



Provincial Agricultural Land Commission - Staff Report

Application: 51880

Applicant: Alan & Shirley Boon
Local Government: Thompson-Nicola Regional District

Proposal: To subdivide 8 ha from a 50 ha parcel currently used for summer grazing. The subject subdivision straddles Goose Lake Rd and borders Long Lake Rd. Goose Lake Rd cuts through the proposed subdivision, creating two small parcels (5 ha and 3 ha) and a remaining 40 ha parcel.

BACKGROUND INFORMATION

There are no previous applications on this property.

PROPERTY INFORMATION

PID: 005-323-321
Legal Description: Parcel A (K10061F and Plan E11689) of Sections 17 and 18 Township 19 Range 17 West of the 6th Meridian Kamloops Division Yale District Except Plan 41961
Property Area: 49.8 ha
ALR Area: 49.8 ha
Purchase Date: February 23, 2007
Location: 288 Goose Lake Road
Owner: Alan & Shirley Boon

LAND USE

Current Land Use:

Livestock and cattle grazing - summer only.
No structures.

Surrounding Land Uses:

North: Vacant - seasonal grazing. ALR
East: Residential Lots. Not ALR
South: Residential Lots / Hobby farm. ALR
West: Livestock grazing - not used for years due to lack of water. ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 49.8 ha

Number of Lots	ALR Area of Lot (ha)
1	8.0
1	42.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 921/9

RELEVANT APPLICATIONS

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Application ID: 37317 **Legacy #:** 24644
Applicant: Ray & Stella Scott
Note: (1990) Commission refused subdivision into one 8 ha and one 24 ha parcel North of subject property.

Application ID: 36728 **Legacy #:** 19661
Applicant: D A W & J E C Boon
Note: (1985) Commission refused exclusion to current applicants' parents for parcel south of subject parcel under application.

Application ID: 10120 **Legacy #:** 15697
Applicant: Nyron & Linda Milne
Proposal: to subdivide the 6.8 ha property into 3 lots of 1.1 ha each 2 lots of .3 ha each a 2.1 ha lot.
Decision:

Resolution #	Decision Date	Decision Description
2841/1982	December 17, 1982	Refused on the grounds that the property is class 3 has potential for agriculture and the s/d could reduce this potential. Commission would reconsider a site plan showing larger lots.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Kamloops South OCP
Designation: Agriculture
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw no. 940
Zoning Designation: AF 1 - Agricultural/Forestry
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Included is a resolution from the Thompson-Nicola Regional District (May, 1999): That the ALC include legal perimeter fencing, coupled with clear responsibility for ongoing maintenance of said fencing, as a condition of subdivision and development in areas which abut recognized agricultural grazing operations.

Planning Staff

The subject property is within the South Thompson Settlement Strategy Area, but is not within a designated Rural settlement area. Application may be able to pursue approval via section 2.10 (b) of Zoning Bylaw no. 940.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The agricultural capability of the soil is rated as 90% CLI level 6 and 10 % level 3.
- 2) The subject subdivision includes property on both sides of Goose Lake Rd, resulting in a piece of land that may be ineffective for agricultural purposes as a whole.
- 3) Kamloops Zoning Bylaw no.940, section 2.10 b) indicates that for a parcel within the AF-1 zone divided by an existing public highway, a reduction in the parcel size for not more than one parcel may be granted provided that it has a minimum area of 8,000 square metres and it includes the entire divided part. This bylaw could apply to the area divided from the main parcel by itself, which is approximately 3 ha.

ATTACHMENTS

51880 - Thompson- Nicola Regional District fencing request.pdf
51880 - Owner's Sketch.pdf
51880_ContextMap20k.pdf
51880_AirphotoMap20k.pdf

END OF REPORT

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