



Staff Report
Application # H – 37587
Applicant: Kathy Bolton
Agent: R G (Bob) Holtby
Location: Near White Lake

DATE RECEIVED: July 30, 2007

DATE PREPARED: October 25, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide three 1.6 ha parcels from the 15.4 ha property lying to the south of Nayki Road.

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

BACKGROUND INFORMATION:

Local Government:

Columbia Shuswap Regional District (CSRD)

Legal Description of Property:

PID: 008-595-933

North 1/2 of the North East 1/4, Section 10, Township 22, Range 10, W6M, Kamloops Division of Yale District, EXCEPT 1) Parcel A (DD162955F) thereof and 2) Plan KAP77973

Purchase Date:

2005-08-01

Location of Property:

2525 Nayki Road, White Lake Area

Size of Property:

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

Present use of the Property:

One single family dwelling in the form of a mobile home, workshop. Majority of the property has been cleared and has been used for pasture.

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Primarily forested 16 ha property
SOUTH: Rural residential 2 ha lots
EAST: Large farm parcel in the ALR
NORTH: Hobby farms on ~2 ha to 4 ha parcels

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/14
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Zoning Designation:

No OCP or zoning bylaw exists in the area.
Minimum Lot Size: Local Services Act 1675m² or larger for sewage disposal

PREVIOUS APPLICATIONS:

Application #18992-0

Applicant: Shaw, Simon & Pamela
Decision Date: April 27, 1985
Proposal: To subdivide the 2.4 ha lot from the 59 ha property.
Decision: Allowed in lieu of a Homesite Severance subdivision.

Application #35361-0

Applicant: Shaw, Simon & Pamela
Decision Date: June 2, 2004
Proposal: To subdivide the 30 ha property into three lots as divided by White Lake Road and Nayki Road. The lots would be 15 ha, 10 ha, and 5 ha.
Decision: Refused because the land had good agricultural capability. It was prepared to allow a revised three lot subdivision that consolidated of two lots also owned by the applicant lying east of White Lake Road with the 15 ha remainder (lying east of White Lake Rd). **The applicant instead concluded (with the approving officer) a two lot boundary adjustment that resulted in the creation of the parcel currently under application.**

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

CSRD Board: Forwarded the application with a recommendation that it be refused.

STAFF COMMENTS:

- The majority of the property has reasonably good potential for agricultural development that is prevalent for the area – pasture and hayland. The majority of the property is comprised of CLI class 4 soils with limitations of topography, stoniness and unfavorable soil structure.
- In 2004 the Commission previously refused the subdivision of this property.
- The Commission has supported subdivision in the White Lake area on land that is CLI class 6 and 7.
- The property was purchased in 2005 from the previous applicant who farmed it.

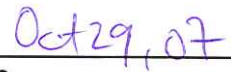
ATTACHMENTS:

- 1:20,000 scale ALR map
- 1:5,000 scale orphophoto
- Soil capability map
- Agent's report

END OF REPORT



Signature



Date