



Provincial Agricultural Land Commission - Staff Report

Application: 52494

Applicant: Grant & Helen Down
Agent: R.G. (Bob) Holtby
Local Government: Columbia Shuswap EA

Proposal: The applicants would like to subdivide the subject property into two lots of approximately 20 ha and 12 ha. The proposed subdivision would split the property east/west with each lot being used for agricultural/rural residential purposes.

A report for this application was prepared by Bob Holtby, MSc, PAg which is attached for review.

BACKGROUND INFORMATION

There was a previous application (21-81-21417) made in 1981 which was refused.

PROPERTY INFORMATION

PID: 007-679-190
Legal Description: Lot 1 Section 19 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 20899
Property Area: 31.4 ha
ALR Area: 31.4 ha
Purchase Date: February 23, 1990
Location: Caouette Road
Owner: Grant & Helen Down

Total ALR Area:

LAND USE

Current Land Use:

The subject property has one dwelling located roughly in the middle of the property. A second dwelling that was situated on the property has been demolished. The eastern portion of the property is currently in forage crops and has some fruit trees. The western portion of the property is steeper treed land and not suitable for agriculture. A reservoir and pump station facility for the CSRD water system is located in the south eastern corner of the subject property.

Surrounding Land Uses:

North: Rural residential, outside of the ALR
East: Rural residential, small farm uses, within the ALR
South: Small farms, within the ALR
West: Hillside, rural residential, outside of the ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 31.4 ha

Number of Lots	ALR Area of Lot (ha)
1	11.4
1	20.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L.083

PREVIOUS APPLICATIONS

Application ID: 36992

Legacy #: 21417

Applicant: Copperview Haven

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: South Shuswap OCP Bylaw No. 700

Designation: Agricultural Area 1

OCP Compliance: No

Zoning:

Zoning Bylaw Name: South Shuswap Zoning Bylaw No. 701

Zoning Designation: Agriculture (AR1)

Minimum Lot Size: 20.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Recommends approval.

Planning Staff

Development Services supports this application, however, staff have concerns about the application for the following reasons:

- Parcelization of lots in the ALR;
- Proposed property sizes do not conform to minimum parcel size requirements in the OCP subdivision, unless the subdivision is made under Section 946; and
- Potential impact on the current farm operation from parcelization.

ALC STAFF COMMENTS

Staff has the following comments:

- The proposed subdivision results in parcels that do not conform to minimum parcel size requirements in the OCP and the Zoning Bylaw.
- The proposed subdivision results in the parcelization of otherwise agricultural land.
- A report prepared by Bob Holtby, MSc, PAg states that the proposed subdivision could result in the western portion of the property being more actively farmed due to separate ownership.

ATTACHMENTS

52494map.pdf

52494AgroReport.pdf

52494_ContextMap50k.pdf

52494_AgCapabilityMap.pdf

52494_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Ron Wallace, April 24, 2012