



# Provincial Agricultural Land Commission - Staff Report Application: 52055

**Applicant:** Ernie Redekop  
**Local Government:** Township of Spallumcheen

**Proposal:** To subdivide the 3.1 ha parcel into two lots of equal size (~1.5 ha)

## BACKGROUND INFORMATION

No previous applications. See rationale provided in Staff report package.

## PROPERTY INFORMATION

**PID:** 002-460-793  
**Legal Description:** Lot 2 Section 31 Township 4 Osoyoos Division Yale District Plan 620  
**Property Area:** 3.1 ha  
**ALR Area:** 3.1 ha  
**Purchase Date:** August 18, 2005  
**Location:** 2034 Pleasant Valley Road  
**Owner:** Ernie Redekop

## LAND USE

### Current Land Use:

Residence, agricultural outbuildings and cultivated hay field.

### Surrounding Land Uses:

North: 3 ha rural residential lot in the ALR  
East: 2 ha rural residential lots in the ALR  
South: 2 ha rural residential lot in the ALR, with a permitted home based business - CM manufacturing  
West: 1 ha rural residence and larger farm parcels in the ALR

## PROPOSAL DETAILS

**Subdivision - ALR Area:** 3.1 ha

Number of Lots	ALR Area of Lot (ha)
1	1.6
1	1.5

### Agricultural Capability:

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

**Source:** BCLI

**Mapsheet:** 82 L.O.44 and L (

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

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

## LOCAL GOVERNMENT INFORMATION

### Zoning:

**Zoning Bylaw Name:** Spallumcheen Zoning Bylaw # 1700  
**Zoning Designation:** A.2 Agricultural  
**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 subdivision application be refused because it would limit farming options and result in similar applications. Furthermore the proposal is not consistent with Agricultural and Rural policies in the OCP.

## 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

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

## END OF REPORT

**Prepared by:** Martin Collins, Jan 17, 2011