



Staff Report
Application # H – 37969
Applicant: Ross and Lynda Zeeb
Agent: Browne Johnson Land Surveyors

DATE RECEIVED: January 17, 2008

DATE PREPARED: February 21, 2008

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To use 0.5 ha of ALR (20 meters by 250 meters) of a ~16 ha lot for an access roadway to a proposed residential development on a 12.5 ha lot outside the ALR. Only ~3 ha triangular area of the 16 ha lot lies in the ALR

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

No previous applications have been considered on the subject property. The property which proposed to be subdivided (and the non ALR portion developed) was allowed a subdivision in 1984. See below for details.

Local Government:

District of Sicamous

Legal Description of Property:

PID: 002-889-234
Lot 2, Section 31, Township 21, Range 7, W6M, Kamloops Division of Yale District, Plan 35152

Purchase Date:

The property is owned by the province of B.C.

Location of Property:

MacLean-MacPherson Road, Sicamous

Size of Property:

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

Present use of the Property:

The 0.5 ha area proposed for a road is forested, and is part of a larger area that is leased (from the province) for parking for snowmobile uses.

Surrounding Land Uses:

WEST: Cultivated ALR parcel – 12.5 ha
SOUTH: Forested non ALR hillside
EAST: Forested non ALR hillside
NORTH: urban residential properties fronting MacLean - McPherson Rd.

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/15
The majority of the property is identified as having prime dominant ratings (class 2 and 3 soils).

Official Community Plan and Zoning Designation:

The OCP/zoning bylaw designates the land proposed for the access road as "Large Holdings"

PREVIOUS APPLICATIONS:

Application #17689-0

Applicant: Sexsmith, Eugene & Joanne
Decision March 07, 1984
Date:
Proposal: To subdivide a 0.8 ha lot from the 10.3 ha property
Decision: Allowed subject to the consolidation of the farm remainder with the adjoining property to the south (also owned by the applicant)

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The District of Sicamous forwarded the application with a recommendation of support.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The proposed hillside development takes pressure off of ALR land to be used for residential development.
- The access road affects arable crown land that has never been cleared or used for agriculture.
- It appears that portions of the property's lowland area (~1 ha) lie outside the ALR. Consideration might be given to requiring the inclusion of this land into the ALR as a condition of approval so that there is no net loss of ALR, and to prevent urban residential uses from intruding onto the lowland area.
- The Commission should also consider fencing and buffered setbacks to ensure farm/residential conflicts are kept to a minimum (i.e. the retention of 30 meters of native vegetation).
- A storm water drainage plan should be submitted for the Commission's review to ensure that hillside development does not result in unintended storm water effects on ALR land.

ATTACHMENTS:

- 1:20,000 scale ALR map
- 1:10,000 scale orthophoto
- Applicant's subdivision sketch plan

END OF REPORT

Signature

Date