



# Provincial Agricultural Land Commission - Staff Report

## Application: 51934

**Applicant:** Wallace & Annabel Randall  
**Agent:** Tom Coughlin  
**Local Government:** Columbia Shuswap Regional District

**Proposal:** The applicants propose to subdivide the property into three lots; two lots of 1.93 ha and 2.32 ha, plus the remainder of 9.75 ha

The majority of the property is in the ALR, with the area along Highway 95 being outside of the ALR boundary.

## BACKGROUND INFORMATION

The subject property was created from previous application #24430 made in 1999. At that time the ALC allowed the request to reconfigure a previous subdivision to create two lots of 4.9 ha and 14.1 ha north of the highway, and one lot of 45 ha south of the highway.

## PROPERTY INFORMATION

**PID:** 024-904-244  
**Legal Description:** Lot 2 Section 11 Township 24 Range 19 West of the 5th Meridian Kootenay District Plan NEP67848  
**Property Area:** 13.9 ha  
**ALR Area:** 10.6 ha  
**Purchase Date:** October 3, 2010  
**Location:** 4423 Highway 95, Castledale  
**Owner:** Wallace & Annabel Randall

## LAND USE

### Current Land Use:

The property has a house and a couple of outbuildings and has been cleared along Highway 95. The property is characterized by steep and rock topography. A covenant has been registered on title, referencing safe building areas, as the property has potential flood and erosion danger.

### Surrounding Land Uses:

North: Residential/ seasonal  
East: Residential  
South: Campground/seasonal  
West: Residential/ seasonal

## PROPOSAL DETAILS

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Subdivision - ALR Area: 10.6 ha

Number of Lots	ALR Area of Lot (ha)
1	1.9
1	2.3
1	6.4

### Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 82N/2

## PREVIOUS APPLICATIONS

Application ID: 14967

Legacy #: 24430

Applicant: Ed & Trudy Skiffington

Proposal: subdivide two parcels of 4.5 ha and 6.5 ha from the 56 ha property

### Decision:

Resolution #	Decision Date	Decision Description
435/1990	July 3, 1990	refused but would allow subdivision subject to inclusion of 15 ha which lies between the road and railway tracks

Note: Legacy file #24430, This application created the subject property.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

Bylaw Name: N/A

Designation: N/A

### Zoning:

Zoning Bylaw Name: N/A

Zoning Designation: N/A

### Comments and Recommendations:

#### Board/Council

The CSRD Board of Directors passed a resolution to forward the application recommending approval for the proposed subdivision.

## ALC STAFF COMMENTS

The subject property is characterized by steep topography and rocky soil conditions. To allow the subdivision to occur within the alluvial fan, safe building sites for the existing dwelling and future lots must be provided. The area for safe building sites, have been identified which encompasses 4.38 ha located on the eastern corner of the property. This area of the property is also the proposed location of the two residential lots.

The proposed remainder of the property will encompass the less steep area of the property. A site visit will help determine the merits of the application.

## ATTACHMENTS

51934\_ContextMap20k.pdf

51934\_AgCapabilityMap.pdf

51934\_AgCapabilityMap.pdf

51934locgov.pdf

51934prevappl.pdf

# END OF REPORT

Prepared by: Ron Wallace, October 14, 2010