

DIRECTOR
ELECTORAL AREA "L"

APPLICATION UNDER THE LAND COMMISSION ACT

INFORMATION SHEET

File No: 3015-20/2021XXXX

Advisory Planning Commission

Date Received: July 16, 2021

Acceptance recommended with the following conditions:

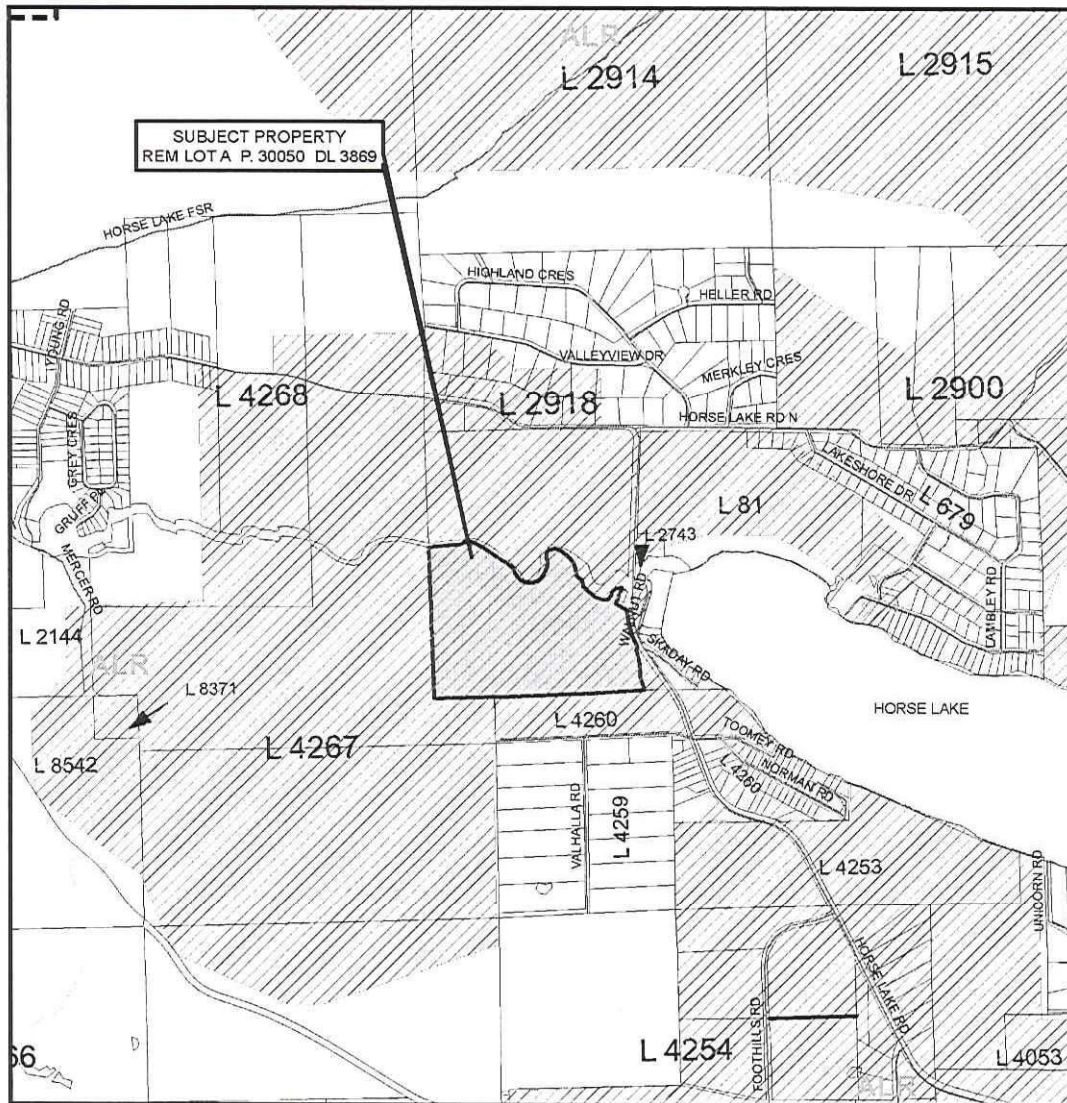
- i) Soil engineering study to be done
 - ii) 5 acre lots to be developed
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Planning Department

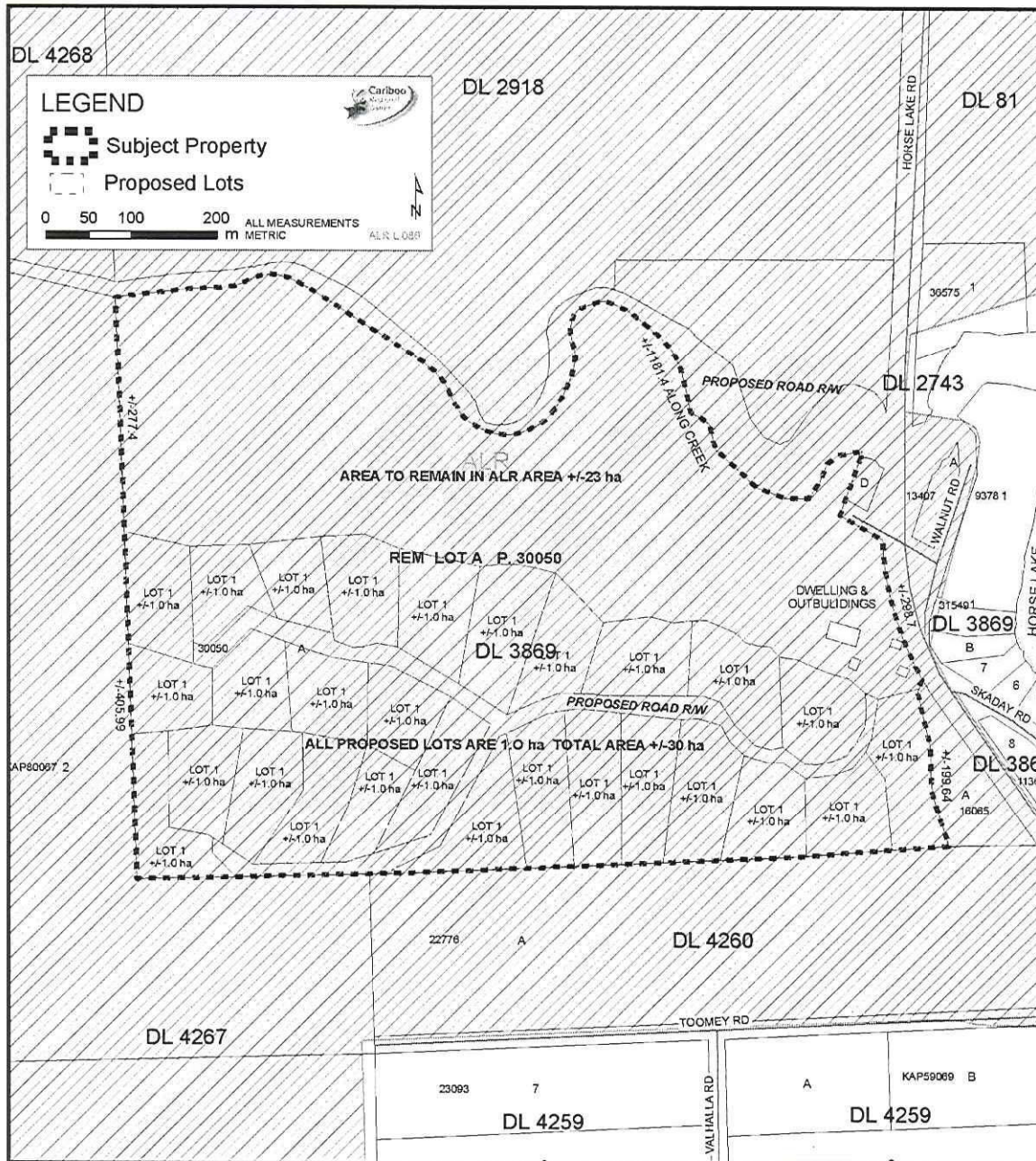
Date Received: July 9, 2021

The Planning Department recommends that this application for exclusion be authorized for submission to the Agricultural Land Commission (ALC).

An application has been received to exclude 30.35 ha (75 ac) of a 53.72 ha (132.74 ac) property on Horse Lake Road, west of Horse Lake. The subject property is zoned Resource/Agricultural (RA 1) (*minimum lot area of 32 ha*) in the South Cariboo Area Zoning Bylaw No. 3501, and is designated Agricultural (Ag) as well as Sensitive Hazardous Area along the creek. The land uses in the area consist of large acreages, both undeveloped or in production, and large residential subdivisions to the north and the south. Bridge Creek forms the north boundary of the 53.7 hectare parcel.



The applicants wish to exclude the southern portion of the property in order to create a 28-lot subdivision as shown on the graphic below. Staff note that the graphic represents a tentative layout for the lot configuration. As such, the lots have not been numbered. A homesite is located on the east side in proximity to Horse Lake Road as shown below. The 30.35 hectares of land under application is on uncultivated, forested land. The northern portion is used as a hayfield. Further, a fence currently delineates the area for exclusion.



The proposed lot sizes would average 1 hectare. As such, a rezoning application and an application to amend the South Cariboo Area Official Community Plan will be required. The applicants are proposing a Rural 3 (RR 3) zone density (*minimum lot area 0.8 ha*). The applicants provided proof of public notification as part of their application and an Agrologist Report in support of their application.

The owners purchased the property in 2016 with the intent to farm. They are long-time farmers and currently own four horses, six cows, six calves and two steers. They own thirty sheep which they are selling. The owners' attempt to use the upper portion of the property for sheep grazing was unsuccessful. The southern portion of the property is characterized by sloping forested land with

limited access to water. The northern portion (the lowland) of the property does not produce sufficient forage to feed all the animals. The owner had to place their animals on a rental site during the summer and purchase hay for them in the winter.

The applicants wish to generate income from the subdivision to purchase a new property to establish an adequate farming operation. Further, they applied for exclusion as the application demonstrates that only the lowland is capable of supporting a marginal farming operation.

The agricultural capability classification of the subject property is Class 4 soil. The limiting factor is noted as adverse climate. The improved rating is unchanged. Class 4 soils are capable of a reduced range of crops caused by a number of limiting factors. To that effect, the Agrologist Report states that the upland is characterized by moderate to steep slopes with a lack of irrigation. The report also states that the owner had hired a specialist to assist in a feasibility study to operate a Christmas tree farm on the upland. The specialist's conclusion was that the topography and the lack of irrigation would be a deterrent.

The Agrologist concludes, based on her site investigation, that the subject property should be rated as Class 4 CT -90%/5TC-10%, whereas T stands for topographic limitations and C stands as climatic limitation. She further states that climatic limitations and topographic limitations are not improvable. Further, the forested uplands around Horse Lake are not typically under cultivation due to the topography and the hummocky ground that limit the agricultural productivity and in return, limit the economic viability of farming the uplands.

Hence, it is the conclusion of the report that there is limited potential impact of excluding the upland (the southern section) as:

1. The subject property is not connected to any surrounding operations;
2. The subject property has marginal agricultural capability whereas agricultural activities are confined to those sites of higher agricultural capabilities located in the lowlands;
3. The lowland section of the subject property (the northern section) has potential for farming as pasture land;
4. The precedent for subdivision in the uplands currently exists such as the Valhalla Road subdivision.

Planning staff support approval of this application for the reasons above as it serves to direct development away from Horse Lake, a surface water supply for the nearby District of 100 Mile House. Staff further note that the applicants have looked at options other than the subdivision with limited results.

Recommendation: That this application be advanced to the Agricultural Land Commission, with a recommendation for approval.

Cariboo Regional District Board

Date of Meeting: July 18, 2021

“That the Provincial Agricultural Land Commission application for exclusion from the Agricultural Land Reserve, pertaining to Part of Lot A, District Lot 3869, Lillooet District, Plan 30050 Except Plan 31549 be received and authorized for submission to the Provincial Agricultural Land Commission.”