



Agricultural Land Commission Staff Report

DATE: February 8, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51289
PROPOSAL: To subdivide two 3.2 ha, lots and a 4 ha lot from the 60 ha property.

PROPOSAL INFORMATION

Background: The property owners wish to subdivide to provide land for their children
Received Date: January 11, 2010
Applicant: Heather Turner
Agent: R G (Bob) Holtby
Local Government: Columbia Shuswap Regional District

DESCRIPTION OF LAND

PID: 014-275-619
Legal Description: The North West 1/4 Section 10 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plans 26855 and KAP53927
Civic Address: 3647 Nayki Road, south of Little White Lake btwn White Lake Rd and Nayki

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
60.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	4.0
2	3.2
1	49.6

Rd
Area: 60 ha
ALR Area: 60 ha
Purchase Date: January 4, 2010
Owners: Heather Turner
Robert Gray

Total Land Area: 60 ha
Total ALR Area: 60 ha
Current Land Use: Residence, outbuildings, mobile home, pastures, hay field. The majority of the property is forested.

Surrounding Land Uses:

North 10 ha ALR property, partially cleared.
East Small Holdings; pasture
South 8 ha and 16 ha parcels in the ALR - partially cleared and used for pasture.
Some forested land.
West Forested small holdings and some larger ALR parcels.

Official Community Plan

Bylaw Name: No OCP exists in this area
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name: No zoning exists in this area
Zoning Designation:
Minimum Lot Size: ha
Zoning Compliance:

RELEVANT APPLICATIONS

Application #: 44288
Applicant: Kathy Bolton
Proposal: To subdivide three 1.6 ha parcels from the 15.4 ha property lying to the south of Nayki Road

Decisions:
Resolution

Number	Decision Date	Decision Description
565	November 9, 2007	Refused on the grounds that the parcel is better suited for agricultural use in its present configuration.

Application #: 43766

Applicant: Ross Turner
Proposal: To subdivide the 16 ha parcel to create four (4) equal parcels of 4 ha.

Decisions: Resolution Number	Decision Date	Decision Description
104	March 29, 2007	Allow

Application #: 41174

Applicant: Simon & Pamela Shaw

Proposal: To subdivide the 30.2 ha property into two lots west of White Lake Road (9.9 ha and 5.6 ha) along Nayki Road and one lot east of White Lake Road (15 ha).

Decisions: Resolution Number	Decision Date	Decision Description
242	June 2, 2004	The Commission refused the two lot subdivision as proposed on the grounds of reduced agricultural capability, but would allow the subdivision as requested subject to the consolidation of two lots lying east of White Lake Road.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	CSRD planning staff recommended that the subdivision application be approved.
Board/Council	Approve	The Columbia Shuswap Regional District Board forwarded the application with a recommendation of support.
Advisory Planning Committee	Approve	Electoral Area C Advisory Planning Committee recommended approval for the application.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The areas proposed for subdivision have CLI ratings of Class 6 and 7, and have never been improved for agriculture.
- 2) The Commission refused two subdivision applications of the adjacent property to the east in 2004 and 2007. However the soils located to the east are CLI class 4 and 5 and are cleared and developed for pasture/hay uses.
- 3) In the White Lake area the Commission has consistently approved subdivision on properties dominated by CLI class 6 and 7 soils .

ATTACHMENTS

51289_AirphotoMap10k.pdf
51289_ContextMap20k.pdf
51289 consultants report.pdf

END OF REPORT

Signature

Date
