



Agricultural Land Commission Staff Report

DATE: October 27, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50601
PROPOSAL: To subdivide the 62.4 ha property into three lots, two 8.8 ha lots and a 45 ha remainder.

PROPOSAL INFORMATION

Background: 50 ha of the 62.4 ha property is in the ALR.
Received Date: September 18, 2009
Applicant: Maureen Brady
Agent: N/A
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 014-139-154
Legal Description: The South East 1/4 of Section 3, Township 22, Range 15, West of the 6th Meridian, Kamloops Division Yale District, EXCEPT Plan H13323
Civic Address: 3080 Heffley-Louis Creek Road
Area: 62.4 ha
ALR Area: 50 ha
Purchase Date: September 1, 2009
Owner: Maureen Brady

Total Land Area: 62.4 ha
Total ALR Area: 50 ha
Current Land Use: Grazing and hay, one residence

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
50.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	6.4
1	8.5
1	35.3

Surrounding Land Uses:

North	Crown land - range & forest
East	private farm land
South	Crown forest land
West	subdivision

Official Community Plan

Bylaw Name: Kamloops North OCP
Designation: Rural Resource and Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw no. 940
Zoning Designation: AF-A (Agricultural/Forestry)
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 30893
Applicant: Robert & Rose White
Proposal: To subdivide the 63 ha property as divided by Tod Mountain Road into two parcels of approximately 18.9 and 44.5 ha

**Decisions:
Resolution**

Number	Decision Date	Decision Description
Note:	Legacy Application # 21-ZZ-11285 Decision Date: November 20, 1980 Resolution # 2088/1980	

Decision: Refused on the grounds that the subject property and surrounding area has a good capability for grazing purposes and some forage production and consequently, should remain in large sized parcels. The Commission did, however, feel that the applicant should be sent the homesite severance guidelines and be advised about how to qualify under the policy.

Application #: 30892

Applicant: R.W. & R.L. White
Proposal: To subdivide the property into an 18.8 ha lot and a 44 ha lot as divided by the road

Decisions:
Resolution Number

Decision Date

Decision Description

Note: Legacy Application # 21-ZZ-07042
Decision Date: August 24, 1978
Resolution # 9536/1978

Decision: Refused on the grounds that the property has a capability for grazing and forage production and consequently should be retained as a large parcel.

Application #: 29795

Applicant: R & R White

Proposal: To exclude 10 ha lying north of Tod Mountain Road to facilitate its subdivision.

Decisions:
Resolution Number

Decision Date

Decision Description

Note: Legacy Application # 02-ZZ-12685
Decision Date: December 3, 1981
Resolution # 2062/1981

Decision: Approved

Application #: 17212

Applicant: Johann & Brenda Steiner

Proposal: To subdivide the 14.16 ha property into 3 lots of 4.72 ha each. Approximately half of the property is in the ALR.

Decisions:
Resolution Number

Decision Date

Decision Description

605 October 31, 2001 Allowed.

Note: Legacy Application # ZZ-33925

Application #: 16985

Applicant: Robert Johnson

Proposal: To open a business on the property of meat cutting and retail sales.

Decisions:
Resolution Number

Decision Date

Decision Description

254 May 24, 2001 Allow as proposed.

Note: Legacy Application # ZZ-33799

Application #: 7378

Applicant: Johann & Brenda Steiner

Proposal: Proposal is to subdivide the 63.2 ha property along the Heffley Louis Creek Highway into two lots north of the road, 8.09 ha and 14.2 ha in size and a 40.1 ha remainder

south of the road.

Decisions:

Resolution Number	Decision Date	Decision Description
72	February 24, 1997	Allow as proposed.

Note: Legacy Application # ZZ-31168

Committee Recommendations

Type	Recommendation	Description
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

Staff notes that previous decisions have allowed subdivision of lands on the north side of the road and in one case the land north of the road was excluded in order to facilitate its subdivision.

A portion of each of the proposed lots are located outside of the ALR.

The non-ALR portions of the subject property are generally treed and appear to slope upward. About 14 ha of the subject property is cleared. The cleared portion is located south of the road.

ATTACHMENTS

- 50601 ag cap.pdf
- 50601 airphoto.pdf
- 50601 previous apps map.pdf
- 50601 proposal sketch.pdf
- 50601_ContextMap50k.pdf
- 50601_ContextMap20k.pdf

END OF REPORT

Signature

Date