



Provincial Agricultural Land Commission - Staff Report

Application: 52164

Applicants: Ronald Cook, Barbara Jones
Agent: Cariboo Geographic Systems
Local Government: Thompson-Nicola Regional District

Proposal: EXCLUSION - To exclude approx. 0.5 ha of land from the ALR and create a single property of 4.6 ha west of the highway completely in the ALR. The result would be 4.6 ha of land on the west side of the highway in the ALR and 46.8 ha on the east side of the highway entirely out of the ALR.

BACKGROUND INFORMATION

The application considers two small parcels of land that have been severed from adjoining ALR lands by highway 97. The small portions of land to be excluded total 0.5 ha, which comprise 0.1% of the complete land area, most of which is not in the ALR. The exclusion would support the subsequent subdivision, since the non-excluded ALR would lie entirely on the west side of highway 97.

PROPERTY INFORMATION

PID: 012-066-320
Legal Description: District Lot 876 Lillooet District Except Plan H10420
Property Area: 61.0 ha
ALR Area: 5.0 ha
Purchase Date: June 15, 2011
Location: 7062 Cariboo Hwy 97, Clinton
Owners: Barbara Jones, Ronald Cook

LAND USE

Current Land Use:

The ALR land in question is currently vacant.

Surrounding Land Uses:

North: Residential and home based business
East: Large acreage
South: Clinton Rodeo Grounds & Crown Land
West: Large acreage

PROPOSAL DETAILS

Exclusion Area: 0.5 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 92P/04

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: n/a

Designation: n/a

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Regional Growth Strategy

Zoning Designation: Rural 1

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Planning Staff

Staff comment regarding Salt Lake (non ALR land).

ALC STAFF COMMENTS

The proposed exclusion cleans up the ALR boundary with respect to the highway.

ATTACHMENTS

52164_ContextMap20k.pdf

52164_AirphotoMap10k.pdf

52164_AgCapabilityMap.pdf

END OF REPORT

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