



# Provincial Agricultural Land Commission - Staff Report

## Application: 52020

**Applicant:** Roberta McCallum  
**Agent:** Bodie Shandro  
**Local Government:** Thompson-Nicola Regional District

**Proposal:** EXCLUSION - to convert a previously occupied building into two strata lots.

## BACKGROUND INFORMATION

This conversion of the building into strata lots would require rezoning.

## PROPERTY INFORMATION

**PID:** 005-278-473  
**Legal Description:** Lot 41 Section 11 Township 22 Range 15 West of the 6th Meridian Kamloops Division Yale District Plan 26002  
**Property Area:** 0.4 ha  
**ALR Area:** 0.4 ha  
**Purchase Date:** December 6, 2001  
**Location:** 7333 Cahilty Cres, Whitecroft  
**Owner:** Roberta McCallum

## LAND USE

**Current Land Use:**  
Duplex - two family residences

**Surrounding Land Uses:**

North: Residential Lot  
East: Residential  
South: Residential  
West: Residential

## PROPOSAL DETAILS

**Exclusion Area:** 0.4 ha

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

**Source:** CLI

**Mapsheet:** 82L/13

## RELEVANT APPLICATIONS

**Application ID:** 51736

**Applicant:** Teresa & Kai Gibbon

**Proposal:** To subdivide the 2 ha property into a 0.8 ha lot and a 1.2 ha lot in order to facilitate the building of a second dwelling on the property.

**Decision:**

Resolution #	Decision Date	Decision Description
2627/2010	August 18, 2010	Refuse as proposed due to impact.

## RELEVANT APPLICATIONS

**Application ID:** 40611

**Legacy #:** 34996

**Applicant:** Dwayne Love

**Proposal:** Proposed to subdivide a 1.5 ha parcel into four (4) equal lots.

**Decision:**

Resolution #	Decision Date	Decision Description
444/2003	September 3, 2003	Allowed as proposed.

**Application ID:** 29617

**Legacy #:** 12942

**Applicant:** Harold & Albert Gatien

**Proposal:** To exclude 13.0 ha of the 60.0 ha property and sell that portion which is divided by Heffley-Louis Creek.

**Decision:**

Resolution #	Decision Date	Decision Description
2063/1981	November 3, 1981	Application to exclude the 13.0 ha portion lying west of the Heffley-Louis Creek Highway be allowed.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Regional Growth Strategy

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Land Use Contract No. 80

**Zoning Designation:** R-1

**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

the Board of Directors passed a resolution to forward this application to the Commission for consideration.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- According to the Canada Land Inventory, the ratings of the agricultural capability of the property are identified as secondary (Class 6, with limitations of topography and stoniness) and are not improvable. However, from the aerial photograph, there appears to be some agricultural capability. It appears that this difference may be the result of a lake being drained within which the subdivision comprising the current subject property and its surrounding properties is now located.
- The applicant has owned the property since December 2001.
- An exclusion application (12942) excluded a portion of land southwest of the subject property. There have been no other exclusion applications in the immediate vicinity of the subject property. However, there have been subdivision applications which have been both approved and refused.
- There are numerous properties in the general vicinity of the subject property that are both in the ALR (southern area) and out of the ALR (northern area).
- Should a better understanding of the proposal be required, staff could plan a site visit to these properties.

## ATTACHMENTS

52020\_ContextMap20k.pdf

52020\_AirphotoMap5k.pdf

52020\_AgCapabilityMap.pdf

# END OF REPORT

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