



Staff Report
Application # ZZ-38723
Applicant: 3-S Ranch Ltd.
Agent: Ed Shook

DATE RECEIVED: December 16, 2008

DATE PREPARED: April 17, 2009

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To adjust the property boundaries of the 11.1 ha, 1.3 ha, 62.6 ha and 50.2 ha properties to create four new lots, 10.4 ha, 4.5 ha, 5.5 ha and 104.8 ha.. The smaller lots will be sold and the large remainder retained for ranching purposes.

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

BACKGROUND INFORMATION:

Local Government:

Thompson-Nicola Regional District

Legal Description of Properties:

1. PID:013-123-220
Parcel A (DD C23119) of District Lot 2570, Kamloops Division Yale District
2. PID: 013-123-238
Parcel B (DD C26120) of District Lot 2570, Kamloops Division Yale District
3. PID: 013-089-005
District Lot 1709, Kamloops Division Yale District, Except Plans 5994, 8040 and 10473
4. PID: 013-088-947
District Lot 1708, Kamloops Division Yale District

Purchase Dates:

1971

Location of Property:

Vavenby

Size of Properties:

1. 11.1 ha (5.4 ha is in the ALR)
2. 1.3 ha (0.2 is in the ALR)
3. 62.6 ha (38.6 is in the ALR)
4. 50.2 ha (the entire property is in the ALR)

Present use of the Property:

Agriculture/ranching

Surrounding Land Uses:

North: North Thompson River
East: Small Farm
South: Crown Land, steep timbered mountainside
West: Timberland, non-ALR and small holdings.

Agricultural Capability:

Data Source: Agricultural Capability Map # 82M/12
The majority of the property is identified as having mixed prime and secondary ratings.

Zoning Bylaw and Designation:

Zoning Bylaw no. 940 designates the properties as RL-1 (Rural) zone with a minimum parcel size of 4 ha. The subject properties are located within the Fringe Area of the District of Clearwater.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Thompson-Nicola Regional District Board: The Regional Board forwarded the application with no comments or recommendations as per policy.

STAFF COMMENTS:

Staff notes the following:

- Essentially this proposal is a boundary adjustment. The applicants are not creating any new titles but reconfiguring the existing property boundaries to create parcels to sell that contain less arable lands.
- Three of the four subject properties are partially in and partially outside of the ALR.
- The newly created remainder, Lot 4, would contain the agricultural lands and be approximately 104.8 ha in size. (approximately 88.2 ha of this lot is in the ALR.)
- Proposed Lot 1 is 10.4 ha and contains approximately 3.5 ha of ALR.
- Proposed Lot 2 is 5.5 ha and contains approximately 1 ha of ALR
- Proposed Lot 3 is 4.5 ha and contains approximately 2 ha of ALR.
- Proposed Lot 3 contains the most cultivated land.
- Some cultivated lands are not within the ALR.
- The applicants aver that by reconfiguring the boundaries of the property they can avoid selling valuable agricultural lands and are creating parcel boundaries that more accurately reflect current land uses.
- The proposed subdivisions are adjacent to existing small lots. This subdivision predates the creation of the ALR.

ATTACHMENTS:

- Description of proposal and maps, submitted by the applicant.
- Sketch of proposal showing the location of the ALR boundary (created by ALC Staff)
- ALC Context Map – 1:20,000 – 82M.052 (created by ALC Staff)
- Airphoto (2004) 1:10,000 (created by ALC Staff)

END OF REPORT

Signature

Date