



Agricultural Land Commission Staff Report

DATE: August 26, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50120

PROPOSAL: To subdivide the 57 ha lot into seven approximately 8 ha lots to be developed into small farms.

PROPOSAL INFORMATION

Background: The subject property is within the city limits of the City of Kamloops
Received Date: June 25, 2009
Applicant: W. Puhallo
Agent: N/A
Local Government: City of Kamloops

DESCRIPTION OF LAND

PID: 011-902-477
Legal Description: Parcel B of District Lots 311, 312, 313, and 444 Kamloops Division Yale District Plan 919 Except Plan 16486
Civic Address: 555 Dairy Road, Kamloops
Area: 63 ha
ALR Area: 63 ha
Purchase Date: June 25, 1980
Owner: W. Puhallo

Total Land Area: 63 ha
Total ALR Area: 63 ha
Current Land Use: Hayfields (32 ha), irrigated pasture (12 ha), unimproved riparian zone (10 ha), feedlot, stackyards and hayshed (2 ha).

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
63.0	Prime	CLI

Number of Lots	Lot Size (ha)
7	8.0

Surrounding Land Uses:

North	Rural Residential
East	North Thompson River
South	North Thompson River
West	Small Farms

Official Community Plan

Bylaw Name: KAMPLAN 2004
Designation: Rural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 5-1-2001
Zoning Designation: A-1 - Agricultural
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 42808
Applicant: Michail PUHALLO
Proposal: To subdivide a 0.4 ha lot from the 56.6 ha property to allow one of the owners to put a homesite on a separate title.

Decisions:
Resolution Number

Decision Date **Decision Description**

Note: Legacy Application # ZZ- 19602
Resolution # 1205/1985
Decision Date: December 16, 1985

Decision: Refused on the grounds that the land has a good potential for agricultural purposes and subdivision would create a negative impact on the surrounding Agricultural Land Reserve. It is suggested by the Commission that alternative means exist to finance the construction of a new home without impacting on the agricultural land base. The commission would be prepared to allow a 25 year lease based on an explanatory plan.

RELEVANT APPLICATIONS

Application #: 15122
Applicant: Hayward Holdings Ltd.
Proposal: Realignment of 3 properties totalling 80 acres into 3 reconfigured lots.

Decisions:
Resolution

Number	Decision Date	Decision Description
5254	December 20, 1976	Allowed.

Note: Legacy Application # ZZ-02788

Application #: 15121
Applicant: Hook Ranches Ltd.
Proposal: Proposed to s/d the 123.64 acre property into 19 parcels of 5 acres or 24 parcels of 2 acres, one 6 acre and 1 30 acre.

Decisions:
Resolution

Number	Decision Date	Decision Description
10031	November 2, 1978	Refused. The land has the capability for agriculture.

Note: Legacy Application # ZZ-07340

Application #: 15119
Applicant: Hayward Holdings Ltd.
Proposal: Proposed to realign the property boundaries between the 43 ha and 6 ha properties into two new lots of 8 ha and 41 ha.

Decisions:
Resolution

Number	Decision Date	Decision Description
1296	July 15, 1980	Refused. The proposal would s/d the excellent lands being used as hayfield.

Note: Legacy Application # ZZ-10873

Committee Recommendations

Type	Recommendation	Description
Board/Council	Refuse	City of Kamloops Council. The City of Kamloops Council forwarded the application with a recommendation of "non-support" for growth management reasons.

STAFF COMMENTS

The agricultural capability of the subject property is improvable to 80% Class 2 C - 20% Class 3W which is considered Prime.

Staff note that most previous applications on adjacent properties were refused, with the exception of one application which allowed a boundary adjustment, thereby not creating any new properties. The small lots located on the north end of the property pre-date the ALR.

The applicant states that the subdivision will allow the development of smaller farm units that will be more productive than the current large unit which is used to produce hay.

The applicants further state that the properties' proximity to the developed part of the City of Kamloops and its location along the river reduces its suitability for cattle ranching.

The City of Kamloops forwarded the application with a recommendation of "non-support" However as the mininum parcel size is 8 ha and the application is consistent with the zoning it has forwarded the application to the Commission. The City has acknowledged that the Commission has the authority to determine parcel sizes in the ALR.

ATTACHMENTS

- 50120_AirphotoMap.pdf
- 50120_ContextMap20k.pdf
- 50120proposal description.pdf
- 50120local government report.pdf
- 50120proposal sketch.pdf

END OF REPORT

Signature _____

Date _____