



Agricultural Land Commission Staff Report

DATE: February 12, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50971
PROPOSAL: Subdivision

PROPOSAL INFORMATION

Background: Subdivide five, 2 acre (0.8ha) lots, leaving 4.82 acres (2 ha) with residence and out building
Received Date: November 2, 2009
Applicant: Robert & Leona Hole
Agent: N/A
Local Government: District of Clearwater

DESCRIPTION OF LAND

PID: 003-687-783
Legal Description: Lot B District Lot 2157 Kamloops Division Yale District Plan 22772
Civic Address: 608 Birch Drive
Area: 4 ha
ALR Area: 4 ha
Purchase Date: September 13, 1986
Owner: Robert & Leona Hole

Total Land Area: 4 ha
Total ALR Area: 4 ha
Current Land Use: 2 ha -Hobby Farm, House, Workshop, Woodshed
Remaining 4 ha - Undeveloped property

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
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4.0	Unclassified	
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Number of Lots Lot Size (ha)

5	0.8
1	1.9

Surrounding Land Uses:

North Residential
East Bush Land (Undeveloped Property)
South Residential
West Residential

Official Community Plan

Bylaw Name:
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name: Zoning Bylaw no. 0940
Zoning Designation: RL-1 (Rural) Zone
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 7941
Applicant: Robert & Marguerite Lehto
Proposal: To subdivide the 6 ha into 4 lots of 1 ha each and and one lot of 2 ha.

Decisions:

Resolution Number	Decision Date	Decision Description
7575	November 16, 1977	Refused on the grounds that creation of small residential lots within the ALR is contrary to the intent of the ALC Act. The Commission would permit 3 parcels of 5 acres each provided the applicant can obtain zoning.

Note: Legacy Application # 21-ZZ-05077

RELEVANT APPLICATIONS

Application #: 45952
Applicant: Daniel and Daniela Wiunig
Proposal: To build and operate a guest house with 4 bedrooms on the subject property.

Decisions:

Resolution Number	Decision Date	Decision Description
907	September 15, 2009	Approved.

Note: Legacy Application # 21-ZZ-38980

Application #: 12057
Applicant: Garry & Carol Curtis
Proposal: To subdivide the 2.8 ha property into 3 lots of two 0.8 ha lots and one 1.2 ha lot..
Decisions:

**Resolution
Number**

9298

Decision Date

July 20, 1978

Decision Description

Allowed. Surrounding land uses are residential.

Note: Legacy Application # 21-ZZ-06578

Application #: 7692

Applicant: John & Lois Huyder

Proposal: To develop a botanical garden on the 9.87 ha property of which approximately 6 ha are in the ALR.

**Decisions:
Resolution
Number**

178

Decision Date

March 24, 1997

Decision Description

Allowed as proposed subject to installation of trespass fencing as proposed by the applicant.

Note: Legacy Application # 21-ZZ-31244

Committee Recommendations

Type

Board/Council

Recommendation

No Comment

Description

District of Clearwater Council: The Council passed a resolution that authorized the application to proceed to the Commission.

STAFF COMMENTS

The proposed lots are surrounded on all sides by similar sized lots.

ATTACHMENTS

50971_ContextMap20k.pdf

50971_ContextMap50k.pdf

50971 airphoto.pdf

50971 proposal sketch.pdf

END OF REPORT

Signature

Date