



Agricultural Land Commission Staff Report

DATE: August 28, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50361

PROPOSAL: To subdivide the 57 ha property into three lots. Lot A , located south of the road, is 19.3 ha and entirely within the ALR. Lots B & C , located north of the road, are roughly 21.1 ha and 16.1 ha and are partially in and partially outside of the ALR.

PROPOSAL INFORMATION

Background: The sizes lots B & C are approximate and may change
Received Date: August 6, 2009
Applicant: Paul Edwards
Agent: R.G.(Bob) Holtby
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 014-220-474
Legal Description: The North East 1/4 of Section 4 Township 20 Range 14 West of the 6th Meridian Kamloops Yale District Except Plan 26118
Civic Address: 4501 Kamloops-Shuswap Road, east of Kamloops.
Area: 55 ha
ALR Area: 32 ha
Purchase Date: May 5, 1975
Owner: Paul Edwards

Total Land Area: 55 ha
Total ALR Area: 32 ha
Current Land Use: Bare Land

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
32.0	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
1	5.8
1	6.8
1	19.3

Surrounding Land Uses:

North	Rangeland: Rural residence
East	Rangeland: Rural Residence
South	Bush
West	Rural Residences

Official Community Plan

Bylaw Name: Pinantan OCP
Designation: Agriculture and Hazard Lands
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 940
Zoning Designation: AF-1 (Agriculture/Forestry)
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 31205
Applicant: T W Edwards
Proposal: To subdivide an 8 ha parcel from the 64 ha subject property. Most of the proposed lot is outside of the ALR

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # 01216
Resolution # 834/1975
Decision Date: January 7, 1975

Decision: Allowed.

This lot is located in the north-east corner of the subeject property.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board forwarded the application under their standing resolution as per policy.

STAFF COMMENTS

The agent for the applicant believes that the ALR boundary should run along the road rather than just north of the road as proposed.

Proposed Lot 1 is located entirely within the ALR and is approximately 19.3 ha in size.

Lots 2 and 3 are only partially in the ALR. The proposal to divide this area (north of the road) into two lots is preliminary at this stage. The agent suggests that the lots will be approximately 18 ha each and has drawn a preliminary line that shows a 21.2 ha lot and a 16.1 ha lot. Only about 12.3 ha of the 37 ha portion of the property north of the road is in the ALR.

ATTACHMENTS

- 50361 proposal sketch.pdf
- 50361 agricultural capability.pdf
- 50361_AirphotoMap.pdf
- 50361_ContextMap20k.pdf

END OF REPORT

Signature

Date