



Provincial Agricultural Land Commission - Staff Report

Application: 52229

Applicant: Frederick & Elizabeth Meyer
Local Government: Columbia Shuswap Regional District

Proposal: SUBDIVISION - Proposal to subdivide the 4 ha property into two parcels of 2 ha

BACKGROUND INFORMATION

The proposed subdivision will create two lots each with a house with frontage on Eagle Bay Road. Approximately 1 ha of the property is within the ALR boundary.

PROPERTY INFORMATION

PID: 003-539-725
Legal Description: Lot 1 Section 4 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 32082 Except Plans KAP52367 and KAP61349
Property Area: 4.0 ha
ALR Area: 4.0 ha
Purchase Date: February 23, 2006
Location: 4856 and 4858 Eagle Bay Road
Owner: Frederick & Elizabeth Meyer

LAND USE

Current Land Use:
 Residential - two houses, outbuildings, sheds

Surrounding Land Uses:

North: ALR - 16+ ha Grazing Land
 East: Non-ALR - Seasonal recreational cottages being constructed
 South: Non-ALR - Seasonal recreational - RV parking on improved lot
 West: ALR/Non-ALR - 4+ ha Seasonal recreational - older summer cottages

PROPOSAL DETAILS

Subdivision - ALR Area: 4.0 ha

Number of Lots	ALR Area of Lot (ha)
2	2.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L.094

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 32279 **Legacy #:** 12926
Applicant: Keekwilee Development Ltd
Proposal: Proposal to subdivide 15.5 ha into one 6.8 ha lot and two 4.3 ha lots. Only 1.1 ha of the 6.8 ha lot is within the ALR boundary.
Note: Allowed as proposed

RELEVANT APPLICATIONS

Application ID: 36972 **Legacy #:** 21831
Applicant: Helen D. Berggren
Proposal: Proposal to subdivide 0.2 ha from a 20.8 ha property owned by the applicant and consolidate it with a 0.4 ha property owned by the Eagle Bay Cemetary Board. 2.4 ha of the 20.8 ha property is within the ALR boundary.
Note: Allowed

Application ID: 33250 **Legacy #:** 15098
Applicant: Frank Gauthier
Proposal: Proposal to subdivide 37 ha into one 10 ha and one 27 ha parcel as divided by a creek.
Note: Refused due to good agricultural capability of the land.

Application ID: 3028 **Legacy #:** 29690
Applicant: Christian & Missionary Alliance
Proposal: Exclude the 1.7 ha ALR portion of the 2.8 ha subject property in order to expand existing church camp use.

Decision:

Resolution #	Decision Date	Decision Description
436/1995	May 29, 1995	To allow the exclusion of the 1.7 ha portion of the 2.8 ha subject property subject to the installation of page wire fencing along the western boundary of the property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: South Shuswap OCP Bylaw No. 700
Designation: CR-2 Country Residential 2
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: South Shuswap Zoning Bylaw No. 701
Zoning Designation: RR4 Rural Residential 4
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The application was referred to the Advisory Planning Commission 'C' who recommended approval.

Board/Council

The Columbia Shuswap Regional District forward the application to the ALC with the recommendation for approval.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Planning Staff

The Columbia Shuswap Regional District Planning Staff recommend to the Board that the application be forwarded to the ALC with a recommendation for approval.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the 4 ha subject property is 10% 4:2D 3:3DT 3:4TD and 90% 8:7TC 2:6TP. The ALR portion of the property is on Class 2, 3, and 4 land. The remainder of the Class 6 and 7 land falls outside of the ALR boundary.
- 2) The applicants have stated that they have no plans to clear the land or to change the current land use of the property.
- 3) The proposed subdivision configuration divides the property so that one house will fall on each parcel. However, the proposed subdivision would divide the ALR portion of the property between the two 2 ha parcels.
- 4) CSRD Planning Staff do not believe that the subdivision will negatively impact agricultural activities across the road as the subject property will likely continue to be use in the same manner as it is currently.

ATTACHMENTS

52229 Proposal Sketch.pdf
52229_ContextMap20k.pdf
52229_AirphotoMap10k.pdf

END OF REPORT

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