



Staff Report
Application # H – 37588
Applicant: Michael and Geri McKenzie
Location: Tappen

DATE RECEIVED: July 30, 2007

DATE PREPARED: October 29, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: Subdivision for a Relative: To subdivide a 0.5 ha parcel from the 3 ha subject property to provide a home site for the owner's son.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 012-139-297
Lot 8, Section 21, Township 21, Range 10, W6M, Kamloops Division Yale District, Plan 670,
EXCEPT Plans H9620, H716 and KAP72969

Purchase Date:

February 1991

Location of Property:

1350 Kirkpatrick Road, Tappen

Size of Property:

3 ha (The entire property is in the ALR).

Present use of the Property:

Single family dwelling, accessory buildings

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Lower elevation - agriculture
SOUTH: Agriculture, pasture and hayfields
EAST: Hobby Farms, rural residential
NORTH: Single family dwelling and hayfields

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/14
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan/Zoning Bylaw and Designation:

There is no OCP or zoning bylaw in this area.
Minimum Lot Size: Local Services Act 1675 m2 or larger for sewage disposal

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

CSRD Board: Forwarded the application recommending Concurrence with the staff report.

CSRD Staff: Recommend refusal. The subject property has already been reduced in size as a result of road upgrades. Subdivision would reduce the overall potential for agriculture.

STAFF COMMENTS:

- The property has not been used by the applicants for agriculture and does not have farm status.
- Subdivision would create a residential lot and further reduce the area of the property that could be used for agriculture.
- There is no benefit to agriculture of subdividing the property.
- The applicants do not qualify for consideration under the *Homesite Severance Policy* as they have only owned the property 10 years.

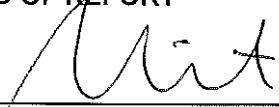
ATTACHMENTS:

- ALC Context map (1:50,000)
- Airphoto map (1:5,000)
- Letter from applicants
- Sketch of proposal
- CSRD Staff Report
- History map (provided by CSRD)

END OF REPORT

Signature

Date



Oct 29, 07