



Agricultural Land Commission Staff Report

DATE: November 19, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 50640
PROPOSAL: To use a 0.1 ha area of the ALR portion of the 3.7 ha subject property for a septic treatment system for the 5 strata lots located on the non-ALR portion of the property.

PROPOSAL INFORMATION

Background: The septic field has already been constructed.
Received Date: September 4, 2009
Applicant: 0699869 B.C. Ltd, c/o Fred Scott
Agent: Browne Johnson Land Surveyors
Local Government: Columbia Shuswap Regional District

DESCRIPTION OF LAND

PID: 011-634-162
Legal Description: Lot 2 Section 24 Township 22 Range 11 West of the 6th Meridian
Kamloops Division Yale District Plan 1429 Except Plans 1852 and 6163
Civic Address: 2076 Blind Bay Road
Area: 3.7 ha
ALR Area: 2.2 ha
Purchase Date: October 15, 2004
Owner: 0699869 B.C. Ltd, c/o Fred Scott

Total Land Area: 3.7 ha
Total ALR Area: 2.2 ha
Current Land Use: Non-ALR portion has one home and four others are planned. ALR portion has seasonal grazing for one or two cattle.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Prime	CLI

Surrounding Land Uses:

North	Non-ALR, lakeshore residences
East	Non-ALR, residences
South	ALR, cultivated field
West	Non-ALR, lakeshore residences

Official Community Plan

Bylaw Name: South Shuswap OCP Bylaw No. 700

Designation: Agriculture 1

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: South Shuswap Zoning Bylaw No. 701

Zoning Designation: AR1 - Agriculture Zone

Minimum Lot Size: 20.0 ha

Zoning Compliance: Yes

STAFF COMMENTS

- Utilities are only permitted in the ALR for the functioning of the farm operation (i.e. a house can have a septic field to allow the farmer to live on the land). However, a septic field for a non-ALR subdivision is not permitted.
- The system was built in November of 2006 with modification in November of 2007. The field itself has been built to handle the effluent from all homes although the individual pump and line infrastructure has not been placed for all homes yet. As the development is built out they would be connected to the field.
- The agrologist has provided the attached letter that supports the fact that the field is below cultivation depth and will not impact the use of the land in its present grazing capabilities.
- The field is 6.1 m x 30.5 m but there is also a 6 m buffer around each side. The total area for the field is 864 m2. There is also a small area used for the pump line catch basin.
- The field could not be put on non-ALR land on the north side of Blind Bay Road because the grade of the ground was larger than the Health Authority would accept for this type of disposal system.
- The application was not forwarded to the CSRD for comment.

ATTACHMENTS

- agricultural capability.pdf
- proposal.pdf
- proposal sketch.pdf
- 50640_AirphotoMap.pdf
- 50640_ContextMap10k.pdf
- Bob Holtby report.pdf

END OF REPORT

Signature

Date