



Provincial Agricultural Land Commission - Staff Report

Application: 51991

Applicant: Lorne Major
Local Government: Township of Spallumcheen

Proposal: To utilize the northern border of the subject property as a 'Transportation, Utility Corridor Use - Road Dedication/Designation' under a Non-farm Use application as required by Spallumcheen for a potential future road.

BACKGROUND INFORMATION

Property was part of the Spallumcheen 'home occupation use' business review in 2005.

PROPERTY INFORMATION

PID: 008-967-539
Legal Description: The Easterly 1/2 of the Southerly 160 Rods of District Lot 990 Kamloops Division Yale District
Property Area: 33.5 ha
ALR Area: 12.9 ha
Purchase Date: November 17, 1987
Location: 1403 McLeod Road
Owner: Lorne Major

LAND USE

Current Land Use:

Pasture for miniature horses in ALR section. The residence is located in the forested non ALR portion.

Surrounding Land Uses:

North: Riding arena and horse boarding, Forest, pasture and residence (ALC #35893 - subdivision into two lots) - ALR
East: Forested mountainside - Not ALR
South: Forested Mountainside - Not ALR
West: Multiple residential lots, field and township residential - Partially ALR

PROPOSAL DETAILS

Non- Farm Use Area: 1.0 ha
Non- Farm Use Type: Transportation/Utilities: Roads

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: BCL

Mapsheet: 82L/6

RELEVANT APPLICATIONS

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Application ID: 41856

Legacy #: 35893

Applicant: Jane Fay Anderson

Proposal: To subdivide the 62.3 ha property into two lots of roughly equal size (32 ha and 30 ha). The property contains Mountainview Stables, a horse boarding and training facility. The landowners currently lease the equestrian training facilities and 4 ha of the property to a professional reining trainer (Lisa Coulter).

The facility currently boards 40 horses and hires three full time employees. The Andersons are prepared to sell about 30 ha to Ms Coulter to enable her to expand and invest in her business. They intend to continue to develop their 32 ha parcel for hay and a tree farm. The subdivision is proposed on the natural boundary of a seasonal Creek.

Decision:

Resolution #	Decision Date	Decision Description
192/2005	April 27, 2005	The Commission allowed the two lot subdivision (32 ha and 30 ha) because the horse boarding operation was a stand alone venture that did not need the poorer agricultural land located in the northeast portion of the property.

Note: Located on the northern side of the proposed road dedication.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The northern strip of land proposed for road dedication is classed as secondary within the BCLI soil classification system.
- 2) The application did not include an estimated area for land use required - approximation of 1 ha estimated from attached drawing.
- 3) There is only one property affected by the proposed road dedication at this time.

ATTACHMENTS

51991_ContextMap20k.pdf
51991_AirphotoMap20k.pdf
51991 - Proposal Sketch.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey