



# Provincial Agricultural Land Commission - Staff Report

## Application: 51895

**Applicant:** Said Management Corp (No. 665688)  
**Agent:** Okanagan Development Consultants Inc.  
**Local Government:** Regional District of Kootenay-Boundary

**Proposal:** SUBDIVISION - To subdivide a 46 ha property, of which 20.2 ha are within the ALR into 3 parcels, portions of each of which are within the ALR.

### BACKGROUND INFORMATION

The property is divided into eastern and western sections by Rice Creek. Two of the proposed parcels, 4.4 ha and 8.89 ha in extent are located in the eastern section and one parcel, 32.76 ha in extent, in the western section. The applicant is prepared to consider a boundary line adjustment for the ALR in order for the proposed 4.4 ha parcel to be located entirely within the ALR

### PROPERTY INFORMATION

**PID:** 014-626-438  
**Legal Description:** District Lot 2450S, Similkameen Division of Yale District Except Plan KAP83429  
**Property Area:** 45.7 ha  
**ALR Area:** 20.2 ha  
**Purchase Date:** April 8, 2009  
**Location:** The property is located 3.5 km north of Bridesville.  
**Owner:** Said Management Corp (No. 665688)

### LAND USE

**Current Land Use:**

The property has been logged and has one residence that is unoccupied.

**Surrounding Land Uses:**

North: Residential  
 East: Grazing  
 South: Residential  
 West: Vacant

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 20.2 ha

Number of Lots	ALR Area of Lot (ha)
1	4.4
1	8.9
1	32.8

**Agricultural Capability:**

The majority of the area under application is rated as: Prime Dominant

**Source:** CLI

**Mapsheet:** 82E/3

### PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 41684

**Legacy #:** 35755

**Applicant:** Betty Kim

**Proposal:** To subdivide off a new parcel in the north east corner of the subject property, that would be approximately 16.2 ha, leaving a remainder of approximately 49.9 ha. The proposed parcel is separated from the main property by Alden Road.

**Decision:**

Resolution #	Decision Date	Decision Description
113/2005	March 3, 2005	Approved. The Commission noted that the bulk of the proposed subdivision was located outside the ALR and considered that it did not affect any areas with agricultural potential

## RELEVANT APPLICATIONS

**Application ID:** 27481

**Legacy #:** 14970

**Applicant:** R.F. Gill

**Proposal:** To exclude a total area of 225 ha involving 20 subject properties from the ALR

**Decision:**

Resolution #	Decision Date	Decision Description
865/1983	June 14, 1983	Refused on the grounds that the properties have some agricultural potential as small rural holdings and the Commission was concerned that the outright exclusion of the properties could lead to intensive and ad hoc subdivision which would create detrimental impacts upon adjacent actively utilized Crown rangelands. However the Commission was prepared to allow subdivision of the properties to a minimum of 4 ha which the Commission considered would enable the agricultural potential to be retained as small holdings and would create a minimum impact on adjacent grazing lands.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** N/A

**Designation:** N/A

**Zoning:**

**Zoning Bylaw Name:** N/A

**Zoning Designation:** N/A

**Comments and Recommendations:**

**Advisory Planning Committee**

Approval recommended

**Board/Council**

No recommendation made

**Planning Staff**

No recommendation was made to the Board

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The agricultural capability of the area within which the property is located is low.

The subdivisions are separated from nearby areas within the ALR that have grazing potential by areas with low capability that are located outside the ALR.

## **ALC STAFF COMMENTS**

The adjoining property within the ALR to the east has been subdivided into parcels of comparable size to those now proposed for the subject property.

The application indicates that consideration is being given to the further subdivision of this property in the future to create approximately 4 ha parcels for the ALR areas and 2 ha parcels outside the ALR. However this is not proposed in the present application.

A site visit will help to determine whether or not this proposal will have an impact on agriculture.

## **ATTACHMENTS**

51895\_ContextMap20k.pdf  
51895\_AgCapabilityMap.pdf  
51895\_AirphotoMap20k.pdf  
51895 sketch of future subs.pdf  
51895 sketch of proposed subs.pdf

## **END OF REPORT**

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