



Agricultural Land Commission Staff Report

DATE: May 31, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout
RE: Application # 51720
PROPOSAL: To subdivide an 8 ha lot from the 31.3 ha subject property.

PROPOSAL INFORMATION

Background: An application was made to the ALC in 2003 with a request to subdivide the subject property into three lots (2 x 8 ha, 1 x 15.3 ha). The Commission refused the application as proposed but allowed the subdivision of one 8 ha lot from the southern portion of the property. The current application is to subdivide the 8 ha northern lot refused under that application.

Received Date: May 6, 2010
Applicant: Roy & Ida Larson
Agent: N/A
Local Government: Regional District of Okanagan-Similkameen

DESCRIPTION OF LAND

PID: 012-980-668
Legal Description: Lot 1, District Lot 3776, Kamloops Division Yale District Plan 40679
Civic Address: 15 km north of Princeton on 1427 Baker Hill Road.
Area: 34.1 ha
ALR Area: 34.1 ha
Purchase Date: April 28, 1989
Owner: Roy & Ida Larson

Total Land Area: 34.1 ha
Total ALR Area: 34.1 ha
Current Land Use: Single family dwelling, a shop and outbuildings currently exist on site. 9.5 ha is under hay production, the remainder of the property is treed with fairly steep slopes. Number of watercourse development permit areas, the largest being noted as Five Mile Creek.

PROPOSAL DETAILS

Subdivision

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

Number of Lots Lot Size (ha)

1	8.0
1	23.3

Surrounding Land Uses:

North	ALR, hayfield, residence
East	Non-ALR, forested Crown Land
South	ALR, residence
West	ALR, ranching, residence

Official Community Plan

Bylaw Name: Electoral Area 'H' Princeton Rural No. 2463 (2008)
Designation: Resource Area (RA)
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Electoral Area 'H' No. 2464 (2008)
Zoning Designation: Resource Area (RA) Zone
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 39732

Applicant: Roy & Ida Larson

Proposal: The applicants are applying to subdivide two 8 ha parcels from their 31.3 parent piece of land. Each of the parcels is for their children who would use the land for small farming operations.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

354

July 16, 2003

Refuse as submitted on the grounds of impact, but allow the subdivision of the proposed Lot B.

Application #: 16802

Applicant: Larson & Howitt

Proposal: To subdivide the 64 ha lot into two 32 ha lots.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

662

December 8, 1986

Allowed.

Note: This approval created the subject property,

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	RDOS Staff recommend that the application NOT be authorized. The current application, if approved, would result in subdividing the subject property into three lots and although the minimum lot size could be met, the proposal would still result in a significant fragmentation of the land and an increase in the density. The 8 ha parcel size does not reflect the predominant neighbourhood land use characteristic.
Board/Council	Approve	RDOS Board authorized the application and indicated that the application does not fit within the OCP.

STAFF COMMENTS

- The proposal has already been considered and refused by the Commission under application #V-34803. At that time it was indicated that the proposed division of the better capability lands (i.e. the hayfield) between two lots would negatively impact the long-term agricultural utility of the property.

ATTACHMENTS

- 51720_ContextMap20k.pdf
- 51720_AirphotoMap20k.pdf
- 51720 ag cap.pdf
- 51720 proposal.pdf
- previous 38403d1.pdf

END OF REPORT

Signature

Date