



Provincial Agricultural Land Commission - Staff Report

Application: 52069

Applicant: Hans & Erika Naef
Agent: Dennis Smith
Local Government: Thompson-Nicola Regional District

Proposal: Non-farm Use - Proposal to add two dwellings to a 64.7 ha property.

BACKGROUND INFORMATION

The property currently has one 2 bedroom apartment over a garage with an approved septic system, well, and driveway. The applicant proposes to add a new 2 bedroom apartment above a barn, as well as a two story 4 bedroom dwelling for the applicant family to live in. There are no previous applications for this property.

PROPERTY INFORMATION

PID: 013-389-254
Legal Description: District Lot 4649 Lillooet District
Property Area: 64.7 ha
ALR Area: 57.8 ha
Purchase Date: July 12, 2001
Location: 900 Meadow Lake Road, Clinton
Owner: Hans & Erika Naef

LAND USE

Current Land Use:

Two bedroom garage apartment with septic system, well and driveway

Surrounding Land Uses:

North: ALR - 64+ ha Crown Land, ranch land, open range, unoccupied
East: ALR - 30 ha Ranch land, single family dwelling
South: ALR - 20 ha Ranch land, Ducks Unlimited (unoccupied)
West: Non-ALR - 40 ha Open range

PROPOSAL DETAILS

Non- Farm Use Area: 64.7 ha
Non- Farm Use Type: Commercial / Retail: Tourist Accomodations

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 92P.023

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Regional Growth Strategy
Designation: Rural
OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Zoning Bylaw No.940

Zoning Designation: Rural (RL1)

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Thompson-Nicola Board of Directors forward the application for non-farm use to the ALC for consideration.

Planning Staff

The application is being processed in conjunction with a zoning amendment application to rezone approximately 6 ha of the 64.7 ha subject property to C-4 (Recreational Commercial) Zone to permit development of a guest ranch facility on property not currently assessed as a farm.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the subject 64.7 ha property is 70% 7:3C 3:4W, 40% 5CT. The property is not currently assessed as a farm.
- 2) The property has a total of 64.7 ha, of which, 57.8 ha are within the ALR boundary. The 6.9 ha outside of the ALR boundary are have a CLI rating of 5CT.
- 3) The applicant's proposal sketch shows that the proposed additional dwellings will be on the ALR portion of the property in proximity to road access.
- 4) The application is being processed in conjunction with a zoning amendment application to rezone 6 ha to C4 (Recreational Commercial) in order to develop the proposed guest ranch.

ATTACHMENTS

52069_Proposal Sketch.pdf

52069_ContextMap50k.pdf

52069_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Liz Sutton