



# Provincial Agricultural Land Commission - Staff Report

## Application: 52188

**Applicant:** Thomas Grafe  
**Agent:** Michael Kidston Land Surveying Ltd.  
**Local Government:** Cariboo Regional District

**Proposal:** SUBDIVISION - Proposal to subdivide 11.8 ha into a 6.4 ha lot and a 5.4 ha lot.

### BACKGROUND INFORMATION

Applicant states the the proposal will create one additional rural residential lot to meet the demand for hobby farm type properties close to town.  
 The subject property has never been used for agriculture.

### PROPERTY INFORMATION

**PID:** 027-456-994  
**Legal Description:** Lot 1 District Lot 2965 Lillooet District Plan KAP86303  
**Property Area:** 11.8 ha  
**ALR Area:** 11.8 ha  
**Purchase Date:** April 3, 2008  
**Location:** Canim-Hendrix Lake Road & Back Valley Road  
**Owner:** Thomas Grafe

### LAND USE

**Current Land Use:**  
 Vacant

**Surrounding Land Uses:**

North: ALR - 32+ ha Residential and vacant Crown Land  
 East: ALR - Canim-Hendrix Road; small holdings residential  
 South: ALR - 20 ha Vacant  
 West: ALR - 64 ha Residential, Crown Land

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 11.8 ha

Number of Lots	ALR Area of Lot (ha)
1	5.4
1	6.4

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 92P/11

### PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 43545

**Legacy #:** 37031

**Applicant:** Thomas Grafe,

**Proposal:** To subdivide the 34 ha into a 13 ha lot and a 21 ha lot as split by a road.

**Decision:**

Resolution #	Decision Date	Decision Description
618/2006	November 23, 2006	Allowed as proposed.

## RELEVANT APPLICATIONS

**Application ID:** 43868

**Legacy #:** 37297

**Applicant:** Creek Flats Resources Ltd Inc. No. BC0475146

**Proposal:** To subdivide the subject property to create a 2.8 ha lot for the existing home and outbuildings.

**Decision:**

Resolution #	Decision Date	Decision Description
195/2007	April 26, 2007	Allow subject to the binding of titles of remainder with adjacent property as suggested by the applicant.

**Application ID:** 23838

**Legacy #:** 07751

**Applicant:** A Tyabji

**Proposal:** SUBDIVISION - Proposal to subdivide 8 ha into two 4 ha lots due to proximity to rural residential area

**Note:** The application was originally refused because the Commission was concerned with effect of further parcelization on nearby range lands. The Commission reconsidered the application and allowed the subdivision based on information from the local Agrologist that stated that there would be minimal impact on range lands.

**Application ID:** 23489

**Legacy #:** 13294

**Applicant:** G & S Grafe

**Proposal:** SUBDIVISION - Proposal to subdivide 41 ha into 7 lots.

**Note:** The application was refused twice by the Commission on the grounds that the parcel can be used for grazing with surrounding Crown Land.

This application lies to the south of application #52188

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** South Cariboo Area OCP Bylaw No. 3100, 1995

**Designation:** Ag - Agricultural

**OCP Compliance:** No

### Zoning:

**Zoning Bylaw Name:** South Cariboo Area Zoning Bylaw No. 3501, 199

**Zoning Designation:** RR1 - Rural 1

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Advisory Planning Committee**

No objection

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Board/Council**

The Cariboo Regional District Board recommend that the application for subdivision be authorized and submitted to the ALC with a recommendation to approve.

#### **Planning Staff**

The Electoral Area H Planning staff recommend that the application for subdivision be approved and authorized for submission to the ALC.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the subject property is 50% 5PT 50% 8:4T 2:3C, with minimal improvement of 5PT to 4 PT.
- 2) The proposed parcels sizes do not comply with the South Cariboo Area OCP 32 ha minimum lot size for Agricultural Zoning. An amendment to the plan would be required if subdivision is permitted by the ALC.
- 3) If the ALC were to approve the application, local Planning staff recommed that a condition of OCP amendment be that a fencing/screening covenant be required to ensure minimal impact to adjacent agricultural properties.
- 4) There are already other smaller parcels in the area, and subdivision may set precedent for future applications.

## ATTACHMENTS

52188\_ContextMap20k.pdf  
52188\_AirphotoMap5k.pdf  
52188\_Proposal Sketch.pdf

## END OF REPORT

**Prepared by:** Liz Sutton