



## Agricultural Land Commission Staff Report

**DATE:** July 23, 2010  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 51783  
**PROPOSAL:** To subdivide the 1.8 ha parcel into two 0.9 ha lots.

### PROPOSAL INFORMATION

**Background:** The property is located in Heffley Creek.  
**Received Date:** June 11, 2010  
**Applicant:** Brian & Brenda Rowse  
**Agent:** N/A  
**Local Government:** Thompson-Nicola Regional District

### DESCRIPTION OF LAND

**PID:** 011-563-133  
**Legal Description:** Lot 2, Block 2, Section 1, Township 23, Range 17, West of the 6th Meridian, Kamloops Division Yale District, Plan 1475  
**Civic Address:** 217 Bingo Ranch Road, Vinsulla  
**Area:** 1.8 ha  
**ALR Area:** 1.8 ha  
**Purchase Date:** June 29, 2007  
**Owner:** Brian & Brenda Rowse

**Total Land Area:** 1.8 ha  
**Total ALR Area:** 1.8 ha  
**Current Land Use:** One residence.

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
1.8	Prime Dominant	CLI

Number of Lots	Lot Size (ha)
2	0.9

**Surrounding Land Uses:**

North Vacant Lot  
East Crown Land lease - Graze cattle  
South Hayfield  
West Vacant Lot

**Official Community Plan**

**Bylaw Name:** Kamloops North OCP  
**Designation:** Rural Residential  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw No. 940  
**Zoning Designation:** CR-1 (Country Residential)  
**Minimum Lot Size:** 0.8 ha  
**Zoning Compliance:** Yes

**RELEVANT APPLICATIONS**

**Application #:** 43443  
**Applicant:** William and Beverly Fraser  
**Proposal:** To subdivide the 1.6 ha property into two 0.8 ha lots.

**Decisions:**

Resolution Number	Decision Date	Decision Description
619	November 23, 2006	Allowed as proposed.

**Note:** Legacy Application # 36942

**Application #:** 42272  
**Applicant:** Michael & Lois Matuga  
**Proposal:** To subdivide the 31.2 ha property into 2 parcels; one of 29.1 ha and the other 2.1 hectares.

**Decisions:**

Resolution Number	Decision Date	Decision Description
331	September 12, 2005	To allow the subdivision of 2.1 ha from the subject property on the grounds that the applicants qualify under the Homesite Severance Policy.

**Note:** Legacy Application # 36206

**Application #:** 231  
**Applicant:** G. & T. ORAM  
**Proposal:** To subdivide the 1.6 ha property into two 0.8 ha in size.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
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<b>Note:</b>	Legacy Application # 27908 Decision Date: September 1, 1993 Resolution # 881/1993 Decision: Refused	
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### **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 property has an improved agricultural capability of 80% Class 2X and 20% Class 3T.

The applicants state that the property has limited agricultural capability due to reduced sunlight from the mountain to the east, lack of water rights on the river and the fact that they have less frost free days than other areas.

### **ATTACHMENTS**

51783\_ContextMap20k.pdf  
51783 ag cap.pdf  
51783 airphoto.pdf  
51783 proposal description.pdf  
51758 proposal sketch.pdf

### **END OF REPORT**

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Signature

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Date