



Provincial Agricultural Land Commission - Staff Report

Application: 53254

Applicants: Christopher Monkhouse, Christine Gallinger
Local Government: District of Sicamous

Proposal: To subdivide the 0.56 ha property into a 0.19 ha lot and a 0.37 ha remainder.

BACKGROUND INFORMATION

The subject property is located on the south side of MacLean MacPherson Road and backs onto existing farm land to the south. The property was previously subdivided from the noted farm land in 1984 resulting in the creation of the 0.5617 ha subject property and the 9.5 ha remainder to the south.

LAND USE

Current Land Use:

The existing residence and accessory buildings are located on the eastern half of the property with an open fenced undeveloped area on the western half.

Surrounding Land Uses:

North: Single family residential and agriculture beyond
 East: Single family residential
 South: Agricultural
 West: Single family residential

PROPOSAL DETAILS

Subdivision - ALR Area: 0.5 ha

Number of Lots	ALR Area of Lot (ha)
1	0.2
1	0.3

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/15

PREVIOUS APPLICATIONS

Application ID: 14518

Legacy #: 17689

Applicant: Eugene & Joanne Sexsmith

Proposal: subdivide a 0.8 ha lot from the 10.3 ha property

Decision:

Resolution #	Decision Date	Decision Description
191/1984	March 7, 1984	allowed

Note: The approval of this subdivision created the subject property in 1984.

RELEVANT APPLICATIONS

Application ID: 33172 **Legacy #:** 15917

Applicant: Dewitt Holsteins Ltd
Note: #4 on attached Map.

Application ID: 33075 **Legacy #:** 03278

Applicant: Maier/Block
Note: #1 on attached Map.

Application ID: 31925 **Legacy #:** 09629

Applicant: Marion F Queen
Note: #3 on attached Map.

Application ID: 25137 **Legacy #:** 12886

Applicant: N. & M. FOLKEDAHL
Note: #6 on attached Map.

Application ID: 12919 **Legacy #:** 32558

Applicant: Colin Wattie
Proposal: Decision by Res#509/99 rescinded by 156/2000. Exclude 1.1 ha fronting MacLean-McPherson Road in order to subdivide that area into two commercial lots

Decision:

Resolution #	Decision Date	Decision Description
502/1999	July 19, 1999	refuse as proposed due to agricultural capability and heightened expectation for subdivision along road frontages but allow subject to consolidation of the proposed remainder to the lot south (Rem. L.S.14). DECISION RESCINDED BY RESOLUTION #156/2000.

Note: #7 on attached Map.

Application ID: 12536 **Legacy #:** 33176

Applicant: Roy Rokosh
Proposal: exclude the subject property in order to pursue develop the property for commercial and/or industrial purposes

Decision:

Resolution #	Decision Date	Decision Description
327/2000	May 24, 2000	refused due to agricultural capability furthermore, that all unauthorized non-farm uses cease and infra-structure removed

Note: #5 on attached Map.

Application ID: 2203 **Legacy #:** 28932

Applicant: Malcolm Campbell
Proposal: To subdivide the 0.3 ha lot into three lots of 0.1 ha.

Decision:

Resolution #	Decision Date	Decision Description
106/1995	January 18, 1995	The Commission refused the subdivision proposal because of concerns associated with increased residential density.

Note: #2 on attached Map.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Urban Residential
Designation: Rural
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Zoning Bylaw 101
Zoning Designation: R 1 and R 2
Minimum Lot Size: 0.7 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

That Council endorses staff's recommendation to forward the application to the ALC for its consideration of approval.

Planning Staff

Planning staff recommends support for the proposed subdivision.

ALC STAFF COMMENTS

Staff suggests that the ALC consider the following planning background:

- 1) The subject property lies on the urban side of the Growth Management Boundary established in the 2009 District of Sicamous OCP.
- 2) The ALC reviewed the District of Sicamous OCP in 2009 and did not object to a "Growth Management Boundary" (GMB) which resulted in a strip of small, residential ALR parcels lying adjacent to Green Road and Maclean McPherson Road being on the urban side of the GMB. Most of these parcels were not subdividable without sewer servicing, which is planned. However, the Commission recognized that there was some re-subdivision potential for a few of the larger parcels (of which the subject property is one). The Commission's non-objection to the OCP UGB boundary reflects a recognition, that to accommodate growth pressures in the District, these small residential lots should be re-subdivided, rather than for residential pressures to be accommodated by the subdivision of larger farm parcels.
- 3) Fencing, vegetative buffering and residential structure setbacks could be required to minimize potential farm/residential conflicts.

END OF REPORT

Prepared by: Ron Wallace, Land Use Planner