



Staff Report
Reconsideration of Application # H – 37713
Applicant: Carmen & Kimberly Levesque

DATE RECEIVED: June 06, 2008

DATE PREPARED: June 10, 2008

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide the 46 ha property into two 23 ha lots. A business plan detailing agricultural development has been submitted (dated June, 2008)

This application is reconsidered pursuant to section 33 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission indicated as per Resolution #80/2008 that it would reconsider its decision to refuse the subdivision of the property subject to the submission of an appropriate agricultural business plan.

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 014-266-792

SW 1/4, Section 3, Township 22, Range 10, W6M, Kamloops Division of Yale District, EXCEPT Plans 22086, KAP48701 and KAP80551

Purchase Date:

June 2007

Location of Property:

White Lake area

Size of Property:

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

Present use of the Property:

Single family dwelling, agricultural buildings, 10 head cow operation and alpacas

Surrounding Land Uses:

WEST: cleared hay field in the ALR
SOUTH: agriculture, corn and hay fields in the ALR
EAST: crown land outside the ALR
NORTH: Forested hillside in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/14
The majority of the property is identified as having secondary capability ratings with the exception of the narrow hayfield areas adjacent to White Lake Rd.

Official Community Plan and Zoning Designation:

No bylaws affect this area.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The application was originally forwarded by the Regional Board with a recommendation of refusal.

STAFF COMMENTS:

Staff suggests that the Commission consider the following:

- The proposed subdivision would include portions of the lower hayfield which is not included in the agricultural development.
- The subdivision will significantly reduce the lower hayfield capacity of the agricultural remnant.
- There is no certainty that the applicant's will follow through with the agricultural development if subdivision is permitted prior to development.

ATTACHMENTS:

- Business Plan for Levesque Farm and Vineyard (dated June 2008)
- ALR map and airphoto

END OF REPORT

Signature

Date