



Provincial Agricultural Land Commission - Staff Report

Application: 52073

Applicant: Trevor & Tricia Feist
Agent: R.G.(Bob) Holtby
Local Government: Columbia Shuswap Regional District

Proposal: To exclude approximately 10 ha of the 12 ha ALR portion of two adjoining parcels of 16 ha and 8 ha.

BACKGROUND INFORMATION

No previous applications have been considered on the subject properties. The ALR boundary does not follow the steep escarpment on the westerly edge of the parcel, but appears to follow, in a general way, the arable 1:50,000 soil capability unit.

PROPERTY INFORMATION

PID: 014-076-357
Legal Description: Legal Subdivision 16 of Section 10 Township 21 Range 10 West of the 6th Meridian Kamloops Division Yale District

Property Area: 16.0 ha
ALR Area: 10.0 ha
Purchase Date: September 22, 2009
Location: 470 Sumac Road & Sunnybrae-Canoe Point Road, Sunnybrae
Owner: Trevor & Tricia Feist

PID: 014-075-695
Legal Description: The Fractional North 1/2 of the Fractional Legal Subdivision 9 Section 10 as Shown on the Plan of the South East 1/4 of Said Township Dated at Ottawa the 23rd of August, 1917; Township 21 Range 10 West of the 6th Meridian Kamloops Division Yale District

Property Area: 7.3 ha
ALR Area: 1.3 ha
Purchase Date: September 22, 2009
Location: 470 Sumac Road & Sunnybrae-Canoe Point Road, Sunnybrae
Owner:

Total Land Area: 23.3 ha
Total ALR Area: 11.3 ha

LAND USE

Current Land Use:
Vacant - no dwellings. Previously cleared but reverting to forest.

Surrounding Land Uses:
North: Large ALR parcel, mostly improved for pasture.
East: Large (16 ha) vacant ALR parcel reverting to forest.
South: Sunnybrae Park
West: Sunnybrae Park, Sunnybrae-Canoe Point Road, Shuswap Lake

PROPOSAL DETAILS

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Exclusion Area: 10.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 82 L/14

RELEVANT APPLICATIONS

Application ID: 44707

Legacy #: 37901

Applicant: Aaro Simonson

Proposal: To exclude the 11 ha ALR portion of the 13.7 ha subject property and subdivide the property into eleven 1 ha lots and a 2.8 ha remainder.

Decision:

Resolution #	Decision Date	Decision Description
232/2008	May 9, 2008	Allowed

Application ID: 43765

Legacy #: 37210

Applicant: Aaro Simonson

Proposal: To subdivide eleven (11) 1 ha lots from the 13.7 ha subject property leaving a remainder of approximately 2.8 ha. One of the proposed lots (sketch of subdivision shows it as lot 11) is not within the Agricultural Land Reserve and another lot is partially within the Agricultural Land Reserve.

Decision:

Resolution #	Decision Date	Decision Description
107/2007	March 29, 2007	Refuse

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: No OCP exists in this area

Zoning:

Zoning Bylaw Name: No Zoning bylaw exists in this area

Comments and Recommendations:

Advisory Planning Committee

The APC supported the application.

Board/Council

The Columbia Shuswap Regional District board forwarded the application without comment.

Planning Staff

CSRD planning staff recommended that the application be refused.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The CLI ratings indicate that the majority of the ALR land is improvable to prime (3MT, improvable to 2X). The applicant's agent disputes this assessment, indicating that the land has no potential for soil bound agriculture because there is no available irrigation water. Furthermore the agent indicates that the landform is incorrectly mapped.
- 2) The Commission approved a similar, nearby application in 2007 on the grounds the land had poor agricultural

ALC STAFF COMMENTS

capability. See file #44707.

3) It is noted that no detailed soils analysis was undertaken (i.e. test pits). It is suggested that the Commission view the property to ascertain whether the CLI information is accurate, and the land has capability for soil based agriculture.

4) The landowners appear to reside outside the province, and provide no evidence that they have made any effort to use the land for agricultural purposes. No residences occupy the property.

ATTACHMENTS

52073_ContextMap50k.pdf
52073_AgCapabilityMap.pdf
52073_AirphotoMap10k.pdf
52073 Holtby Report.pdf

END OF REPORT

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