



Agricultural Land Commission Staff Report

DATE: August 18, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout
RE: Application # 50400
PROPOSAL: To include the 4.5 ha area into the ALR that was required by Resolution #450/2008.

PROPOSAL INFORMATION

Background: See previous application #H-38181 (Application ID: 45056)
Received Date: August 17, 2009
Applicant: Dwayn, Lola and Tracy Bentley
Agent: N/A
Local Government: Columbia Shuswap Regional District

DESCRIPTION OF LAND

PID: 014-164-493
Legal Description: North 1/2 of the Southwest 1/4, Section 20, Township 23, Range 10, W6M, Kamloops Division of Yale District
Civic Address: 2651 Evans Road, North of Celista
Area: 32.5 ha
ALR Area: 16.7 ha
Purchase Date: December 17, 2005
Owner: Dwayn, Lola and Tracy Bentley

Total Land Area: 32.5 ha
Total ALR Area: 16.7 ha
Current Land Use: Three family homes, hay, pasture, mill

PROPOSAL DETAILS

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
4.5	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North Non-ALR, treed
East ALR, hayfield beyond Evans Road
South ALR, pasture, swamp
West Non-ALR, treed

Official Community Plan

Bylaw Name: N/A

Designation: N/A

OCP Compliance:

Zoning

Zoning Bylaw Name: N/A

Zoning Designation: N/A

Minimum Lot Size: ha

Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 45056

Applicant: Dwayn, Lola and Tracy Bentley

Proposal: Subdivision for a Relative: To subdivide the 32 ha subject property into two lots (10.5 ha and 21.5 ha) for family members to have their own titles. The 10.5 ha lot is mainly outside the Agricultural Land Reserve (ALR) while the 21.5 ha lot is almost entirely in the ALR. The applicants propose to include the non-ALR portion of the 21.5 ha lot into the ALR (it is developed as hayfield).

Decisions:

Resolution

Number

Decision Date

Decision Description

450

August 7, 2008

Refused as proposed, however, the Commission would allow the subdivision of the property to allow the creation of two lots outside the ALR subject to the inclusion of a portion of the property. If this approval was pursued, the Commission would consider consideration under the Homesite Severance Policy to have been satisfied.

Note: Legacy # 38181

Committee Recommendations

Type

Recommendation

Description

Planning Staff

Approve

Recommends approval as the inclusion will be a benefit to agriculture and the subdivision proposed under application #H-38181 would not have a negative influence on the ALR as the majority of the proposed new parcel will be outside the ALR.

Board/Council

Approve

Concurred with Staff comments.

STAFF COMMENTS

Under Resolution #450/2008, the Commission allowed the subdivision of the 32 ha subject property into three lots (0.2 ha, 10.2 ha and 21.8 ha) subject to the inclusion of the 4.5 ha area currently being proposed for inclusion.

ATTACHMENTS

38181d1.pdf

50400air_photo_proposal.pdf

END OF REPORT

Signature

Date
