 1 (RR1)

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

- 1) Dwellings have been present for over 20 years.
- 2) Subdivision follows a 15 yr old existing fence line.
- 3) Subdivision will legalize existing land use within RR1 zone.
- 4) The APC does express strong concerns for any future subdivision within the area.

Board/Council

Suggests ALC require applicant to enter into a covenant to ensure no further subdivision of proposed Lots 1 & 2.

Planning Staff

CRD staff note that current Rural 1 (RR1) zoning, does not allow a guest house as a permitted residential use, nor can two dwellings be located on the same parcel. Should the ALC application be successful, it will be necessary re-zone if two dwellings are to be permitted on one lot. Staff suggests ALC require applicant to enter into a covenant to ensure no further subdivision of proposed Lots 1 & 2. (ALC Staff note: further communication from applicant labels the 'guest house' as a craft workshop - not a residence)

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The soil capability rating for the parcel is 70 % CLI level 5 and 30 % CLI level 6 with topography and stoniness limitations.

ALC STAFF COMMENTS

- 2) Subject property was previously under application (res # 776/86) to subdivide into the existing 30 ha parcel currently under application and a 16 ha parcel as divided by the Horsefly Rd. Approved.
- 3) Application was submitted to bring existing land use into compliance with current zoning Bylaw No. 3503 (RR1) which prevents multiple residences on a single parcel.
- 4) Local government suggest applicant be required to enter into a covenant to prevent further subdivision of proposed lots.

ATTACHMENTS

51872 - CRD subdivision sketch.pdf
51872 - Owners clarification of building use.pdf
51872 - Owners correspondence.pdf
04372min.pdf
13936min.pdf
20372min.pdf
51872_ContextMap50k.pdf
51872_AirphotoMap20k.pdf

END OF REPORT

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