



Agricultural Land Commission Staff Report

DATE: July 21, 2010
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 51814
PROPOSAL: To include approximately 6.4 ha into the ALR

PROPOSAL INFORMATION

Background: This application is made to fulfill a condition of Commission Resolution 137/2009 which allowed subdivision of a 2 ha lot subject to the inclusion of the arable area of the property that is not currently in the ALR.

Received Date: June 28, 2010

Applicant: Kenneth MacDougall

Agent: N/A

Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

PID: 023-109-599

Legal Description: Lot A, District Lot 4366 and 4369, Kamloops Division of Yale District, Plan KAP55004

Civic Address: North of Barriere

Area: 76.6 ha

ALR Area: 65.1 ha

Purchase Date: June 19, 1995

Owner: Kenneth MacDougall

Total Land Area: 76.6 ha
Total ALR Area: 65.1 ha
Current Land Use: Cleared and improved for agricultural use.

PROPOSAL DETAILS

Inclusion Area	Agricultural Capability	Agricultural Capability Source
6.4	Secondary	CLI

Surrounding Land Uses:

North Agricultural
East Agricultural
South Agricultural
West Agricultural

Official Community Plan

Bylaw Name: Barriere OCP
Designation: Agriculture & rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw no. 940
Zoning Designation: RL-1 (Rural)
Minimum Lot Size: 4.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45721
Applicant: Ken McDougall
Proposal: To subdivide 16 ha from the 76 ha property. The purpose of the subdivision is to allow a homesite for the applicant's son who is planning to take over the farm.

Decisions:

Resolution Number	Decision Date	Decision Description
137	April 30, 2009	Refused as proposed. Would allow smaller lot at the minimum lot size possible for a subdivision for a relative (2 ha) subject to inclusion of arble portion of lands not currently in the ALR.

Note: Legacy Application # 38777

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 recommend approval of the application as it fulfills a condition of a previous Commission Resolution (# 137/2009) - Application # 38777

Staff note that the applicant requested a slight change in the alignment of the approved lot in 2009. This is reflected as "change" on the proposal sketch.

ATTACHMENTS

51814 airphoto.pdf

51814 proposal sketch.pdf

51814_ContextMap50k.pdf

END OF REPORT

Signature

Date