



Agricultural Land Commission Staff Report

DATE: May 3, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51528

PROPOSAL: To divide the 12.5 ha property into a 4 ha lot and an 8.5 ha lot. Only about 6 ha of the property is in the ALR.

PROPOSAL INFORMATION

Background: The non-ALR portion of the subject property appears to be quite steep.
Received Date: February 8, 2010
Applicant: Neil Todd
Agent: N/A
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 023-678-534
Legal Description: Lot 1, Section 12, Township 14, Range 23, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP57891
Civic Address: 1 2797 Merritt Spences Bridge Road - Highway No. 8, Canford
Area: 12.5 ha
ALR Area: 6.1 ha
Purchase Date: October 22, 1996
Owner: Neil Todd

Total Land Area: 12.5 ha
Total ALR Area: 6.1 ha
Current Land Use: Residential; small vegetable garden on arable (field) land

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
6.1	Secondary	CLI

Number of Lots Lot Size (ha)

1	2.8
1	3.3

Surrounding Land Uses:

North Vacant property, Crown Land; NorthWest - Residential & Small Farm
East Crown Land & Mineral Claim (inactive)
South Flood Plain & Nicola River
West Residential

Official Community Plan

Bylaw Name: There is no OCP in this area.

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: Rural Zoning Bylaw No. 940

Zoning Designation: RL-1 (Rural)

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 42271

Applicant: Dirk & Darlene Post

Proposal: To subdivide the 51 ha property into one 1.4 ha lot, three 4 ha lots and a 37.6 ha lot.

Decisions:

Resolution

Number

Decision Date

Decision Description

627

November 24, 2005

To refuse the application to subdivide the 51 ha property into one 1.4 ha lot, three 4 ha lots and a 37.6 ha lot on the grounds that the property had good agricultural capability. The Commission would allow the subdivision of the 1.4 ha parcel consisting of the land north of Petit Creek Road that contains the mobile home and small feedlot.

Note:

Legacy application # ZZ-36205

This property is located across the road and across the Nicola River from the current subject property.

Application #: 1681

Applicant: B. & M. WORMELL

Proposal: To subdivide the 8 ha property into two lots of 2.6 ha and 5.4 ha

Decisions:

Resolution

Number

Decision Date

Decision Description

41

January 12, 1994

The Commission refused the application for subdivision because of concerns about limited options and raised expectations. It would allow the subdivision subject to the consolidation of either of the lots with an adjoining property.

Note:

Legacy Application # ZZ-28380

This property is directly west of the subject property but in entirely within the ALR.

Committee Recommendations

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

STAFF COMMENTS

Staff note that the subject property is only partially in the ALR and appears to be quite steep. The property does not appear to have much arable land. A 1 ha field is shown on the proposal sketch. This area will not be divided by the proposed subdivision.

ATTACHMENTS

- 51528 ag cap.pdf
- 51528 airphoto.pdf
- 51528 airphoto with contours.pdf
- 51528 proposal sketch.pdf

END OF REPORT

Signature

Date