



Provincial Agricultural Land Commission - Staff Report

Application: 52721

Applicants: Alexander and Hermine Imre, Ladislaus Imre
Agent: Ladislaus Imre
Local Government: Columbia Shuswap EA

Proposal: The owners of the two 2.2 ha subject properties would like to subdivide each lot into two lots of 1.1 ha, creating a total of four parcels of 1.1 ha each.

The agent has indicated that the Imre family owns adjacent properties to the west and southwest of the subject properties and that the proposed lots are intended for their daughters.

Should the ALC support the proposed subdivision, the applicants would need to apply to rezone the property to RR Rural Residential which has a minimum parcel size of 1 ha or they could apply under Section 946 of the Local Government Act.

BACKGROUND INFORMATION

These properties were previously subdivided in 2007 under Section 946 of the Local Government Act. The ALC conducted a site inspection at the time of the application and found the land to be very steep and not suited to agricultural development. As a result, the ALC had no objection to the subdivision as proposed.

PROPERTY INFORMATION

PID: 010-608-273
Legal Description: Lot 1, Section 5, Township 19, Range 10, W6M, Kamloops Division of Yale District, Plan 4166
Property Area: 2.0 ha
ALR Area: 2.0 ha
Purchase Date: March 10, 2009
Location: 1008 Salmon River Road
Owner: Ladislaus Imre

PID: 027-526-933
Legal Description: Lot 1 Section 5 Township 19 Range 10 West of the 6th Meridian Kamloops / Kamloops Division Yale District Plan KAP86696
Property Area: 2.2 ha
ALR Area: 2.2 ha
Purchase Date: March 10, 2009
Location:
Owner: Alexander and Hermine Imre

Total Land Area: 4.2 ha
Total ALR Area: 4.2 ha

LAND USE

Current Land Use:

There are currently two single family dwellings on the south lot and a shop on the north lot. The properties are steeply sloped with trees. Due to the topography, there is one switchback in the shared driveway on the north lot.

Surrounding Land Uses:

North: Silver Creek Store, small mobile home park, residential agriculture
East: Abattoir and agricultural use, in the ALR
South: Agricultural use in the ALR
West: Treed acreage, Crown land, not in ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 4.4 ha

Number of Lots	ALR Area of Lot (ha)
4	1.1

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/11

PREVIOUS APPLICATIONS

Application ID: 37081

Legacy #: 22680

Applicant: Claudia Trotter

Proposal: To subdivide the 4.4 ha subject property into two 2.2 ha parcels.

Note: Proposal to subdivide the 4.4 ha subject property into two 2.2 ha parcels. The Commission approved the application on the grounds that the majority of the land did not appear to be capable of agricultural development due to excessive steepness and poor soils.

RELEVANT APPLICATIONS

Application ID: 42564

Legacy #: 36385

Applicant: Hamid Saatchi

Proposal: To subdivide two lots (one of 1.2 , and one of 2 ha) from two adjoining 10 ha properties as divided by Salmon Valley Rd.

Decision:

Resolution #	Decision Date	Decision Description
202/2006	April 20, 2006	Refuse as proposed, allow subdivision of one lot. The Commission viewed Salmon River Road as a slight impediment to farming and would allow the subdivision of the two subject parcels by the road subject to their consolidation into one lot. This would create only one new lot.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Valley Land Use Bylaw No. 2500
Designation: Rural holdings
OCP Compliance: No

Zoning:

Zoning Bylaw Name: N/A
Zoning Designation: N/A
Minimum Lot Size: 8.0 ha
Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

Recommended approval with concern about water issues related to further subdivision in the area.

Board/Council

The CSRD Board forwarded the application with a recommendation of support.

Planning Staff

Local planning staff recommend approval for the following reasons:

- the steepness of the property is a limitation to the potential agricultural activity on the property;
- the proposed size of the lots is similar to the surrounding properties to the north and east;
- the properties are within the Silver Creek Area and consistent with Bylaw No. 2500 Policy 1.9.2.2; and
- the public will have an opportunity to give their input during the rezoning process.

ALC STAFF COMMENTS

Staff notes that the same owners made a previous application to subdivide a 4.4 ha property into two 2.2 ha lots. The Commission stated "the land was very steep and not suited to agricultural development". Further, they noted that "the majority of the land did not appear to be capable of agricultural development due to excessive steepness and poor soils."

- The subject properties are within an area that has a mixture of uses. It is adjacent to a small mobile home park. Smaller residential properties are located east of the Salmon River road, lying outside of the ALR.

ATTACHMENTS

52721_ContextMap10k.pdf
52721_AirphotoMap10k.pdf
52721_AgCapabilityMap.pdf
52721map.pdf

END OF REPORT

Prepared by: Ron Wallace, July 24, 2012