



Provincial Agricultural Land Commission - Staff Report

Application: 51936

Applicant: Stanley & Anne Wilbee
Agent: R G (Bob) Holtby
Local Government: Columbia Shuswap Regional District

Proposal: To exclude the 7.5 ha parcel from the ALR.

BACKGROUND INFORMATION

The Commission has considered several previous applications on the subject property. See below for details.

PROPERTY INFORMATION

PID: 013-840-053
Legal Description: The Fractional SouthEast 1/4 Section 14 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District as Shown on the Plan of Township Dated at Ottawa March 12, 1947 Except Plans 13639, 20635, 26246, 28163, 30985 and 41124
Property Area: 7.5 ha
ALR Area: 7.5 ha
Purchase Date: March 19, 1990
Location: 3837 Settle Road, White Lake
Owner: Stanley & Anne Wilbee

LAND USE

Current Land Use:
 Rural residence, primarily forested and undeveloped for agriculture.

Surrounding Land Uses:
 North: White Lake
 East: 4 ha rural residential forested ALR parcel.
 South: Settle Road, rural residential - non ALR forested hillside.
 West: Cleared 4 ha rural residential parcel in the ALR.

PROPOSAL DETAILS

Exclusion Area: 7.5 ha
Agricultural Capability:
 The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheet: 82 L/14

PREVIOUS APPLICATIONS

Application ID: 20685 **Legacy #:** 22595
Applicant: Jim and Gwen Koski
Proposal: To subdivide a 5.3 ha lot from the 12.7 ha property.
Decision:

Resolution #	Decision Date	Decision Description
1015/1988	October 21, 1988	Allowed.

PREVIOUS APPLICATIONS

Application ID: 20683

Legacy #: 01965

Applicant: J.F. Koski

Proposal: To subdivide a 2.4 ha parcel from the 19.0 ha property

Decision:

Resolution #	Decision Date	Decision Description
4452/1976	August 6, 1976	Allowed.

Application ID: 13486

Legacy #: 74-0447

Applicant: J Koski

Proposal: To subdivide a 2.4 ha lot from the 24 ha property

Decision:

Resolution #	Decision Date	Decision Description
1155/1975	March 26, 1975	The Commission allowed the proposed subdivision.

RELEVANT APPLICATIONS

Application ID: 42572

Legacy #: 36393

Applicant: Nu - Found Ventures Ltd

Proposal: To exclude 6.7 ha from the ALR for the development of 24 residential and 3 hobby farm lots.

Decision:

Resolution #	Decision Date	Decision Description
38/2006	February 2, 2006	Refuse application - Commission would reconsider in the context of FVRD planning for the area and the Commission's agreement with planning designations and the future direction for the area.

Application ID: 20686

Legacy #: 26146

Applicant: Allen Packalen

Proposal: To subdivide the 8.1 ha property into one 1.1 ha lot and one 6.9 ha lot for rural residential purposes.

Decision:

Resolution #	Decision Date	Decision Description
411/1992	May 11, 1992	Allowed subject to fencing.

Application ID: 20630

Legacy #: 34602

Applicant: Robert & Jaqueline Harding

Proposal: To subdivide the 5.2 ha property into two 0.2 ha lots and a 4.8 ha remainder to provide an opportunity for the applicant's mother and sister (both recently widowed) to live next to the family.

Decision:

Resolution #	Decision Date	Decision Description
666/2002	December 10, 2002	The Commission refused this application as proposed, but allowed the subdivision of one lot of up to 0.4 ha from the 5.2 ha property.

Note: The outcome was the subdivision of a ~1 ha lot from the 5 ha parcel.

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: No OCP exists in the area

Zoning:

Zoning Bylaw Name: No zoning bylaw exists in the area

Comments and Recommendations:

Advisory Planning Committee

The APC of Electoral Area C supported the exclusion application.

Board/Council

The Columbia Shuswap Regional Board forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The Commission has allowed all previous subdivision applications on the subject property and in the surrounding area. However, there have been no previous exclusion applications.
- 2) The result of subdivision approval(s) is that parcels in this area are rather small for agricultural development.
- 3) The CLI soil ratings for the property are a complex mixture of Class 4, 5 and 6 with severe topography and stoniness being significant limitations (4:4TD 4:5MT 2:6TR) and (5:4TM 3:5PT 2:6T).
- 4) The applicants indicate that their intention is to subdivide into two 4 ha lots.
- 5) There are no bylaws in this area.
- 6) In a 1992 relevant application (26146) the discussion minutes indicated that staff believed that the ALR boundary should lie to the west of the subject property.
- 6) An adjoining landowner has written indicating that she does not support the application because of concerns about the impacts of unregulated development on the shoreline of White Lake, groundwater supply and quality, traffic etc. No agricultural rationale is provided in opposition to the exclusion.

ATTACHMENTS

51936 & 51937_ContextMap20k.pdf
51936 & 51937_AirphotoMap10k.pdf
Holtby report - 51936.rtf

END OF REPORT

Prepared by: Martin Collins