



Staff Report
Application # H – 37498
Applicant: Donald Lawrence
Location: Falkland N. of Highway #97

DATE RECEIVED: June 19, 2007

DATE PREPARED: September 6, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide an 1.5 ha lot from the 8.3 ha subject property at the base of the embankment and construct a retirement home. The applicant intends to sell the remainder which includes the hayfields and agricultural buildings.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 014-029-961

The North 1/2 of the North East 1/4, Section 25, Township 17, Range 12, W6M, Kamloops Division Yale District, EXCEPT 1) Plans A319, 25595, 24198, KAP65055 and KAP65056, 2) Parcel A (DD146648F and Plan B6818)

Purchase Date:

1995-09-01

Location of Property:

3530 Smith Road and 5252 Highway 97, South and East of Falkland

Size of Property:

8.3 ha (The entire property is in the ALR).

Present use of the Property:

One single family dwelling and agricultural buildings located on the upper portion of the property. A mobile home is located at the base of the embankment (lying within the proposed 1.5 ha lot).

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: 1.5 ha Ministry of Transportation gravel pit (reclaimed)
SOUTH: Forested 8 ha ALR parcel with some cleared areas
EAST: Cleared hayfield, on a property not within the Agricultural Land Reserve
NORTH: Hayfields and undeveloped bench areas. Two small residential non ALR parcels

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/5
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Zoning Designation:

Salmon Valley Rural Land Use Bylaw No. 2500 Designation: R - Rural
Which permits a minimum Lot Size of 60 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Columbia Shuswap Regional District Board: Forwarded the application recommending that the application be allowed (as per staff recommendation).

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

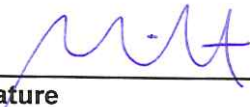
- Typically the Commission does not permit subdivision for retirement purposes on the grounds subdivision reduces agricultural capability and increases potential for rural residential conflicts.
- The portion of the property proposed for subdivision lies at the base of a steep slope and it may be difficult to use the area in conjunction with the upland remainder. Furthermore, the subdivision of this area may not have any impacts on the agricultural potential of the remnant.
- Staff recommends a site visit to ascertain impacts of subdivision on the property and surrounding area.

ATTACHMENTS:

- 1:20,000 scale ALR map
- Airphoto
- Applicant's sketch

END OF REPORT

Signature



Date

