



Agricultural Land Commission Staff Report

DATE: November 17, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 50487
PROPOSAL: To subdivide a 6 ha lot from the 32.3 ha subject property.

PROPOSAL INFORMATION

Background: Subdivision of the property has been refused in the past.
Received Date: September 3, 2009
Applicant: Edward & Charlotte Jackson
Agent: N/A
Local Government: Columbia Shuswap Regional District

DESCRIPTION OF LAND

PID: 002-034-867
Legal Description: The South 1/2 of the North East 1/4 of Section 17 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plan H12520
Civic Address: 1043 Dilworth Road, Sorrento
Area: 32.3 ha
ALR Area: 32.3 ha
Purchase Date: March 3, 1988
Owner: Edward & Charlotte Jackson

Total Land Area: 32.3 ha
Total ALR Area: 32.3 ha
Current Land Use: The portion lying north of Dilworth Road is mostly cleared and used for cattle pasture with a forested creek and ravine in the northeast corner of the property. A single family dwelling, shop and equipment shed are located on this portion of the property. The area south of the road remains mostly in a natural state with forest and small clearings.

PROPOSAL DETAILS

Subdivision

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

Number of Lots Lot Size (ha)

1	6.0
1	26.3

Surrounding Land Uses:

North	Residential - Bareland with shop
East	Residential, hobby-farm, horse pasture and hayfied, cottage sewing business
South	Residential - hobby farm & horses
West	Hay Fields

Official Community Plan

Bylaw Name:	South Shuswap OCP Bylaw No. 700
Designation:	A2 - Agriculture
OCP Compliance:	Yes

Zoning

Zoning Bylaw Name:	South Shuswap Zoning Bylaw No, 701
Zoning Designation:	AR2 - Agriculture Zone
Minimum Lot Size:	4.0 ha
Zoning Compliance:	Yes

PREVIOUS APPLICATIONS

Application #: 33314

Applicant: S Toly

Proposal: To subdivide the 32 ha subject property into two lots of 12 ha and 20 ha as divided by a road.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Refused by Resolution #2279/1981 on the grounds that the property lies within a large block of ALR and that subdivision would have a negative impact on the land's potential agricultural use (Legacy application #H-13087)

Committee Recommendations

Type	Recommendation
Planning Staff	Approve

Description
CSR Development Services: Recommend approval. The proposed subdivision meets the minimum parcel size requirements of the bylaw. The property is bisected by Dilworth Road and the proposed new parcel will be located in the southeast corner of the property, south of the road. The proposed new parcel is located in an area of the property that is less suitable for agricultural purposes. The area north of the road, being the area of higher agriculture value, is left intact, along with the remaining area south of the road. The proposed new parcel will be large enough to allow agricultural uses in the form of a hobby farm or market garden if the soil capabilities are improved or irrigation available. Staff recognizes that although the minimum parcel size in the AR2 zone is 4 ha, this parcel size is not sufficient to encourage agricultural activities. It is recommended that once the new OCP is adopted for Electoral Area ' C' , the Board review zoning regulations with regard to minimum parcel size in lands within the ALR.
CSR Board: Recommend concurrence with the Development Services staff report dated 2009 07 24.

Board/Council	Approve
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STAFF COMMENTS

- Subdivision of the subject property was previously refused on the grounds that the property lies within a large ALR block and subdivision would reduce the suitability of the property for agricultural use.

ATTACHMENTS

- photos from applicant.pdf
- 50487_AirphotoMap.pdf
- 50487_ContextMap50k.pdf
- ag cap.pdf
- proposal sketch.pdf
- history of ALR applications.pdf

END OF REPORT

Signature

Date