

ALR Information Package

File Number: 3015-20/H20200021

Subdivision 21(2) **Non-Farm Use 20(2)** **Exclusion 30(1)** **Inclusion 17(3)**

Non-Adhering Residential Use 20.1(2) **Soil or Fill Use 20.3(5)**

Electoral Area: H

Date of Referral: September 29, 2020

Date of Application: September 11, 2020

Property Owner's Name(s): Astrid Winkler

Applicant's Name: Greg Schellenberg

SECTION 1: Property Summary

Legal Description(s): Lot 1, District Lot 2047, Lillooet District, Plan 25381

Area of Application: 56.56 ha (139.76 ac)

Location: 3987 Mahood Lake Road

Current Designation:

Not in OCP area

Current Zoning:

Resource/Agricultural (RA 1)

Proposed Use: To subdivide property into 2 lots.

Current Land Use: *BC Assessment - 060 – 2 Acres Or More (Single Family Dwelling, Duplex)*

Agricultural Capability Classification:

Canada Land Inventory: Class 1 = Best, Class 7 = Worst

% of parcel	Unimproved rating	Improved rating
100%	80% Class 5 – Topography 20% Class 7 – Topography	No Improved Rating

The agricultural capability classification of the property is Class 5 and 7. The limiting factors are noted as Topography. Class 5 lands can be cultivated, and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land, but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation.

note: the information above is an interpretation of Agricultural Capability from the Canada Land Inventory mapsheet #93B/16 (scale 1:50,000). An on-site visit of the property has not been conducted.

SECTION 2: Planning Report

Background:

The application is to subdivide 56.56 ha (139.76 ac.) agricultural property under Agricultural Land Reserve into two lots of 40.37 ha (99.76 ac.) and 16.19 ha (40 ac.) sizes. The applicant has requested this subdivision to be able to sell the proposed 16.19 ha (40 ac.) lot to a family friend for building their separate family cabin, while the land use on the proposed Lot 1 will remain the same. The proposal is shown in Appendix D.

The subject property is zoned Resource/Agricultural (RA 1) in the South Cariboo Area Zoning Bylaw No. 3501, 1999. It has an existing 272.8 sq. m (2936.39 sq. ft.) residential dwelling with 160.8 sq. m (1730.84 sq. ft.) garage, and a 113.6 sq. m (1222.78 sq. ft.) storage structure currently present on the property as shown in Appendix D.

Location and Surrounding:

The subject property is located at 3987 Mahood Lake Road with Canim Lake to the far north of the property as shown in Appendix C. There are mostly agricultural farmlands and rural residential lots surrounding the property to the north, south, east and a vacant crown land to the west of the subject property.

CRD Regulations and Policies:

South Cariboo Area Zoning Bylaw No. 3501, 1999

5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE

5.21.2 ZONE PROVISIONS

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR subdivision application. The proposed line of subdivision aligns well with the neighboring parcels, and services like hydro will be readily available without disturbing the accessibility of neighboring parcels. Clearing the densely treed proposed Lot 2 to accommodate new cabin will reduce the potential fire hazard in the area.

The Ministry of Agriculture has identified concerns regarding the proposed subdivision, and that it may not be in the best interest of the long-term agricultural viability of the land. However, the soil classification for the subject property is designated as 80% Class 5 and 20% Class 7 which are considered

poor soil ratings for agricultural capability. This limits the agricultural activities being held on the property.

Being surrounded by large agricultural, rural residential parcels and crown land, it is anticipated to have minimal impact on the neighboring properties. Therefore, the planning staff supports this proposal and recommend the application be forwarded to the ALC for consideration of subdivision within the ALR.

Should the ALC approve the proposed subdivision, a rezoning application will be required for proposed Lot 2 as the requested lot size of 16.19 ha (40 ac.) does not comply with the permitted lot size provisions under the current zoning of RA 1.

Recommendation:

1. That the Provincial Agricultural Land Commission application for subdivision, pertaining to Lot 1, District Lot 2047, Lillooet District, Plan 25381, be authorized for submission to the Provincial Agricultural Land Commission.

SECTION 3: Referral Comments

Advisory Planning Commission:

See attached

Ministry of Agriculture:

See attached

SECTION 4: Board Action

Date of Meeting:

ATTACHMENTS

Appendix A: Application

Appendix B: Local Government Report

Appendix C: General Map

Appendix D: Specific Map

Appendix E: Orthographic Map

Other: Advisory Planning Commission Comments
Ministry of Agriculture Comments

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60921

Application Status: Under LG Review

Applicant: Astrid Winkler

Agent: Greg Schellenberg

Local Government: Cariboo Regional District

Local Government Date of Receipt: 06/10/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

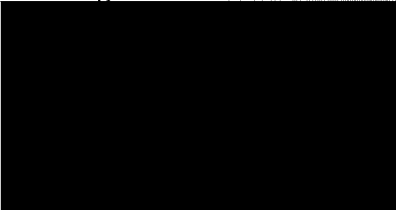
Proposal Type: Subdivision

Proposal: This proposal is to subdivide parcel 005-520-398 into two separate lots. The recently widowed owner would then have the ability to sell Lot 2 to a family friend, who in turn could build a family cabin. The land use of Lot 1 will remain the same.

Agent Information

Agent: Greg Schellenberg

Mailing Address:



Parcel Information

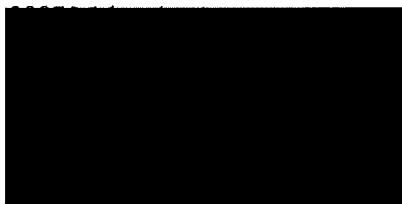
Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 005-520-398
Legal Description: L 1 DL 2047 LILLOOET PL 25381
Parcel Area: 57 ha
Civic Address: 3987 Mahood Lake RD
Date of Purchase: 06/06/2020
Farm Classification: No

Owners

- Name:** Astrid Winkler

Address:



Applicant: Astrid Winkler

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No agriculture

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

43,401 square meters of grazing.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

House and 140 square meter storage garage.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: 060 2 Acres or more single family dwelling, duplex

East

Land Use Type: Residential

Specify Activity: 061 2 acres or more (vacant)

South

Land Use Type: Residential

Specify Activity: 060 2 acres or more (single family dwelling, Duplex)

West

Land Use Type: Unused

Specify Activity: crown land

Proposal

1. Enter the total number of lots proposed for your property.

40.8 ha

16.2 ha

2. What is the purpose of the proposal?

This proposal is to subdivide parcel 005-520-398 into two separate lots. The recently widowed owner would then have the ability to sell Lot 2 to a family friend, who in turn could build a family cabin. The land use of Lot 1 will remain the same.

3. Why do you believe this parcel is suitable for subdivision?

The proposed Lot 2 line of subdivision works well as it borders three other parcels in similar size. There are no structures currently on Lot 2 other than the original overgrown driveway. The driveway starts 35 m north from the easement road and runs diagonally NE across the property. Hydro is readily available from the easement road or from the main road. There is no impact to the accessibility of neighboring parcels. Lot 2 is heavily covered in trees with a lot of thick dead fall on the ground. In clearing lot 2 to make room for a cabin, it will reduce the potential fire hazard in the area for neighboring property owners.

Applicant: Astrid Winkler

4. Does the proposal support agriculture in the short or long term? Please explain.

The land on Lot 2 is not currently being used for agricultural purposes. It is comprised of a number of natural gulches created by water runoff, making it not ideal for working. Lot 1 will be agriculturally unaffected by this subdivision.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Agent Agreement - Greg Schellenberg
- Proposal Sketch - 60921
- Other correspondence or file information - Survey
- Certificate of Title - 005-520-398

ALC Attachments

None.

Decisions

None.

TITLE SEARCH PRINT

File Reference:
Declared Value \$277000

2020-06-15, 15:27:13
Requestor: Greg Schellenberg

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA7685924
From Title Number	KB9153
Application Received	2019-08-15
Application Entered	2019-08-21
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ASTRID KARIN WINKLER, RETIRED



Taxation Authority Cariboo Assessment Area

Description of Land

Parcel Identifier:	005-520-398
Legal Description:	LOT 1 DISTRICT LOT 2047 LILLOOET DISTRICT PLAN 25381

Legal Notations NONE

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	E1136
Registration Date and Time:	1970-01-16 14:45
Remarks:	INTER ALIA PART FORMERLY NW 1/4 OF DL 2047 LILLOOET DISTRICT, APPURTENANT TO S 1/2 OF SE 1/4 OF DL 2038 LILLOOET DISTRICT

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$277000

2020-06-15, 15:27:13

Requestor: Greg Schellenberg

Pending Applications

NONE

AGENT AUTHORIZATION LETTER

I (we) Astrid Winkler
Printed/typed name(s) of landowner(s)

hereby appoint Greg Schellenberg to
Printed/typed name of agent

make application to the Agricultural Land Commission as agent on my/our behalf with respect to
the following parcel (s): *Insert legal description for each parcel under application*

Parcel Identifier: 005-502-398
Lot 1, Plan KAP25381, District Lot
2047, Lillooet Land District, Portion & DL 2039

I Greg Schellenberg understand that as
Printed/typed name of agent

agent, I am required to ensure that all landowners are provided with information being
submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

Mrs. Astrid Winkler Astrid Winkler
Signature Printed Name Date

Signature Printed Name Date

**SUBDIVISION PLAN OF THE N.E. 1/4 OF DISTRICT LOT 2039,
AND THE N.W. 1/4 OF DISTRICT LOT 2047, SAVE AND EXCEPT
THE N.E. 1/4 THEREOF, ALL OF LILLOOET DISTRICT.**

PLAN

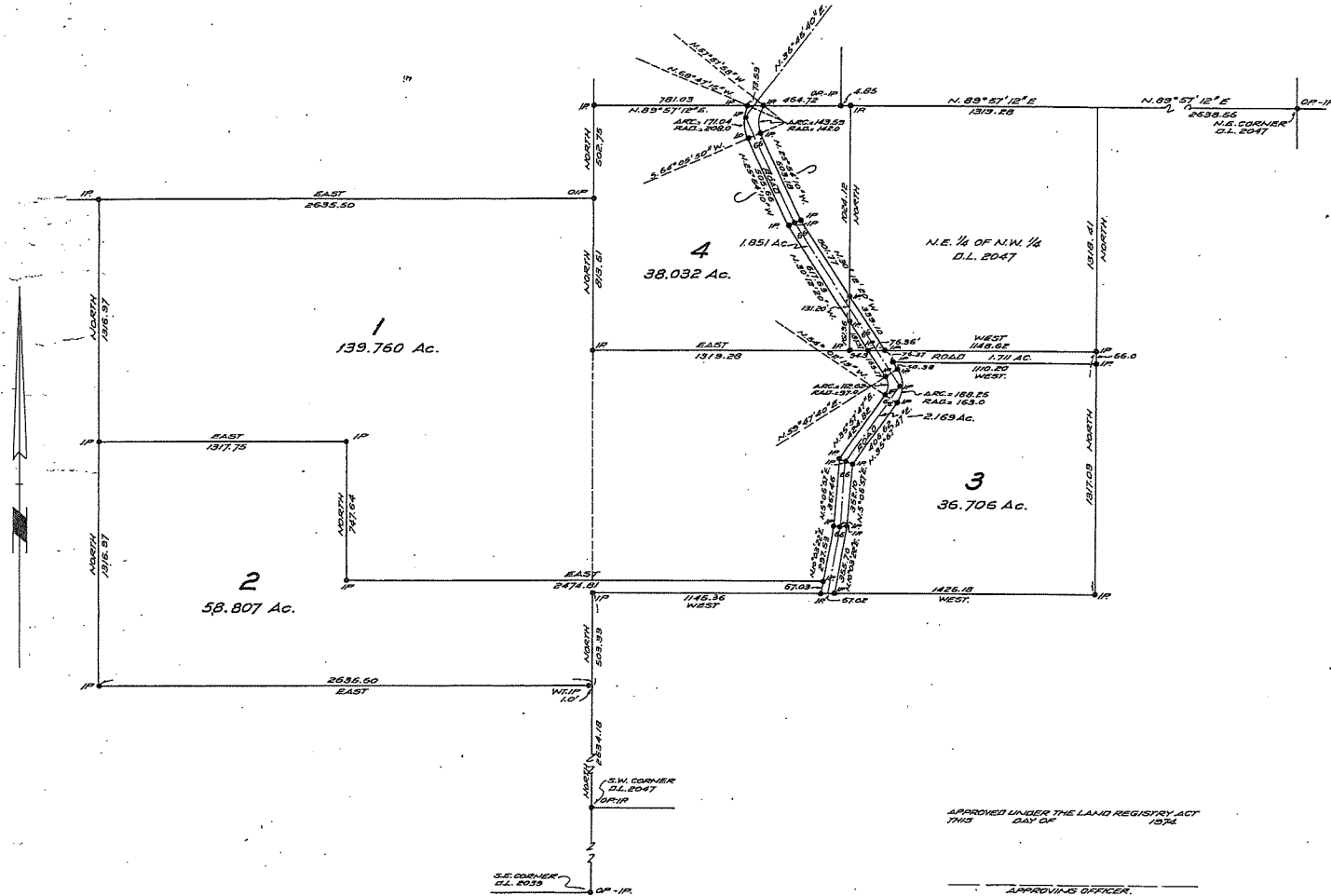
SCALE: 1 INCH = 300 FEET.

DEPOSITED IN THE LAND REGISTRY
OFFICE AT VANCOUVER, B.C.
THIS DAY OF 1974

LEGEND

- BEARINGS ARE REFERRED TO ORIGINAL SURVEY OF WEST B.O.V. D.L. 2047.
- O.I.P. INDICATES OLD IRON POST FOUND.
- I.P. INDICATES IRON POST SET.
- O.P. INDICATES OLD WOOD POST FOUND.

"THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT."



OWNER _____
 WITNESS _____
 OWNER _____
 WITNESS _____
 OWNER _____
 WITNESS _____
 OWNER _____
 WITNESS _____
 OWNER _____
 WITNESS _____
 OWNER _____
 WITNESS _____

I, DAVID R. MASON, OF NORTH VANCOUVER, B.C., A BRITISH COLUMBIA
 LAND SURVEYOR MAKE OATH AND SAY THAT I WAS PRESENT AND
 DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY
 THIS PLAN AND THAT THE SURVEY AND MEASUREMENTS CORRECT. THE
 SAID SURVEY WAS COMPLETED ON THE 11TH DAY OF DECEMBER, 1973.

APPROVED UNDER THE LAND REGISTRY ACT
 THIS DAY OF 1974

David R. Mason B.C.L.S.
 SWORN BEFORE ME THIS 11th DAY OF January 1974

APPROVING OFFICER
 FOR THE DEPARTMENT OF HIGHWAYS

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

DAVID R. MASON, B.C.L.S.
 5036 FLYING DUTCHMAN DRIVE
 VANCOUVER, B.C.

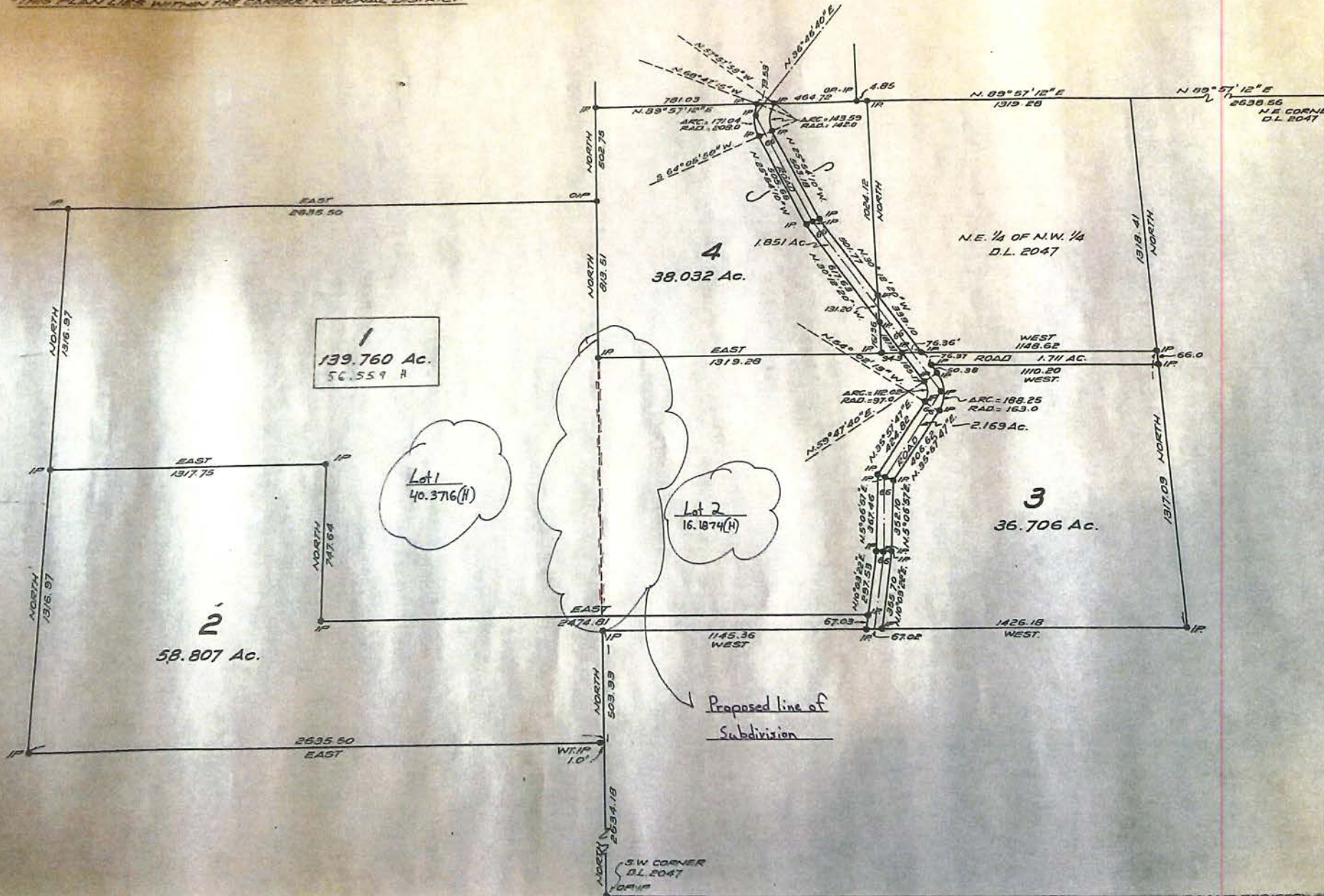
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AND THE N.W. 1/4 OF DISTRICT LOT 2047, SAVE AND EXCEPT
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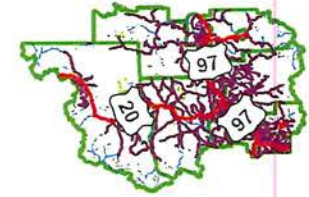
SCALE: 1 INCH = 300 FEET

LEGEND

- BEARINGS ARE REFERRED TO ORIGINAL SURVEY OF WEST 5TH D.L. 2047.
- OIP INDICATES OLD IRON POST FOUND.
- IP INDICATES IRON POST SET.
- OIP INDICATES OLD IRON POST FOUND.

"THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT."

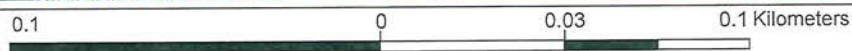




Legend

- Houses
- Highways
- Roads_911
- Railway
- Parcels
- Lakes
- Rivers
- First Nations Reserves
- EA's and Municipalities
- '100 Mile House'
- 'A'
- 'B'
- 'C'
- 'D'
- 'E'
- 'F'
- 'G'
- 'H'
- 'I'
- 'J'
- 'K'
- 'L'
- 'Quesnel'
- 'Wells'
- 'Williams Lake (Airport)'
- 'Williams Lake'

1: 1,128

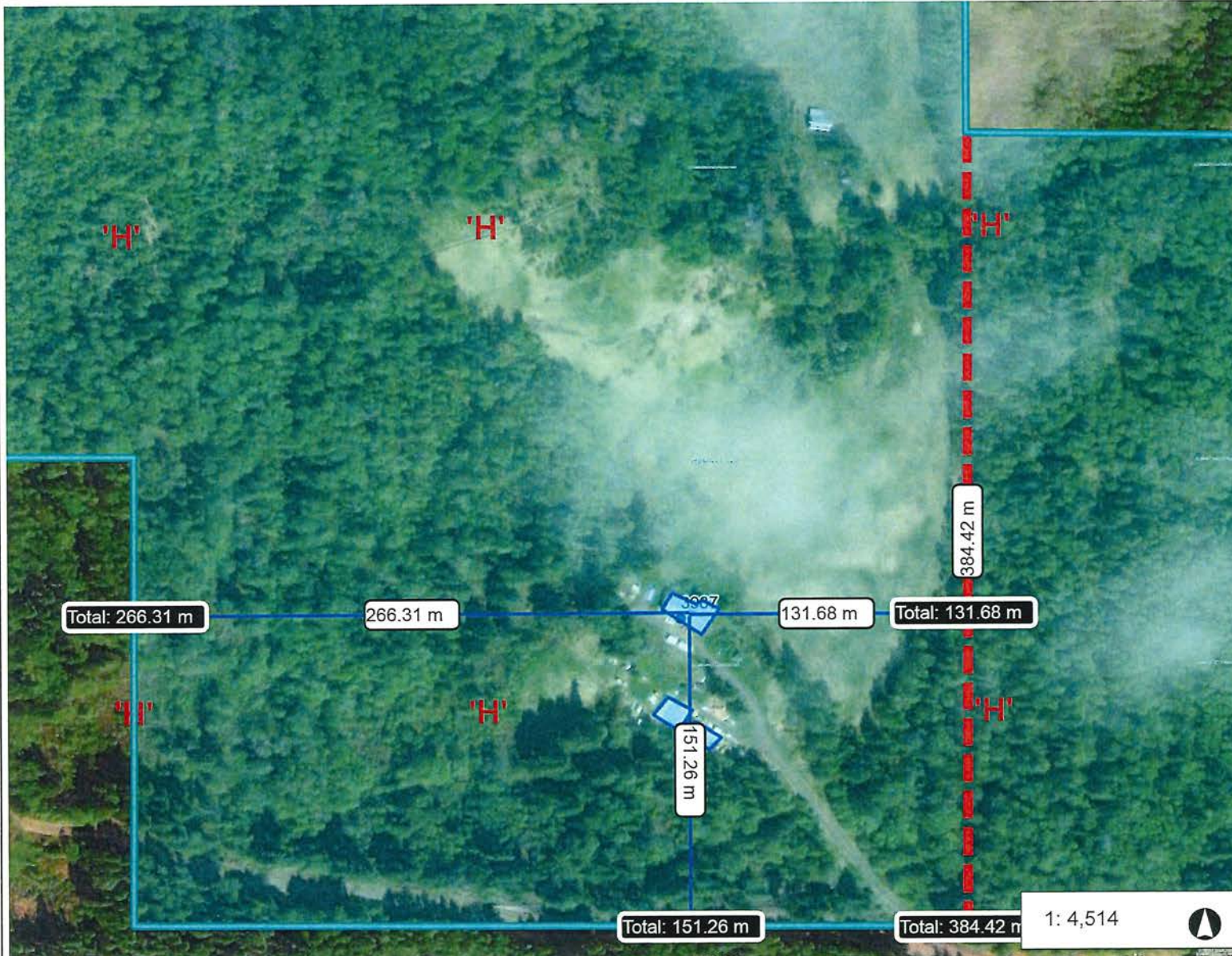
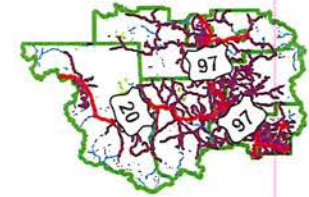


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 CRD GIS Department

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

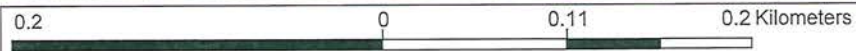
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



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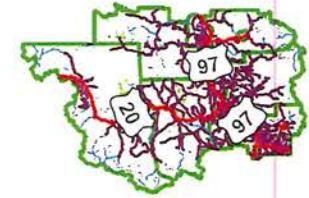


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- ▭ 'Williams Lake'

1: 4,514



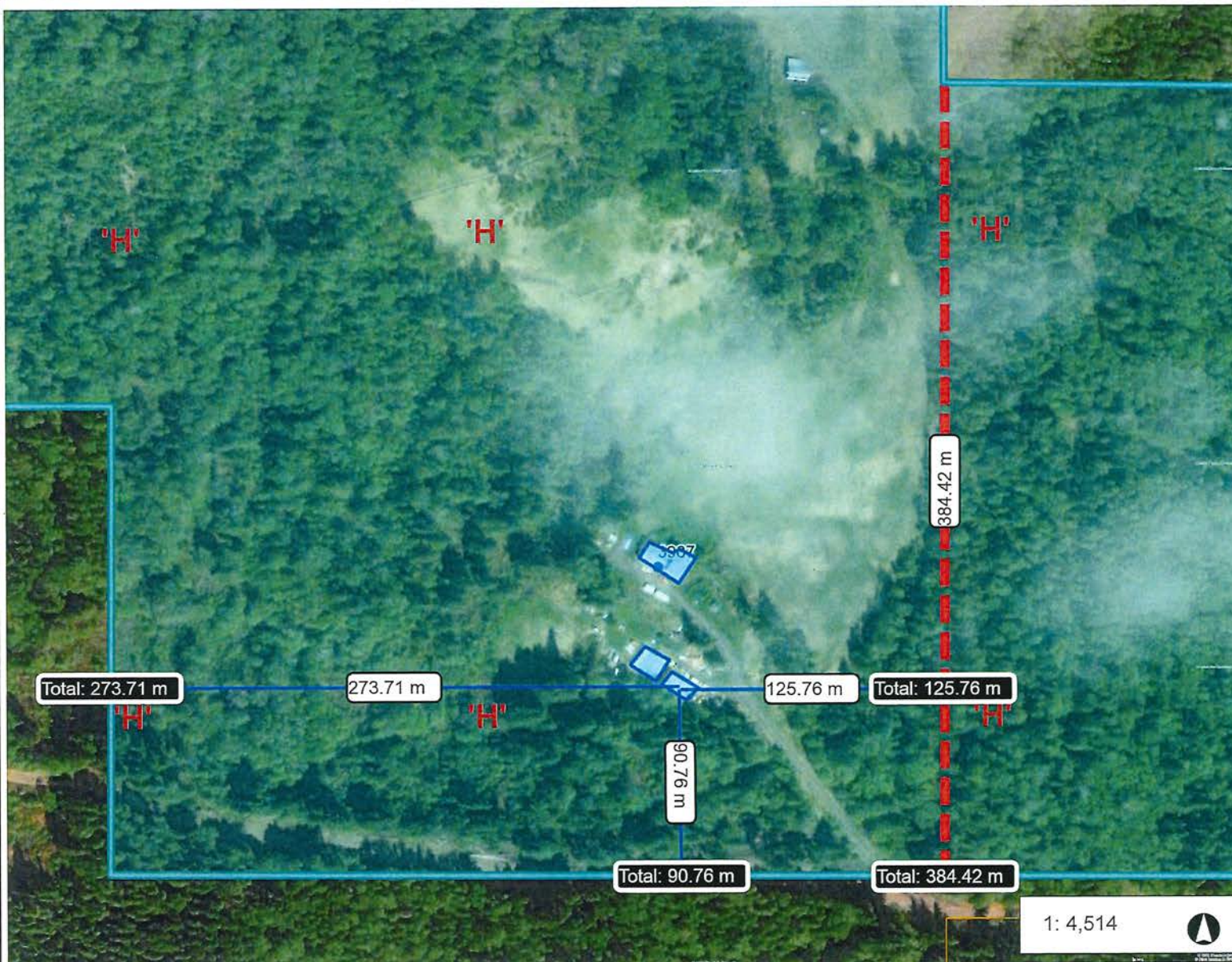
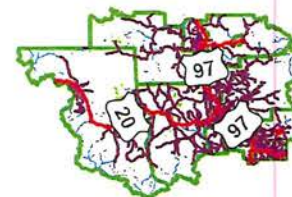
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**Local Government Report
under the Agricultural Land Reserve
Use, Subdivision and Procedure Regulation**

R.D./Mun. File No. 3015-20/H20200021
Fee Receipt No. B:2020091101
Fee Amount \$1500
ALR Base Map No. 092P087
ALR Constituent Map No.
Air Photo No.

Information supplied by:

Cariboo Regional District

Local Government

In respect of the application of:

Astrid Winkler (Agent: Greg Schellenberg)

Name of Applicant

PLANS and BYLAWS (*Attach relevant sections of bylaws*)

Zoning Bylaw name and designation: South Cariboo Area Zoning Bylaw, 3501, 1999; Resource/Agricultural (RA 1)

Minimum Lot Size: 32 ha (79.07 ac)

Uses permitted: Please see attached Section 5.21 Resource Agricultural (RA 1) zone.

Official Community Plan Bylaw and current designation: Not in Official Community Plan Area

Minimum Lot Size: N/A

Conformance: N/A

Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan Yes No Bylaw Yes No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes (*If yes, please attach resolution or documentation*) No

COMMENTS AND RECOMMENDATIONS (*Include copies of resolution*)

Board or Council:

Advisory Planning Commission:

Agriculture Advisory Committee:

Planning staff:

Others:

Signature of Responsible Local Government Officer

Date

5.21 RESOURCE / AGRICULTURAL (RA 1) ZONE

5.21.1 USES PERMITTED

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RA 1 uses, namely:

B/L 4989

(a) RESIDENTIAL USES:

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) NON-RESIDENTIAL USES:

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- ii) airplane landing strip or helicopter pad;
- iii) a public use, including public utility buildings and structures;
- iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- v) a home occupation or a home industry ancillary to a permitted residential use;
- vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vii) museum, historic site, or cemetery;
- viii) refuse disposal site;
- ix) kennel or animal hospital;
- x) Farm Retail Sales;
- xi) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- xii) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- xiv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is

B/L 4180

B/L 4180

B/L 4180

B/L 4180

- limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4180 xv) a horse boarding centre, on land that is classified as a farm under the *Assessment Act*, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;
- B/L 4180 xvi) Livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4180 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4180 xviii) log sort yard, providing such activities are located no closer than 300 m (984 ft) from an existing residential use on an adjacent or nearby property.
- B/L 4237 xix) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property;
- B/L 4237 xx) small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient.
- xxi) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxii) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxiii) trapping and guide camps, except main lodges;
- xxiv) ancillary buildings.

5.21.2 ZONE PROVISIONS

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)
- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- B/L 4180 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be

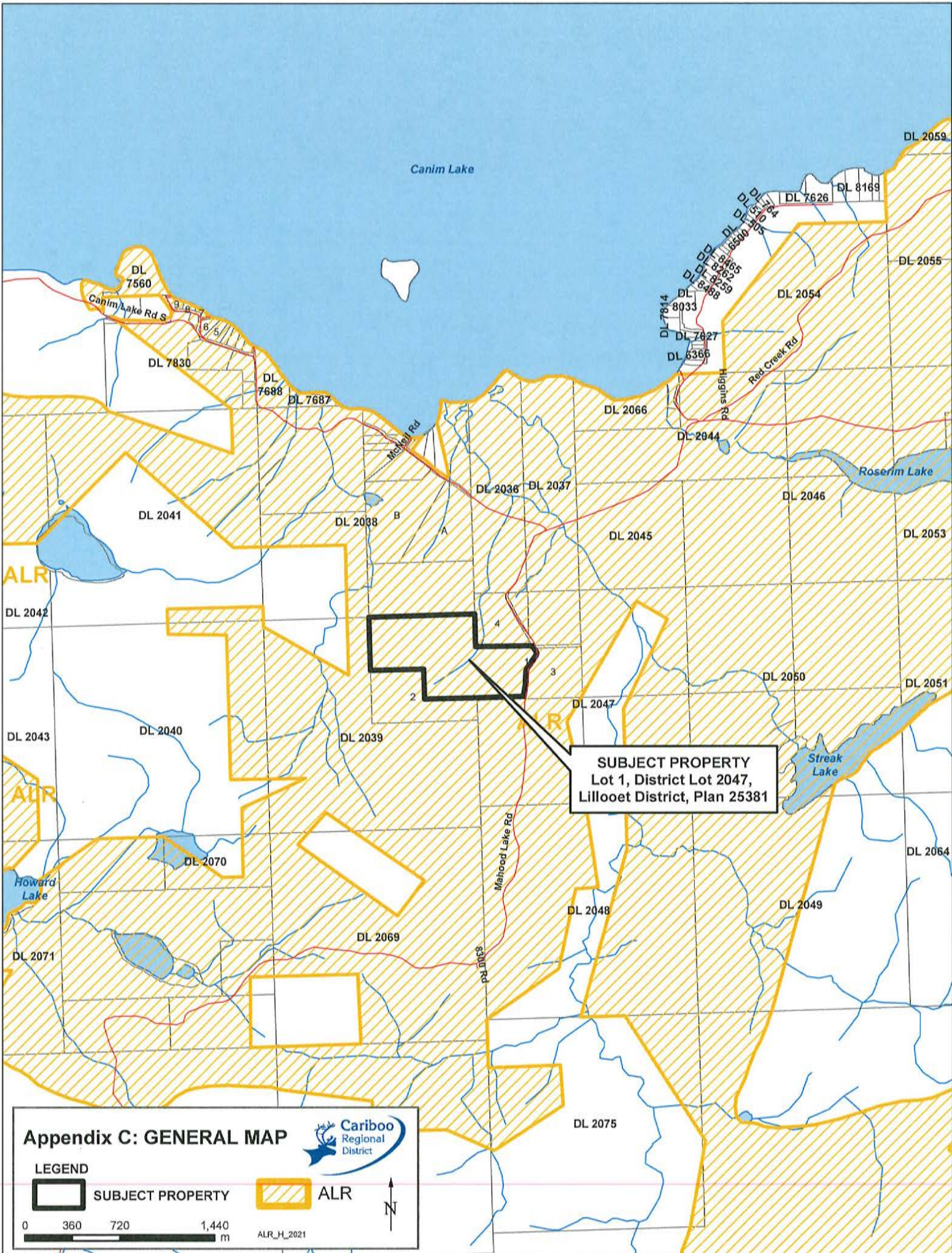
B/L 4237
B/L 4237

as follows:

- i) Front Yard – Setback = 30 metres (98.4 feet)
- ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)
- iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
- iv) Rear Yard – Setback = 30 metres (98.4 feet)

- (c) LOT COVERAGE (maximum): = 10%
- (d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 5.20.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.
- (e) WATERFRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (f) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (g) GUEST ACCOMMODATION (maximum):
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.21.3 SPECIAL RA 1 ZONES



LBP
KAP87865

LAP
KAP87865

Appendix D: SPECIFIC MAP



LEGEND



SUBJECT PROPERTY

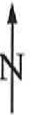


ALR

140 70 0 140 m



MEASUREMENTS
ARE IN METRIC



ALR_H_2021

DL 2038

S1/2
OF SE1/4 DL
2038

L 4 PL 25381

NE1/4 OF
NW1/4
DL 2047

**PROPOSED
LOT 1
(+/- 40.37 ha)**

ALR

Lot 1, District Lot 2047,
Lillooet District, Plan 25381

Dwelling
(+/-272.8 sq m)

+/- 254 m

Structure
(+/-160.8 sq m)

Structure
(+/-113.6 sq m)

+/- 84 m

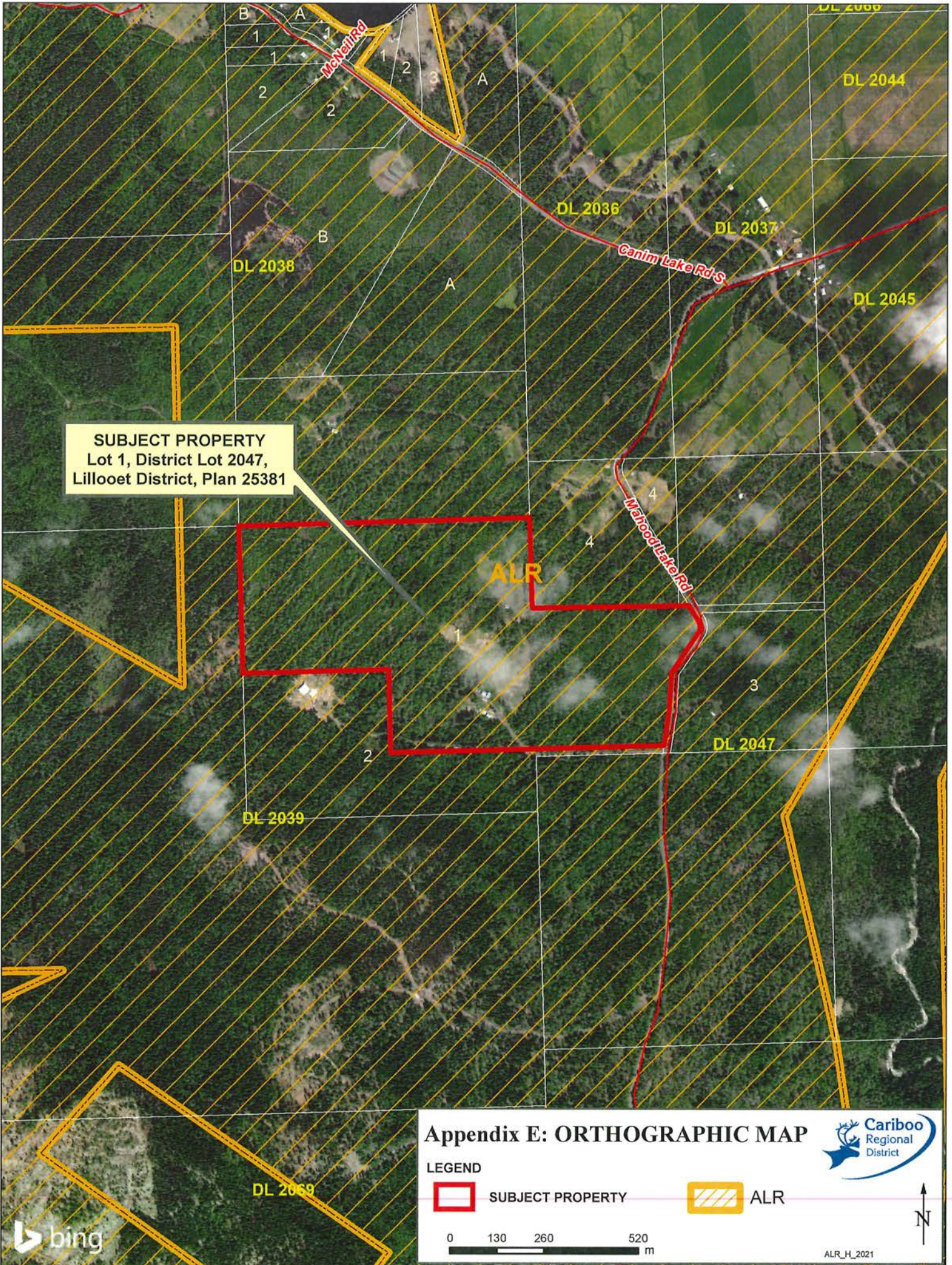
**PROPOSED
LOT 2
(+/- 16.19 ha)**

L 3 PL 25381

L 2 PL 25381

SW1/4 DL 2047

REM DL 2039



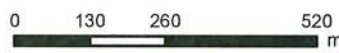
SUBJECT PROPERTY
 Lot 1, District Lot 2047,
 Lillooet District, Plan 25381

Appendix E: ORTHOGRAPHIC MAP

LEGEND

 SUBJECT PROPERTY

 ALR



ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'H' advisory planning commission held on
in the _____, located at _____, BC, commencing at _____

PRESENT:

Chair

Peter Sanders

Members

Elisa
~~Elisa~~ Maracchi, Lori Frame
Ken Bourne, Will VanOsch

Recording Secretary

Shelly Morton

Owners/Agent, or

Contacted but declined to attend

ABSENT:

Louis Judson, Tom Price

ALSO PRESENT: Electoral Area Director

Staff support (if present)

Margo Wagner

Agenda Items

APPLICATION UNDER THE LAND COMMISSION ACT - 3015-20/H20200021 (Lot 1, District Lot 2047, Lillooet District, Plan 25381)

Elisa Maracchi / Lori Frame : "THAT the application for submission to the ALC at 3987 MAHOOD LAKE ROAD be supported / rejected for the following reasons:

i)

ii)

For: 6

Against: 0


CARRIED / DEFEATED

Termination

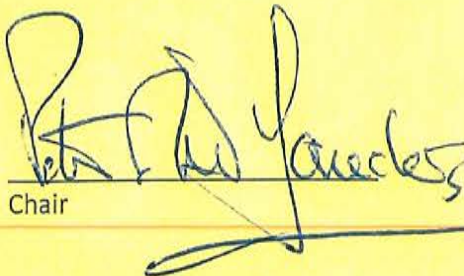
Ken Bourne / Will VanOsch : That the meeting terminate.

CARRIED

Time:



Recording Secretary



Chair



November 2, 2020

File: 3015-20/H20200021

Genny Hilliard
Development Services Clerk V
ghilliard@cariboord.ca

Re: ALC subdivision referral – 3987 Mahood Lake Road

Dear Genny Hilliard:

Thank you for providing the British Columbia Ministry of Agriculture with the opportunity to comment on the proposed Agricultural Land Commission application to subdivide a parcel to build a cabin for a family friend. Ministry staff have reviewed the provided information and offer the following comments:

- Ministry staff have concerns that subdividing this parcel for the stated purpose of building a new residence for a family friend may not be in the best interest of the long-term agricultural viability of the land.
- The parcel is located in the Agricultural Land Reserve (ALR) and is bordered by three parcels of a similar size as the subdivided lot being proposed. However, the size of neighbouring parcels is not considered justification, in and of itself, for the subdivision of a parcel in the ALR.
- The creation of smaller lots through subdivision can often lessen the long-term agricultural and associated economic potential of a parcel.
- Subdivision may result in an increase in land cost per hectare, which can reduce future farm business opportunities.
- Subdivision may also raise the potential for future conflict between adjacent land use activities, for example, after a parcel is sold to others.
- Ministry staff note that the parcel includes agricultural land capability class 7:4T~3:3C, an uncommon class 3 soil, while other proximal areas are primarily class 7.
- The parcel is also close to water bodies, notably Canim Lake, which could be a source for irrigation and improve the agricultural land capability classification of the parcel.
- Mapping information indicates 60 frost free days in this area, which can make agricultural production more difficult, however it is common in this part of the region and does not negate possible agricultural opportunities. For example, a nearby nursery and others along Hwy 24 can grow produce, but typically do so in greenhouses.
- Ministry staff are encouraged that grazing takes place on the parcel and are available to discuss further potential agricultural activities.

.../2

Ministry staff note that access to land for farming is a barrier to new entrants in the South Cariboo, as people move to the area from other parts of the province. The owner may wish to consider pursuing alternative land access and tenure options, other than subdivision, such as the further leasing of additional portions of the property as part of a coordinated succession plan.

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle, Land Use Planner
B.C. Ministry of Agriculture
Phone: 778 974-3836
Email: gregory.bartle@gov.bc.ca

Nicole Pressey, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture – Cariboo
Office: 236 713-2223
Email: nicole.pressey@gov.bc.ca

Email copy: Agricultural Land Commission Land Use Planner (Interior),
ALC.Interior@gov.bc.ca