



Provincial Agricultural Land Commission - Staff Report

Application: 52132

Applicant: Lyslie Remme
Agent: Mark Wong
Local Government: Regional District of Okanagan-Similkameen

Proposal: SUBDIVISION –To subdivide the subject property of 20 ha (within the ALR) into two (2) parcels - one (1) 8 ha with the existing 17,000 sq.ft equestrian arena and boarding facility and the remainder 12 ha. with the existing home, guest cabin, barn and out buildings for its current horse breeding operations.

BACKGROUND INFORMATION

The past and current use of the parcel is an equestrian facility/ horse breeding farm (Silver Cloud Peruvians). The type of activities adjacent to the parcel is typically recreational use. The parcel is within 3 other active horse related businesses. In addition there are over 55 horses within 11km radius that use the facility.

The Subject Property was amended from a small holdings one (SH1) zone to a Resource Area (RA) zone in 1995. This was done to accommodate the applicant's wish to legalize the two existing homes on the property. At the time the property was used as a horse farm, with the owner living in one home and farm help in the other. A building permit was issued in 1995 for a horse riding arena and stable.

PROPERTY INFORMATION

PID: 003-998-118
Legal Description: Lot 6 District Lots 2138 and 2139 Kamloops Division Yale District Plan 30332 Except Parcel A (V82400F)
Property Area: 20.0 ha
ALR Area: 15.0 ha
Purchase Date: October 2, 2006
Location: 3862 Princeton/Summerland Road
Owner: Lyslie Remme

LAND USE

Current Land Use:

Equestrian centre / horse breeding farm (Silver Cloud Peruvians), existing residence, guest cabin, barn, arena, stables, fenced paddocks and out buildings for its current horse breeding operation

Surrounding Land Uses:

North: Crown Land / Kettle Valley Railway (Trans-Canada Trail)
East: Princeton/Summerland Road / Pasture
South: Residential, recreational use - 2 ha parcel
West: Residential, recreational use 2 ha parcel and Pinewood Road

PROPOSAL DETAILS

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Subdivision - ALR Area: 15.0 ha

Number of Lots	ALR Area of Lot (ha)
1	12.0
1	8.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 92H/09

RELEVANT APPLICATIONS

Application ID: 42310

Legacy #: 36236

Applicant: Graham A. Wilson

Proposal: To subdivide the 14.9 ha property into a 1 ha parcel and a 13.9 ha remainder

Decision:

Resolution #	Decision Date	Decision Description
545/2005	October 14, 2005	Allow

Note: Located to the east of the subject property.

Application ID: 31959

Legacy #: 14099

Applicant: W & H Hooper

Note: The Commission had refused the original request based on an onsite report which indicated that the property was capable of agricultural use and recommended that it be kept as one parcel.

The applicants (W & H Hooper) requested reconsideration of their application to subdivide the subject property along the road creating one (1) 35 ha and one (1) 20 ha parcels. The request was allowed with condition the use of any portion of the property as a guest ranch will require an application to the commission.

Application ID: 21940

Legacy #: 34660

Applicant: Ronald & Tracey Byle

Proposal: To subdivide an approximately 15.7 ha parcel of land from a 35.4 ha property for the purposes of developing a residential lot. Only a small portion of the proposed residential lot is within the ALR (approximately 1.0 ha).

Decision:

Resolution #	Decision Date	Decision Description
25/2003	January 31, 2003	The Commission approved this subdivision application on the grounds that only 1.0 ha was affected by the subdivision.

Note: Located to the east of the subject property.

RELEVANT APPLICATIONS

Application ID: 4014

Legacy #: 30071

Applicant: Beverly Stewart

Proposal: To Subdivide two lots of 1.2 ha and 1.6 ha. In addition, develop a unit trailer court on the smaller of the two proposed parcels.

In addition, parcels from one of the lots to be excluded from ALR – based on grounds that “area is not viable for full time ranching; soil is not even saleable as topsoil; the area is suitable for recreation and small holdings.”

Decision:

Resolution #	Decision Date	Decision Description
884/1995	October 24, 1995	Refused due to impact.

Note: The commission refused the request for subdivision portion of the Lots 2138 & 2139 of the property. The commission did not wish to see any further subdivision of that pocket of agricultural land in the Jellicoe area. It was felt the road would not be a major obstruction in the operation of the farm.

Based on the on-site soil evaluation conducted by the MOA, the commission allowed the exclusion of those portion of the Subject Property with Class 5,6 and 7 ratings as indicated in the soil survey report.

The portions that are to remain in the ALR are those areas which have been recently cleared for forage crops or presently used for pasture.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Electoral area "H" Princeton Rural Plan

Designation: RA

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw No.2463,2008

Zoning Designation: RA (Resource Area)

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Regional District Okanagan - Similkameen Board supported the application

ALC STAFF COMMENTS

1) The CLI rating for the property: majority of the property is on Southern half land classified as 4W, the North half is on 5PM. The adjacent properties include mostly SH2 zoned parcels being about 2- 4ha in size situated to the South, West and partially to the East. To the North is a large tract of Crown land leased by the trails Society of BC for public recreation purposes. To the SE is a large privately held RA property.

2) The proposed subdivision will allow for the equestrian riding facility to become more available while creating separate division from the parcels current use. While separating the two operations, it will also allow the residents to have a heightened sense of community in the recreational equine lifestyle.

3) The OPC generally discourages subdivisions which do not permit more efficient use of agricultural lands. The OPC recognizes agriculture as an important component of the local economy and supports the preservation and enhancement of farmland, whether in the ALR or not.

ATTACHMENTS

Area map.pdf
Soil survey map.pdf
Soil survey.pdf
Soil survey 2pg .pdf
52132_AgCapabilityMap.pdf
52132_ContextMap20k.pdf
52132_AirphotoMap5k.pdf

END OF REPORT

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