



**Staff Report**  
**Application # H – 37711**  
**Applicant: David Bentley**  
**Agent: Browne Johnson Land Surveyors**  
**Location: North of Celista – Meadow Creek Rd.**

**DATE RECEIVED:** September 24, 2007

**DATE PREPARED:** November 5, 2007

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To subdivide three 2.3 ha and a 4 ha lot from the 30 ha property (leaving a remainder of 18.7 ha).

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

**BACKGROUND INFORMATION:**

The property is the last accessible property located at the end of Meadow Creek Road. The property has not been developed for agriculture, and there appears to be little in the way of agricultural development in the surrounding area.

**Local Government:**

Columbia Shuswap Regional District (CSRD)

**Legal Description of Property:**

PID: 004-529-120  
Lot A, Section 23, Township 23, Range 11, W6M, KDYD, Plan 28542

**Purchase Date:**

April 1988

**Location of Property:**

4035 Meadow Creek Rd., North of Celista

**Size of Property:**

30 ha (The majority of the property is in the ALR).

**BACKGROUND INFORMATION (continued):**

**Present use of the Property:**

Single family dwelling and accessory buildings. Mainly forested, in process of being logged

**Surrounding Land Uses:**

**WEST:** Forested crown land outside the ALR  
**SOUTH:** Rural residential partially in the ALR  
**EAST:** Rural residential partially within the ALR  
**NORTH:** Forested crown land hillside outside the ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82L/14  
The majority of the property is identified as having prime dominant ratings 60% (3M), 30% (4MP), 10% 6TP, 6 MP.

**Official Community Plan and Zoning Designation:**

No OCP or zoning bylaw exist for this area

**PREVIOUS APPLICATIONS:**

**Application #75-0634-0**

**Applicant:** Larry W. Speed  
**Decision Date:** July 20, 1976  
**Proposal:** To subdivide the 64 ha property into a 30 ha lot and 34 ha lot  
**Decision:** Allowed as requested.  
*The 30 ha lot is the subject property.*

**RELEVANT APPLICATIONS:**

**Application #28003-0**

**Applicant:** Burd and Feltham  
**Decision Date:** July 15, 1993  
**Proposal:** To subdivide the 8 ha property into two 4 ha lots  
**Decision:** Refused as proposed, but the Commission would consider subdivision along the ALR boundary (never concluded).

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**CSRD Board:** Forwarded the application with a recommendation of support.

**OTHER COMMENTS:**

A report has been prepared by Bob Holtby outlining his opinion on the proposed subdivision. It is noted that irrigation is not feasible since there are no water licences available and no change of public provision of water. He concurs with CSRD staff in that this application would not have an adverse effect on the agricultural community.

**STAFF COMMENTS:**

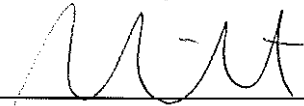
Staff suggests that the Commission consider the following:

- The subject property has reasonably good soils capability (improvable to Class 3 as per the CLI mapping, with the limitation of summer droughtiness)
- Subdivision into the parcel sizes requested would likely not encourage agricultural development.
- Given the prevailing soil and climate conditions larger parcel sizes provide greater agricultural potential.
- The parcel is remote and undeveloped. There is likely little potential to secure crown land grazing rights.
- In 1993 the Commission refused the subdivision of an adjoining 8 ha lot into two 4 ha lots, so as to retain the land's agricultural potential.

**ATTACHMENTS:**

- 1:20,000 scale ALR map
- Soils capability map
- 1:10,000 scale airphoto
- Applicant's sketch plan
- Bob Holtby's report

**END OF REPORT**

  
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Signature

Nov 5, 07  
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Date