



Provincial Agricultural Land Commission - Staff Report

Application: 51948

Applicant: Floyd Charlton
Agent: Dan Fraser
Local Government: Thompson-Nicola Regional District

Proposal: To subdivide a 1/4 section into 4 square 16 ha parcels in the Pritchard area. Parcels will continue to be used for grazing livestock and possibly residential/farming, similar to surrounding titles.

BACKGROUND INFORMATION

The applicant also owns the SE quarter section of Sec 24, TP 19, Rge 14, kitty-corner to the subject property.

PROPERTY INFORMATION

PID: 005-513-235
Legal Description: The North West 1/4 of Section 13 Township 19 Range 14 West of the 6th Meridian Kamloops Division Yale District

Property Area: 66.2 ha
ALR Area: 66.2 ha
Purchase Date: December 2, 1986
Location:
Owner: Floyd Charlton

PID: 005-513-430
Legal Description: The South East 1/4 of Section 24 Township 19 Range 14 West of the 6th Meridian Kamloops Division Yale District as Shown Upon a Plan of Survey of the Said Township Dated at Ottawa on the 9th of November 1915 Containing by Admeasurement 160 Acres More or Less

Property Area: 65.8 ha
ALR Area: 65.8 ha
Purchase Date: December 2, 1986
Location:
Owner:

Total Land Area: 132.0 ha
Total ALR Area: 132.0 ha

LAND USE

Current Land Use:
Livestock grazing, Semi-forested

Surrounding Land Uses:

North: 16 ha forested residential lots with grazing - ALR
East: Partially forested, residential and grazing - ALR
South: Forest, residential and grazing - ALR
West: Forest, residential, some hay production and grazing - ALR

PROPOSAL DETAILS

PROPOSAL DETAILS

Subdivision - ALR Area: 66.2 ha

Number of Lots	ALR Area of Lot (ha)
4	16.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/12

RELEVANT APPLICATIONS

Application ID: 30041

Legacy #: 17148

Applicant: Heinrich & Irma Debre

Note: (1983) Subdivision of three 8 ha lots from 1/4 section. Refused.

Application ID: 17254

Legacy #: 33948

Applicant: AKHT Holdings Inc

Proposal: To subdivide 8 ha from the 64 ha property to allow the current tenant to raise title

Decision:

Resolution #	Decision Date	Decision Description
604/2001	October 31, 2001	The Commission was prepared to allow the applicant to lease the 8 ha portion of the property to the tenant by explanatory plan and place a double wide mobile home on the leased portion. The applicant may construct a permanent home on the rest of the property when she wishes without an application

Application ID: 5609

Legacy #: 19155

Applicant: Albert George Johnson

Proposal: 1) S/d 8.2 ha from the 64.8 ha pcl and consol. with adj. 8.2 ha.
2) S/d 16.8 ha from 64.5 ha pcl and consol. with adj. property. Consolidations to take place by Restrictive Covenant as land cannot be legally transferred until Mrs. Johnson's death.

Decision:

Resolution #	Decision Date	Decision Description
456/1985	May 28, 1985	Allow. These s/d's couldn't be achieved under BC Reg 7/81 due to the fact that the land cannot be transferred (and consolidated) by the Trustees until the death of the widow. They will raise title and consol. by RC. Covenant to limit construction of dwellings to one on covenanted lands.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: South Thompson Valley & Pinantan OCP

Designation: Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw No. 940 - AF-1

Zoning Designation: Agricultural/Forestry Zone

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

Extract from Board of Directors meeting (1999). Requesting the Agricultural Land Commission to include legal fencing, coupled with clear responsibility for ongoing maintenance of said fencing, as a condition of subdivision and development approval in areas which abut recognized agricultural grazing operations.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The soil capability for the parcel is rated as 60% CLI level 5 and 40% CLI level 4 with Topographic and Stoniness restrictions.
- 2) The subject property is within the zone deemed for 'Urban Settlement' in the South Thompson Settlement Strategy.
- 3) The surrounding area is made up of mixed quarter sections and smaller units. North of the property there are several 16 ha parcels.
- 4) Many of the smaller parcels in the area were established before the ALR came into effect.

ATTACHMENTS

51948 - Owners Sketch.pdf

17148min.pdf

51948 - South Thompson Settlement Strategy Map.pdf

51948 - South Thompson Valley and Pinantan Settlement Plan Future Land Use Map.pdf

51948_ContextMap50k.pdf

51948_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey