



Staff Report
Application # H – 37645
Applicant: Roy and Dolores Baldick
Location: Solsqua, east of Sicamous

DATE RECEIVED: August 27, 2007

DATE PREPARED: October 25, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: Subdivision for a Relative: To subdivide a 0.4 ha lot from the 1.3 ha subject property which encompasses the existing house and garage, and a few fruit trees. The remaining 0.9 ha will be transferred to the applicant'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 (CSRD)

Legal Description of Property:

PID: 012-968-811

Lot 1, Section 17, Township 22, Range 7, W6M, Kootenay District, Plan 10193

Purchase Date:

1973-10-05

Location of Property:

1870 Triple R Road, Cambie-solsqua area, north and east of the District of Sicamous

Size of Property:

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

Present use of the Property:

Single family residence, garage, fruit trees and heavily treed area

Agricultural Capability:

Data Source: Agricultural Capability Map # 82 L/15

The majority of the property is identified as having mixed prime and secondary ratings.

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Rural Residential lots in the ALR
SOUTH: Mainly forested 3 ha parcel with a residence and accessory buildings
EAST: 16 ha farm parcel in the ALR
NORTH: 4 ha parcel in the ALR

Official Community Plan and Zoning Designation:

Rural Sicamous Land Use OCP Bylaw No. 2000, Designation: A Agriculture

PREVIOUS APPLICATIONS:

Application #74-0451-0

Applicant: Sinton, Robert
Decision Date: April 8, 1975
Proposal: To exclude a 4 ha parcel from the ALR (the parcel has three owners)
Decision: Refused exclusion, but allow a three lot subdivision in the ALR **(the subject property is one of the resulting lots)**

Application #04232-0

Applicant: Sinton, R.R. & S.A.
Decision Date: May 10, 1977
Proposal: To subdivide the 1.4 ha property into four equal sized lots.
Decision: Refused.

Application #07509-0

Applicant: Sinton, R.R. & S.A.
Decision Date: Nov. 21, 1978
Proposal: To exclude (and subdivide) 0.7 ha of the 1.5 ha property.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

CSRD Board: Forwarded the application recommending concurrence with the staff report supporting the proposed subdivision.

STAFF COMMENTS:

- The Commission allowed the subdivision of two of the original three 1.5 ha lots into smaller 0.75 ha lots upon request over the past 35 years.
- It is unlikely that another subdivision will increase the likelihood of agricultural development of this small property or promote agricultural development on adjoining larger parcels. However, allowing a two lot subdivision would be consistent with previous decisions.

ATTACHMENTS:

- 1:5,000 ALC map
- 1:5,000 Orthophoto
- CSRD cadastral map with soils overlay

END OF REPORT

Signature

Oct 29, 07

Date