



Provincial Agricultural Land Commission - Staff Report

Application: 52228

Applicant: Bryan & Kathleen Chamberlain
Local Government: Columbia Shuswap Regional District

Proposal: SUBDIVISION - Proposal to subdivide the 2.9 ha into two parcels of 1 ha and 1.9 ha

BACKGROUND INFORMATION

The purpose of the subdivision is to sell the north-west parcel with a double-wide mobile home and two sheds.

PROPERTY INFORMATION

PID: 006-543-022
Legal Description: Lot 1 Section 16 Township 21 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 23201
Property Area: 2.9 ha
ALR Area: 2.9 ha
Purchase Date: March 12, 2010
Location: 770 Tappen Cemetery Road
Owner: Bryan & Kathleen Chamberlain

LAND USE

Current Land Use:
 Residential - two homes, three sheds, and a shop

Surrounding Land Uses:
 North: ALR - 5 ha Bush, and Tappen Valley Road
 East: ALR - 18 ha Bush
 South: ALR - 2.9 ha Residential
 West: ALR - 15 ha Cemetery and corn field

PROPOSAL DETAILS

Subdivision - ALR Area: 2.9 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0
1	1.9

Agricultural Capability:
 The majority of the area under application is rated as: Prime
Source: CLI
Mapsheet: 82L/074

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 37258

Legacy #: 24187

Applicant: F & A Butikofer

Proposal: Proposal to use 2.9 ha for a camping convention center.

Note: Application was refused on the grounds that the land has Class 2 agricultural capability and the introduction of campers into the area will negatively affect surrounding farms and set precedent for other non-farm uses.

RELEVANT APPLICATIONS

Application ID: 33197

Legacy #: 07171

Applicant: MA Roberts

Proposal: Proposal to subdivide the 11.2 ha property into minimum sized residential lots.

Note: Application refused on the grounds that the subject property is very good agricultural quality, the subdivision would set precedent for further subdivision applications, and would hinder agricultural use in the area.

Application ID: 33137

Legacy #: 11449

Applicant: Else & Asbjorn Petterson

Proposal: Proposal to subdivide 0.4 ha from a 5.4 ha parcel. The owner wishes to retain the 0.4 ha parcel and sell the 5 ha parcel.

Note: Allowed as requested because there are parcels of similar size immediately to the south.

Application ID: 12801

Legacy #: 14570

Applicant: A. Leyenhorst

Proposal: subdivide 1 x 8.0 ha and 2 x 0.4 ha lots from the 50.0 ha farm to pay off a farm debt

Decision:

Resolution #	Decision Date	Decision Description
1235/1983	June 24, 1983	allowed

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Designation: N/A

Zoning:

Zoning Bylaw Name: N/A

Zoning Designation: N/A

Comments and Recommendations:

Advisory Planning Committee

The CSRD Staff report indicates that the Advisory Planning Committee recommends approval

Board/Council

The Columbia Shuswap Regional District Board forward the application for subdivision to the ALC with the recommendation of refusal.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Planning Staff

The Columbia Shuswap Regional District Planning Staff recommends refusal of the subdivision proposal for the following reasons:

- 1) The soil on the subject and surrounding properties have high agricultural potential (Class 2)
- 2) The subject property is located directly across the road from an active farm. Subdivision may lead to residential-agricultural conflict.
- 3) The subdivision could set precedent for smaller lot subdivision.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the 2.9 ha subject property is 2M. The property is partially forested and is not used for agriculture.
- 2) There are currently no Zoning bylaws applicable to this property. This leaves the subject property and surrounding property susceptible to further subdivision applications without restriction from the Regional District until an OCP is established.
- 3) The CSRD Board and Planning Staff both recommend the application for refusal.

ATTACHMENTS

52228_ContextMap20k.pdf
52228_AirphotoMap10k.pdf
52228 Proposal Sketch.pdf

END OF REPORT

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