



Agricultural Land Commission Staff Report

DATE: March 4, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51618
PROPOSAL: To exclude the approximately 10 ha of ALR land that lies east of Loakin Bear Creek Road.

PROPOSAL INFORMATION

Background: Loakin Bear Creek Road - near Chase
Received Date: February 26, 2010
Applicant: John Gregson
Agent: N/A
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 013-636-812
Legal Description: The Southwest 1/4 Section 4, Township 22, Range 13, West of the 6th Meridian, Kamloops Division Yale District
Civic Address: 6360 Loakin-Bear Road
Area: 65.8 ha
ALR Area: 31.7 ha
Purchase Date: March 10, 2006
Owner: John Gregson

Total Land Area: 65.8 ha
Total ALR Area: 31.7 ha
Current Land Use: Single Family Residence, hay crop and pasture

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
11.2	Secondary	CLI

Surrounding Land Uses:

North Seasonal grazing (May - Oct)
East Timber
South Farm
West Timber

Official Community Plan

Bylaw Name: South Thompson Settlement Strategy (STSS)

Designation:

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 940

Zoning Designation: AF-1 (Agricultural/Forestry)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 51598

Applicant: John Gregson

Proposal: NOTICE OF INTENT - Remove Soil for Specified Non-Farm Use

Decisions:

Resolution Number	Decision Date	Decision Description
-------------------	---------------	----------------------

Note: Concurrent Notice of Intent for Peat Extraction - Decision pending receipt of more information.

Application #: 30589

Applicant: Matthey Ranches Ltd.

Proposal: To subdivide the 128 ha property into 14 lots (presumably of approximately 9 ha each)

Decisions:

Resolution Number	Decision Date	Decision Description
-------------------	---------------	----------------------

Note: Legacy Application # ZZ-03929
Decision Date: April 20, 1977
Resolution # 6069/1977
Decision: That the application be refused on the grounds that permitting the subdivision would be to virtually eliminate the existing agricultural use from the property, would be creating the opportunity for severe conflicts between ranchers and urban oriented residents, and would be initiating a process that would result in the loss of large areas of grazing land.

RELEVANT APPLICATIONS

Application #: 12355

Applicant: Bear Creek Ranch Ltd

Proposal: Propose to include 11.3 ha of land in exchange for the subdivision of a 9.8 ha parcel of land which is separated by the road and is not as valuable to the ranch. See accompanying file 32363 for detailed information.

Decisions:
Resolution Number

Decision Date
January 6, 1999

Decision Description
Allow inclusion.

Note: Legacy application # ZZ-32364

Application #: 12350

Applicant: Bear Creek Ranch Ltd

Proposal: Propose to exclude parts of the two parcels located east of Bear Creek Road which totals 9.84 ha. The applicants also propose to include an area of 11.3 ha into the ALR. The 2 properties are 65 ha and 130 ha in size of which approx. 85 ha are in the ALR

Decisions:
Resolution Number

Decision Date
January 6, 1999

Decision Description
Allow exclusion of 9.8 ha subject to inclusion of 11 ha as proposed in application Zz-#32364.

Note: Legacy Application # ZZ-32363

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board forwarded the application under its standing resolution with no specific comments as per policy.

STAFF COMMENTS

The applicant proposed to exclude the land so that he can focus his efforts on improving the remainder of the property which has better agricultural capability ratings.

The applicant has submitted a concurrent application for peat extraction (Notice of Intent) and states that on the ALR portion of the property he wishes to create a trout farm and therefore drain the balance of the property to create a productive forage crop.

ATTACHMENTS

51618 ag cap.pdf
51618 airphoto.pdf
51618 previous apps.pdf
51618 proposal description.pdf
51618 proposal sketch.pdf
51618_ContextMap50k.pdf

END OF REPORT

Signature

Date
