



Provincial Agricultural Land Commission - Staff Report

Application: 52280

Applicant: George Schwartz
Agent: R.G.(Bob) Holtby
Local Government: Columbia Shuswap Regional District

Proposal: SUBDIVISION - Proposal: The applicant proposes to subdivide a 2.0 ha lot from his 61 ha farm property to provide a home site for his son under the Homesite Severance Policy. It is the owner's son intent to construct a new single family dwelling on the 2 ha lot, once subdivided.

There is a portion of the northwest corner of the property along Yankee Flats Road, which is not in the ALR. The proposed 2 ha lot is located along Yankee Flats Road, just south of the area which is not in the ALR.

BACKGROUND INFORMATION

The applicant has provided evidence that they have owned the property since December 21, 1972. There has been no previous subdivision application approved by the ALC.

In support of the application, the owner has hired a Professional Agrologist, Bob Holtby, M.Sc., P.Ag., who prepared a report dated August 24, 2010 to review the potential agricultural impact of this application on the property. A copy of this report is attached.

PROPERTY INFORMATION

PID: 013-715-615
Legal Description: The North West 1/4 of Section 18 Township 18 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plans 21493 and B3077
Property Area: 62.7 ha
ALR Area: 58.0 ha
Purchase Date: January 4, 1972
Location: 2263 Yankee Flats Road
Owner: George Schwartz

LAND USE

Current Land Use:

Assessment authority records indicate that there are currently 2 houses situated on the subject property, as evidence by 2 current addresses assigned to the property (2263 Yankee Flats Road and 2315 Yankee Flats Road). The home at 2263 Yankee Flats Road is a mobile home. Both homes are located off Yankee Flats Road on the western portion of the property.

Stephen Creek flows through the property from Yankee Flats Road to Salmon River to the east. Stephen Creek will not affect the proposed new lot, but does impact the property's overall agricultural potential, as it has created a ravine running east - northeast through the property.

Surrounding Land Uses:

North: Dairy Farm
East: Forested Area
South: Agricultural, forested area
West: Residential - Hobby Farms

PROPOSAL DETAILS

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Subdivision - ALR Area: 58.0 ha

Number of Lots	ALR Area of Lot (ha)
1	56.0
1	2.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/11

RELEVANT APPLICATIONS

Application ID: 52209

Applicant: Spa Hills Farm Inc

Proposal: Non-farm Use - Proposal to operate a classic auto restoration shop on a small portion of the 50.8 ha Spa Hills Farm

Note: Current application located on the adjacent property to the north of the subject property.

Application ID: 33447

Legacy #: 12796

Applicant: G & H Larson

Proposal: Proposal to subdivide a 28.7 ha property (7 ha in ALR) into two 8 ha lots and a 12 ha lot.

Note: Located to the west of the subject property. Allowed as proposed.

Application ID: 33188

Legacy #: 10736

Applicant: Edes / Campbell

Proposal: Proposal to subdivide one 1 ha, and a 1.4 ha lot from the 56.4 ha property, leaving a 54 ha remainder.

Note: Located to the east of the subject property. Allowed as proposed.

Application ID: 32708

Legacy #: 03276

Applicant: N.E. E.M. Black

Proposal: Proposal to subdivide a 1.9 ha parcel into two parcels

Note: Located on the adjacent property southwest of the subject property. Refused on the grounds that it is located in a farming area and the Commission is not willing to encourage residential intrusion into the agricultural community.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Valley Rural Land Use Bylaw No. 2500

Designation: Rural - R

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 2500

Zoning Designation: Rural - R

Minimum Lot Size: 60.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Advisory Planning Committee

Approval based on reports reviewed that determined the land in question does not support agriculture.

Board/Council

That the application be forwarded to the ALC recommending approval for the proposed subdivision.

Planning Staff

The CSRD Development Services Staff does not support this application for the following reasons:

- Parcelization of lots in the ALR;
- Property once subdivided will be less capable soils and land out of the ALR is available to accommodate the subdivision proposal; and
- The proposed subdivision will compromise the integrity of the remainder property to be used as agricultural land.

ALC STAFF COMMENTS

Staff recommends the Commission consider the following comments:

- The agricultural capability rating based on the Canada Land Inventory Soil mapping shows the improvable ratings are (6:3TM - 4:4TM), (7:5PT - 3:4MP) and 6T with limitations due to moisture deficiency, topography and stoniness. The proposed new lot is situated in an area where the CLI rating of soils is some of the best rated for agriculture occurring on the property.
- The Professional Agrologist report prepared for the applicant is in support of the proposed subdivision under the homesite severance policy as it concludes there would be little if any impact on farming in the Yankee Flats area.
- A portion of the northwest corner of the property along Yankee Flats Road is not in the ALR. This portion of the property would seem to be a better location for the creation of a new lot for a homesite, provided a house can be built in this area,
- A site inspection would be useful to determine the potential of locating a new homesite on the northwest portion of the property, lying outside of the ALR.

ATTACHMENTS

52280Agrologist Report.pdf
52280Site Plan.pdf
52280_AirphotoMap10k.pdf
52280_AgCapabilityMap.pdf
52280_ContextMap25k.pdf

END OF REPORT

Prepared by: Ron Wallace, May 2011