



## Agricultural Land Commission Staff Report

**DATE:** October 27, 2009  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers  
  
**RE:** Application # 50689  
**PROPOSAL:** To subdivide a 2 ha lot from the 14.8 ha subject property.

### PROPOSAL INFORMATION

**Background:** Located in Vinsulla  
**Received Date:** October 6, 2009  
**Applicant:** Ruth Konshak  
**Agent:** N/A  
**Local Government:** Thompson-Nicola Regional District

### DESCRIPTION OF LAND

**PID:** 011-536-667  
**Legal Description:** Lot 1, Sections 26, 35 and 36, Township 22, Range 17, West of the 6th Meridian, Kamloops Division Yale District, Plan 1513 Including all Timber Thereon Except Plans A16041, H925 and KAP58376  
**Civic Address:** 8195 Edwards Road, Vinsulla  
**Area:** 14.8 ha  
**ALR Area:** 8 ha  
**Purchase Date:** September 25, 2008  
**Owner:**

**Total Land Area:** 14.8 ha  
**Total ALR Area:** 8 ha  
**Current Land Use:** Residential - Single Family Dwelling with Inlaw Suite/ Outbuildings/Small barn / Garage / Hayshed and 2 sheds

### PROPOSAL DETAILS

**Subdivision**

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

<b>Number of Lots</b>	<b>Lot Size (ha)</b>
1	0.4
1	7.6

**Surrounding Land Uses:**

North	Farm
East	Highway and Crown land
South	Residential
West	River

**Official Community Plan**

**Bylaw Name:** Kamloops North OCP  
**Designation:** Agricultural  
**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** Bylaw No. 940  
**Zoning Designation:** SH-1 (Small Holdings)  
**Minimum Lot Size:** 2.0 ha  
**Zoning Compliance:**

**RELEVANT APPLICATIONS**

**Application #:** 45654  
**Applicant:** Linda Lougheed  
**Proposal:** To subdivide a 2 ha lot from the 21 ha subject property. The owners would remain on the 2 ha property and the remainder is to be sold to their son.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
136	April 30, 2009	Refused.

**Note:** Legacy Application # ZZ-38719

**STAFF COMMENTS**

Only 8 ha of the 14.9 ha subject property is in the ALR.

Only 0.4 ha of the 2.2 proposed lot is in the ALR.

Approximately 5.1 ha of the remainder of the property is not in the ALR and appears to have similar agricultural capability to the ALR portion of the property. Should the Commission be willing to approve the subdivision it may wish to consider making inclusion of the Non-ALR portion of the remainder a condition of approval.

## **ATTACHMENTS**

50689\_AirphotoMap.pdf

50689\_ContextMap20k.pdf

50689 proposal sketch.pdf

50689 proposal sketch airphoto.pdf

## **END OF REPORT**

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**Signature**

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**Date**