



Staff Report
Application # ZZ – 37611
Applicant: John and Terina Price
Agent: Century 21 Moving Real Estate BC

DATE RECEIVED: August 15, 2007

DATE PREPARED: October 12, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To exclude the 5 ha property from the ALR so that it can be rezoned and subdivided into residential lots.

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

BACKGROUND INFORMATION:

Local Government:

City of Merritt

Legal Description of Property:

PID: 011-880-651

That part of District Lot 176, Kamloops Division of Yale District, EXCEPT Plans H18324 and 34260 which lies South and West of Plan H18324

Purchase Date:

August, 2004

Location of Property:

300 Lindley Creek Road, Merritt

Size of Property:

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

Present use of the Property:

Residential use at present with one single family dwelling

Surrounding Land Uses:

WEST: Crown Land, Grazing
SOUTH: Crown Land, Grazing
EAST: Nicola Valley Rodeo Association
NORTH: Grazing, Hayfields

Agricultural Capability:

Data Source: Agricultural Capability Map # 921/2
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 1879 (2004)
Designation: Agriculture

Zoning Bylaw and Designation:

Zoning: Bylaw No. 1894 (2004)
Designation: Agriculture
Minimum Lot Size: N/A

PREVIOUS APPLICATIONS:

Application #22443-0

Applicant: Collett Ranch Ltd.
Decision Date: October 21, 1988
Proposal: Proposed to subdivide a 4 ha lot from an 18.9 ha property.
Decision: Refused. Commission would allow the subdivision if it encompassed all of the land up to the western boundary of the rodeo grounds subject to the remainder of the property being consolidated with lands to the north.

Application #22443-1

Applicant: Collett Ranch Ltd
Decision Date: December 12, 1988
Proposal: Applicant does not want to enlarge the size of the lot as the area proposed to be added to the lot is needed for cattle movement to grazing areas. Also he does not want to consolidate the remainder as he wants to give the remainder to his son.
Decision: Allowed as originally requested.

Application #15904-0

Applicant: Devick & Sons Cattle Co
Decision Date: September 27, 1983
Proposal: To subdivide an 8 ha lot from the 32 ha property and expand the rodeo and fall fair facilities on this parcel. The rodeo exists on the site.
Decision: Allowed. Final approval subject to review of a complete development plan for the proposed land uses.

Application #19041-0

Applicant: Collett Ranch Ltd
Decision Date: May 28, 1985
Proposal: Proposed to subdivide a lot of 5 ha from the 30 ha property. The proposed lot is separated by Lindley Creek Road.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Merritt City Council: The Council authorized the application to proceed to the Commission

STAFF COMMENTS:

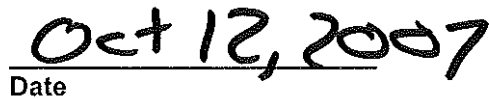
The City of Merritt held a public meeting regarding this application on the June 12, 2007. One letter of opposition to the proposed exclusion was included with the subdivision application. The agricultural capability of the subject property is 100% Class 5 MT improvable to 80% Class 2T – 20% Class 5T with limitations of topography and lack of moisture.

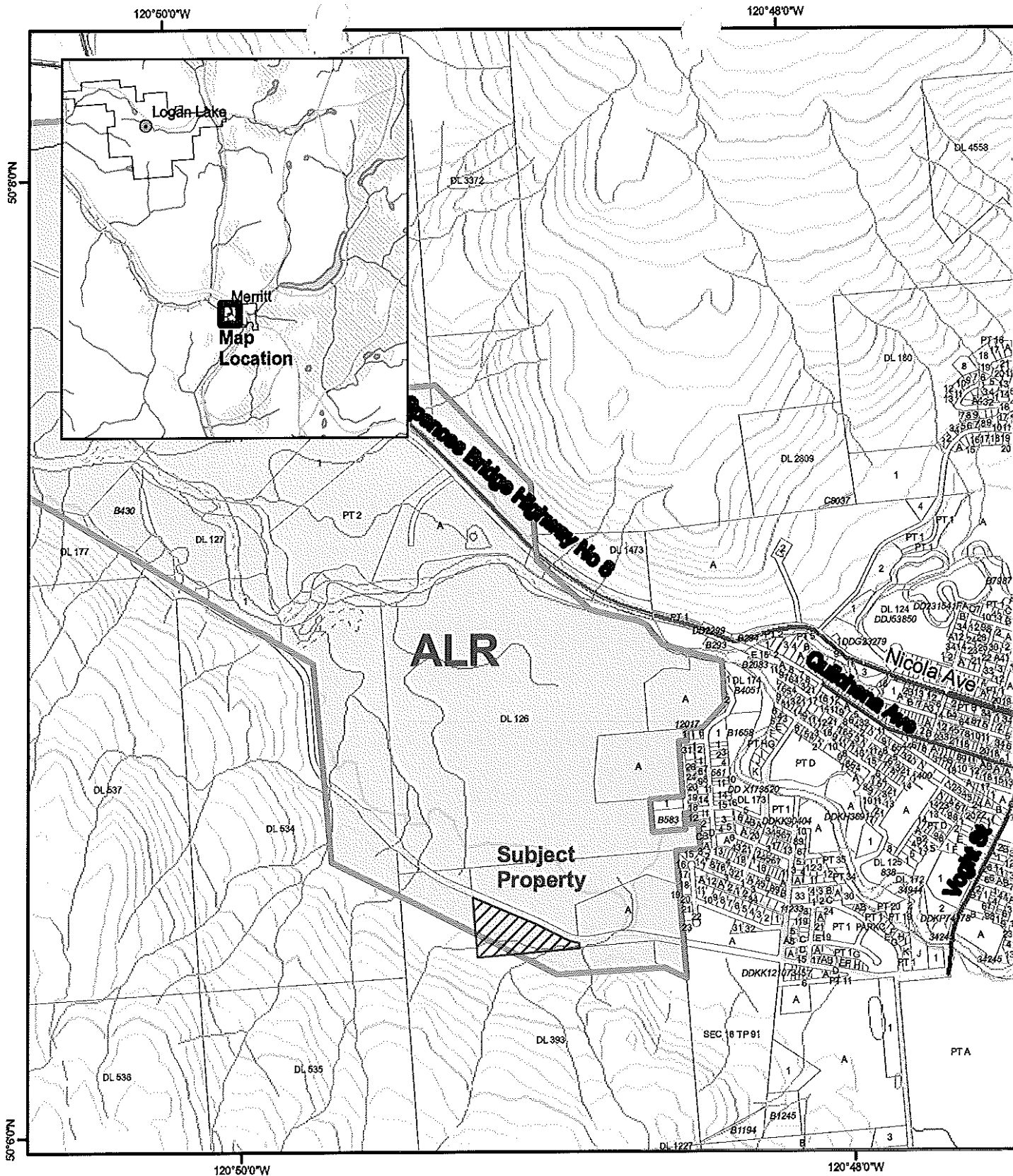
ATTACHMENTS:

- ◆ Letter of opposition to the proposed exclusion dated March 21, 2007.
- ◆ Map showing surrounding land uses (submitted by the applicant)
- ◆ ALC Context Map – 92I.016 – 1:20,000 (created by ALC Staff)
- ◆ Airphoto – 1:5000 (created by ALC Staff)

END OF REPORT


Signature


Date



ALC Context Map

Map Scale: 1:20,000



ALC File #: 02-07-37611

Mapsheets #: 921.016

Map Produced: Aug 23, 2007

Regional District: Thompson-Nicola