



## Agricultural Land Commission Staff Report

**DATE:** October 27, 2009  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers  
  
**RE:** Application # 50600  
**PROPOSAL:** To subdivide the 32 ha property into an 8 ha lot and a 24 ha lot.

### PROPOSAL INFORMATION

**Background:** South of Kamloops at 4860 Jackson Road.  
**Received Date:** September 18, 2009  
**Applicant:** Ben & Maja Carrington  
**Agent:** N/A  
**Local Government:** Thompson-Nicola Regional District

### DESCRIPTION OF LAND

**PID:** 014-197-511  
**Legal Description:** The west 1/2 of the North East 1/4 of Section 16, Township 18, Range 17, West of the 6th Meridian, Kamloops Division Yale District  
**Civic Address:** 4860 Jackson Road.  
**Area:** 32.3 ha  
**ALR Area:** 32.3 ha  
**Purchase Date:** February 1, 2007  
**Owner:** Ben & Maja Carrington  
  
**Total Land Area:** 32.3 ha  
**Total ALR Area:** 32.3 ha  
**Current Land Use:** Cattle and horse grazing, single family dwelling and associated outbuildings.

### PROPOSAL DETAILS

**Subdivision**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
32.3	Mixed Prime and Secondary	CLI

<b>Number of Lots</b>	<b>Lot Size (ha)</b>
1	8.0
1	24.0

**Surrounding Land Uses:**

North	cattle grazing
East	cattle grazing
South	cattle grazing
West	cattle grazing

**Official Community Plan**

**Bylaw Name:** n/a

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** Bylaw no. 940

**Zoning Designation:** AF-1 (Agricultural/Forestry)

**Minimum Lot Size:** 8.0 ha

**Zoning Compliance:** Yes

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board forwarded the application with no comment or recommendation as per policy.

**STAFF COMMENTS**

The agricultural capability of the subject property is rated as 100% Class 5TM improvable to 80% Class 4T - 20% Class 3T with limitations of topography and soil moisture deficiency.

The applicants would like to create a lot for the parents of one of the applicants.

The land use of most of the surrounding properties is listed as cattle grazing.

This is the first subdivision application in the immediate area.

**ATTACHMENTS**

- 50600 proposal description.pdf
- 50600 proposal sketch.pdf
- 50600 ag cap.pdf
- 50600 airphoto small.pdf

**END OF REPORT**

**Signature**

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**Date**

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