



## Agricultural Land Commission Staff Report

**DATE:** August 26, 2009  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Brandy Ridout  
  
**RE:** Application # 50326  
**PROPOSAL:** To subdivide a 0.4 ha lot from the 1 ha subject property.

### PROPOSAL INFORMATION

**Background:** The property was created in 1978 when a 2 ha lot was divided in half.  
**Received Date:** July 14, 2009  
**Applicant:** Terri & Robert Jensen  
**Agent:** N/A  
**Local Government:** Columbia Shuswap Regional District

### DESCRIPTION OF LAND

**PID:** 013-523-571  
**Legal Description:** Lot 11 Section 17 Township 22 Range 7 West of the 6th Meridian  
Kamloops Division Yale District Plan 8780, Except Part Included in Plan  
11757  
**Civic Address:** 2048 Payne Road, Sicamous  
**Area:** 1 ha  
**ALR Area:** 1 ha  
**Purchase Date:** June 28, 2000  
**Owner:** Terri & Robert Jensen  
  
**Total Land Area:** 1 ha  
**Total ALR Area:** 1 ha  
**Current Land Use:** House and workshop

## PROPOSAL DETAILS

### Subdivision

| Area | Agricultural Capability | Agricultural Capability Source |
|------|-------------------------|--------------------------------|
| 1.0  | Secondary               | CLI                            |

### Number of Lots    Lot Size (ha)

|   |     |
|---|-----|
| 1 | 0.4 |
| 1 | 0.6 |

### Surrounding Land Uses:

|       |  |
|-------|--|
| North | Non-ALR, small lots (0.5 - 1 ha)       |
| East  | ALR, house and pasture                 |
| South | ALR, 1 ha lot, house and small pasture |
| West  | Non-ALR, undeveloped residential       |

### Official Community Plan

**Bylaw Name:** Rural Sicamous Land Use Bylaw No. 2000  
**Designation:** A-Agriculture  
**OCP Compliance:** Yes

### Zoning

**Zoning Bylaw Name:** Not applicable  
**Zoning Designation:** Not applicable  
**Minimum Lot Size:** 60.0 ha  
**Zoning Compliance:** Yes

## PREVIOUS APPLICATIONS

**Application #:** 33436

**Applicant:** Benjamin & Joan Kraft

**Proposal:** To subdivide the 2 ha lot in half.

### Decisions:

| Resolution Number | Decision Date | Decision Description |
|-------------------|---------------|----------------------|
|-------------------|---------------|----------------------|

**Note:** Resolution #8741/1978 allowed the proposal. This subdivision created the subject property.

**Application #:** 11681

**Applicant:** B Kraft

**Proposal:** To subdivide the 2 ha subject property into two equal parcels.

### Decisions:

| Resolution Number | Decision Date | Decision Description |
|-------------------|---------------|----------------------|
|-------------------|---------------|----------------------|

|      |                |   |
|------|----------------|---|
| 2906 | March 12, 1975 | Refused on the grounds that the Commission is reluctant to see further subdivision of lots in this area. Subdivision of lots creates a residential intrusion into an agricultural area. |
|------|----------------|---|

## RELEVANT APPLICATIONS

**Application #:** 32524

**Applicant:** Fred & Rose Zenick

**Proposal:** To exclude the 1.5 ha subject property to divide it into three lots.

**Decisions:**  
**Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:** Resolution #2768/1982 allowed the exclusion of this property lying to the west of the subject property. At that time it was indicated that the surrounding area consists of approximately 17 lots of similar size has the same agricultural capability rating of 70% Class 4 and 30% Class 3, with limitations of stoniness and topography. The Commission, through two adjacent applications (#12880 and #12882) has excluded two parcels in the area. It was also suggested to the Regional District that the remaining small lots could be excluded. The RD advised that it will not submit a block application, however, individual exclusion applications will be supported.

**Application #:** 23335

**Applicant:** MARGARET A. BROWN

**Proposal:** To exclude the 1 ha lot to subdivide it into 2 lots.

**Decisions:**  
**Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:** Resolution #2767/1982 allowed the exclusion of this property lying to the west of the subject property. See note above.

### Committee Recommendations

| Type           | Recommendation | Description                    |
|----------------|----------------|--------------------------------|
| Planning Staff | Approve        | Recommend approval.            |
| Board/Council  | Approve        | CSRD Board recommend approval. |

## STAFF COMMENTS

- As the Commission has previously indicated that the remaining small lots in this area could be excluded, an exclusion application may have been more appropriate to allow the Commissioners the opportunity to consider all possible options.
- The impact of the subdivision on agriculture on the subject property and surrounding areas would be negligible.

## ATTACHMENTS

50326\_AirphotoMap.pdf  
50326\_Contextmap20k.pdf  
50326\_proposal sketch.pdf  
50326 ALR history.pdf

## END OF REPORT

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Signature

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Date