



Provincial Agricultural Land Commission - Staff Report

Application: 52071

Applicant: Jerry & Christina De Jong
Local Government: Columbia Shuswap Regional District

Proposal: To subdivide the three 1.5 ha lots from the 45.7ha property. Only 12.6 ha lies within the ALR - but encompasses the entire area of the 1.5 ha lots.

BACKGROUND INFORMATION

In 1994 the Commission advised that it would permit rural residential development in the Silvernails Bench area into lots as small as 1 ha.

PROPERTY INFORMATION

PID: 014-095-980
Legal Description: The South West 1/4 Section 7 Township 18 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plans 31781, KAP80973 and KAP83184
Property Area: 45.7 ha
ALR Area: 12.6 ha
Purchase Date: February 16, 2007
Location: Ferris Creek Farm - 5019 Bolean Lake Road, Falkland
Owner: Jerry & Christina De Jong

LAND USE

Current Land Use:

Residence with smaller outbuildings - garden, greenhouse, tool shed. Large shop & poultry coop for small farm business. Large open field is used for grazing horses/cows.

Surrounding Land Uses:

North: Crown land and Residence
 East: Crown Land
 South: Residential, farm & unused land
 West: Grazing land / unused

PROPOSAL DETAILS

Subdivision - ALR Area: 12.6 ha

Number of Lots	ALR Area of Lot (ha)
3	1.5
1	8.1

Agricultural Capability:

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

Source: CLI

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 33161

Legacy #: 19267

Applicant: Jerry & Christina Dejong

Proposal: To subdivide the ~50 ha parcel into two lots of roughly equal size as divided by Bolean Lake Road.

RELEVANT APPLICATIONS

Application ID: 40467

Legacy #: 34886

Applicant: John Beverley Graham

Proposal: Requested subdivision two lots from the subject property. Each lot is proposed to be 1.6 ha leaving a 8.9 ha remainder. The reason for the subdivision is due to the terrain the property can not be farmed and the best use would be for rural residential.

Decision:

Resolution #	Decision Date	Decision Description
246/2003	June 19, 2003	Application for subdivision of subject property allowed based on the Commission's previous decision to allow subdivision in the Silvernails Bench area into lots as small as 1 ha.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Valley Land Use Bylaw #2500

Designation: RH Rural Holdings

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw #2500

Zoning Designation: Rural Holdings

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

The APC recommended that the application be supported.

Board/Council

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

Planning Staff

CSR Planning staff recommended that the application be supported because it is consistent with previous ALC planning advice.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The Commission has indicated in previous planning correspondence that it is prepared to consider subdivision on the Silvernails Bench area into lots as small as 1 ha.
- 2) The Commission allowed the subdivision of two 1.5 ha lots north of Bolean Lake Road as per its Silvernails Bench policy.
- 3) The 4.5 ha area proposed for subdivision is partially cleared and used for grazing. It has a soil capability rating of CLI 4MP (moisture deficiency and stoniness).

ATTACHMENTS

52071 sketch.pdf
52071_ContextMap20k.pdf
52071_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011