



Agricultural Land Commission Staff Report

DATE: July 6, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51749
PROPOSAL: To exclude the 5.38 ha subject property from the ALR. The purpose of the exclusion is to expand the woodworking shop and subdivide into three parcels of roughly equal size for family members

PROPOSAL INFORMATION

Background: The Commission allowed the 10,000 sq ft woodworking facility in 2004.
Received Date: May 19, 2010
Applicant: Daniel Poeschl
Agent: N/A
Local Government: Columbia Shuswap Regional District

DESCRIPTION OF LAND

PID: 004-553-357
Legal Description: That Part of the SouthWest 1/4 of Section 1 Shown on Amended Plan B814 (DD238383F); Township 18 Range 12 West of the 6th Meridian Kamloops Division Yale District Except Plans 13176 and KAP75817
Civic Address: Just east of Falkland
Area: 5.3 ha
ALR Area: 5.3 ha
Purchase Date: July 2, 2004
Owner: Daniel Poeschl

Total Land Area: 5.3 ha
Total ALR Area: 5.3 ha
Current Land Use: Residence, woodworking facility (windows and doors), pasture.

PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
5.4	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North ALR Forested hillside & pasture
East Large forested parcel in the ALR
South Pasture in the ALR
West Highway 97, cemetery, abandoned millsite - not in theALR

Official Community Plan

Bylaw Name: No OCP exists for the area

Designation:

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Salmon Valley Land Use Bylaw #2500

Zoning Designation: R- Rural GI - General Industrial

Minimum Lot Size: 60.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 40984

Applicant: Daniel Poeschl

Proposal: To allow the use of an existing 3,000 sq ft cabinetry shop on the 5 ha property and to authorize the proposed expansion by 6,000 sq ft.

Decisions:

Resolution

Number

Decision Date

Decision Description

142

April 8, 2004

The Commission allowed the expansion of the existing cabinet shop by 6,000 sq ft on the grounds the expansion would not affect lands beyond the existing curtilage, and because the facility was in close proximity to an area that the Commission agreed could be developed for commercial/industrial purposes.

Application #: 518

Applicant: R. & J. HOOD & NIKOLIC

Proposal: To exclude the 4.1 ha property from the ALR for commercial or industrial purposes (nine 0.4 ha commercial lots).

Decisions:

Resolution

Number

Decision Date

Decision Description

1167

November 18, 1993

The Commission allowed the decision to exclude the 4.1 ha lot subject to the registration of a covenant against the excluded land restricting their uses to commercial/industrial.

Committee Recommendations

Type

Recommendation

Description

Planning Staff

Refuse

CSRD staff recommended that the application be

Board/Council	Refuse	refused. The Board of the Columbia Shuswap Regional District forwarded the application with a recommendation that it be refused.
Advisory Planning Committee	Approve	The APC for Electoral Area D recommended that the application be approved.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land has reasonably good capability for the agricultural development typical of the region. In addition the non farm use does not occupy a significant portion of the property (~0.5 ha) and it is located in the extreme southwest corner.
- 2) The CSRD does not support the application. There is suitable land lying outside the ALR for industrial uses in the area.
- 3) The Commission, when it approved the industrial facility, believed that there was still opportunity to use the remainder for farm uses.
- 4) Subdivision will reduce the land's agricultural potential and introduce additional, non farm residents into the area. Furthermore, exclusion and/or subdivision may raise expectations and precipitate similar applications in the area.

ATTACHMENTS

51749_ContextMap20k.pdf
51749_AirphotoMap10k.pdf
51749 CLI map.pdf
51749 sketch plan.pdf

END OF REPORT

Signature

Date