



Agricultural Land Commission Staff Report

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

RE: Application # 51531

PROPOSAL: To allow the establishment of an auto-wrecking and towing business on 1.1 ha of the 5.5 ha property. There is currently a mobile home park on a portion of the property, only a portion of which is zoned MH-1 (Mobile Home Park). The applicant also proposed to change the zoning of 0.74 ha to MH-1, bringing the total area zoned for this use to 2.2 ha.

PROPOSAL INFORMATION

Background: Only 3.3 ha of the subject property is in the ALR. Both proposed non-farm uses are located on the ALR portion of the property. The non-ALR portion of the property is to remain zoned as Country Residential.

Received Date: February 4, 2010

Applicant: Larry Tucker

Agent: Lane Tobin

Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 002-214-270

Legal Description: District Lot 1935 Kamloops Division Yale District Except Plan 13137

Civic Address: 3748 Avola East Frontage Road, Avola

Area: 5.2 ha

ALR Area: 3.3 ha

Purchase Date: September 24, 1985

Owner:

Total Land Area: 5.2 ha

Total ALR Area: 3.3 ha

Current Land Use: Mobile Home Park & Storage Shop

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
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1.1

Mixed Prime and Secondary CLI
2.2 Mixed Prime and Secondary CLI

Surrounding Land Uses:

North Land zoned: R-2 Residential and C3 -Commercial Residential (non-ALR)
East Avola East Frontage Road, Yellowhead Highway (non-ALR)
South mostly forested (ALR)
West R-2 Residential, P-2 Ball Park (ALR)

Official Community Plan

Bylaw Name: Avola OCP Bylaw
Designation: Industrial and Residential
OCP Compliance: No

Zoning

Zoning Bylaw Name: Zoning Bylaw no. 940
Zoning Designation: CR-1 (Country Res) and MH-1 (Mobile Home Park)
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board passed a resolution that authorized the application to be forwarded to the Commission for consideration.

STAFF COMMENTS

There have been no previous applications on the subject property. It may be that the mobile home predates the ALR.

The applicant proposed to use 1.1 ha of the property as an auto-wrecking and towing business. 2.2 ha is currently used as mobile home park and the zoning will be amended to reflect the current use. The non-ALR portion of the property appears to be vacant and will remain zoned as Country Residential.

The property does not appear to be in an agricultural area as the majority of the lands nearby appear to be forested.

ATTACHMENTS

51531_ContextMap20k.pdf
51531 local government report.pdf
51531 ag cap.pdf
51531 airphoto.pdf
51531 property sketches.pdf

END OF REPORT

Signature

Date
