



# Provincial Agricultural Land Commission - Staff Report Application: 52054

**Applicant:** Robert & Muriel Ranger  
**Local Government:** Township of Spallumcheen

**Proposal:** To subdivide the 3 ha parcel into two 1.5 ha lots.

## BACKGROUND INFORMATION

No previous applications have been considered for the property. The two adjoining parcels to the south are also under application for subdivision.

## PROPERTY INFORMATION

**PID:** 012-175-684  
**Legal Description:** Lot 1 Section 31 Township 4 Osoyoos Division Yale District Plan 620  
**Property Area:** 3.0 ha  
**ALR Area:** 3.0 ha  
**Purchase Date:** August 10, 1994  
**Location:** 2082 Pleasant Valley Road  
**Owner:** Robert & Muriel Ranger

## LAND USE

### Current Land Use:

Residence, garage, barn and 2 small outbuildings. Property is currently used for the cultivation of forage crops.

### Surrounding Land Uses:

North: Rural residential  
East: Rural residential  
South: Rural residential / Agricultural use  
West: Rural residential / Agricultural use

## PROPOSAL DETAILS

**Subdivision - ALR Area:** 3.0 ha

Number of Lots	ALR Area of Lot (ha)
2	1.5

### Agricultural Capability:

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

**Source:** BCLI

**Mapsheet:** 82 L.044

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Spallumcheen Bylaw #1570  
**Designation:** Agricultural  
**OCP Compliance:** No

## LOCAL GOVERNMENT INFORMATION

### Zoning:

**Zoning Bylaw Name:** Spallumcheen Zoning Bylaw # 1700  
**Zoning Designation:** A.2 Agriculture  
**Minimum Lot Size:** 30.5 ha  
**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

Spallumcheen Council forwarded the application with a recommendation of support.

#### **Planning Staff**

Planning staff recommended that the application be refused because it is not consistent with District OCP policies, and because subdivision would reduce agricultural options and raise expectations.

## ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The BCLI soil capability rating for the property is 4A (2D), which means that the land has good agricultural capability if irrigated. The land is currently in a hay crop.
- 2) The subject parcel and the adjoining two application parcels occupy a small enclave of 10 rural residential parcels east of Pleasant Valley Road.
- 3) There are many ~2 ha parcels in Spallumcheen. Should these lots be permitted subdivision it is conceivable that expectations of landowners may be raised and many similar requests for subdivision will be received.
- 4) A petition from adjoining and nearby landowners indicates support for the application(s).
- 5) These parcels have some potential for small scale agriculture. However, if subdivided this potential will effectively be eliminated due to the construction of a new home and homesite, and other structures on the small parcel. It is the Commission's experience that as parcels decrease in size the likelihood that they will be used for agriculture also decreases.

## ATTACHMENTS

52054\_ContextMap20k.pdf  
52054\_AirphotoMap5k.pdf  
52056, 52055, 52054 applicant's rationale.pdf  
52056, 52055, 52054 sketch plan.pdf

## END OF REPORT

**Prepared by:** Martin Collins