



Provincial Agricultural Land Commission - Staff Report

Application: 52078

Applicant: Doug & Jody Haayer
Agent: Shauna Hassell
Local Government: Regional District of Okanagan-Similkameen

Proposal: To exclude the 26.8 ha parcel from the ALR in order to facilitate subdivision of land into three ~8 ha parcels.

BACKGROUND INFORMATION

The Commission previously (in 2006) refused the exclusion of the subject parcel from the ALR.

PROPERTY INFORMATION

PID: 018-336-078
Legal Description: That part of District Lot 232, Yale Division of Yale District, which lies South of the South Boundary of Plan H17683
Property Area: 26.8 ha
ALR Area: 26.8 ha
Purchase Date: March 30, 2007
Location: 135 Black Mine Road, 1 km southwest of Princeton
Owner: Doug & Jody Haayer

LAND USE

Current Land Use:

Two single detached dwellings, a large 4-bay carport and a barn, grassland, and forested areas. Since the original application in 2010 the second dwelling has been removed.

Surrounding Land Uses:

North: Large ~32 ha ALR parcel, with a single family dwelling and about ~10 ha of grazing land
East: ~64 ha parcel lying outside the ALR vacant, Across Hwy # 3 West is non-ALR (industrial)
South: Forested ~55 ha parcel with single family residence
West: ~64 ha largely forested ALR parcel, single family residential, grazing land

PROPOSAL DETAILS

Exclusion Area: 26.8 ha

Agricultural Capability:

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

Source: On-Site

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 37910

Legacy #: 22288

Applicant: Otto Willi COERS

Proposal: To subdivide the 69.6 ha property into four lots of 4.0 ha, one of 6.0 ha, one of 10.0 ha and a 39.6 ha remainder.

Decision:

Resolution #	Decision Date	Decision Description
772/1988	August 12, 1988	Refused as proposed. on the grounds that lots of less than 10 ha in size would be inappropriate and may have a detrimental effect on ranching activities in this area.

Note: Upon the second reconsideration the Commission allowed the subdivision of the parcel as divided by Black Mine Road - creating the subject parcel.

RELEVANT APPLICATIONS

Application ID: 43067

Legacy #: 36616

Applicant: Lois Brooks

Proposal: To exclude the 26 ha subject property from the ALR in order to subdivide into 3 approximately equal sized lots.

Decision:

Resolution #	Decision Date	Decision Description
309/2006	June 28, 2006	Refuse - on the grounds that the land has agricultural capability.

Application ID: 40879

Legacy #: 35154

Applicant: Weyerhaeuser Co. Ltd

Proposal: To exclude the ALR portion of the 64.3 ha subject property. Approximately 37 ha of the property are in the ALR.

Decision:

Resolution #	Decision Date	Decision Description
240/2004	June 2, 2004	The Commission allowed the exclusion as proposed on the grounds of poor agricultural capability.

Note: Adjoining parcel to the east

Application ID: 17209

Legacy #: 33922

Applicant: BC Assets and Land Corporation

Proposal: To exclude the western portion (approximately 16.2 ha) of a 37 ha property from the ALR and to use the property for a forestry operation.

Decision:

Resolution #	Decision Date	Decision Description
533/2001	September 25, 2001	The Commission allowed this application to exclude the western portion (approximately 16.2 ha) of a 37 ha property from the ALR on the grounds that the land had limited agricultural capability.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Princeton Rural OCP, Bylaw 2463 - 2008

Designation: Resource Area

OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Princeton Rural Zoning Bylaw # 2464
Zoning Designation: Resource Area
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Regional District of Okanagan Similkameen forwarded the application with a recommendation to support subdivision of the property.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The soils report provided by C. Orban indicates that the majority of the soils on the property are not cultivable, Class 5TR (9 ha), Class 6TR (8.6 ha), 7RT (2.3 ha), but can be used for seasonal grazing. Arid climate, lack of irrigation water, adverse topography, shallow bedrock and stoniness constrain agricultural development on this parcel
- 2) The current property size is slightly smaller than other ALR parcels in the area. The purpose of the exclusion is to permit the subdivision of the property into three ~8 ha lots.
- 3) The parcel is typical of many larger parcels in the area, in that it is used for seasonal grazing. There are no improved, irrigated hayfields in the immediate area.
- 4) The Commission refused the exclusion of the property in 2006. However it did exclude adjoining lands to the east in the early 2000's which were used for gravel extraction and industrial uses.
- 5) The Regional District supports the subdivision of the parcel into three 8 ha lots.
- 6) Several letters are provided from adjoining and nearby landowners (attached) which express their concerns with the proposal. The applicant has included his rebuttal to those concerns (attached)
- 7) The applicant has included a cover letter of his rationale for the proposed subdivision.

ATTACHMENTS

52078_Coers Opposition and Response.pdf
52078_Cover Letter ALC.pdf
52078_Woodruff Opposition and Response.pdf
52078_Wright opposition and response.pdf
52078 sketch plan.pdf
52078 soils report, C. Orban P. Ag.pdf
52078 airphoto map.pdf
52078_ContextMap50k.pdf

END OF REPORT

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