



Provincial Agricultural Land Commission - Staff Report

Application: 52290

Applicants: Marion Hocking, Keith Wallace
Agent: Harvey Glanville
Local Government: Columbia Shuswap

Proposal: The applicants would like to subdivide the 7.98 ha property into two equivalent sized lots of approximately 3.98 ha under Section 946 of the Local Government Act. The primary reason for requesting this subdivision is to enable each family to own and manage their lots independently.

BACKGROUND INFORMATION

A previous application to the ALC for subdivision of the subject property was refused in 1984.

PROPERTY INFORMATION

PID: 001-482-947
Legal Description: Lot 3 Section 17 Township 23 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 30335
Property Area: 7.9 ha
ALR Area: 7.9 ha
Purchase Date: September 3, 2010
Location: 7031 Casabello Road (Magna Bay)
Owners: Keith Wallace, Marion Hocking

LAND USE

Current Land Use:

There are two original structures on the property; one is an old open timber shed which is currently being used for storage of sundry items and the other building is a large shop which is being used for boat storage during the winter months. Otherwise the land remains vacant and is essentially unused. The property is a combination of open grass field and forested area.

PROPOSAL DETAILS

Subdivision - ALR Area: 7.9 ha

Number of Lots	ALR Area of Lot (ha)
1	3.9
1	4.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L.094

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 33244

Legacy #: 18213

Applicant: B. & L. GAGNE

Note: Previous application requesting permission to subdivide the 8.0 ha property into four 2.0 ha lots. The proposed lots would be used for hobby farm purposes. The Commission noted that hay has been harvested from the subject and surrounding lots. The Commission also reviewed the degree of parcelization which presently exists and the history of past applications in the area. It was noted that a recent application to subdivide a neighbouring parcel had been refused (82-14566) and that the Commission had been in receipt of an ansite by the District Agriculturist.

The application was refused on the grounds that the land has good potential for agricultural purposes and that subdivision would reduce options for future agricultural use.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw No. 830
Designation: North Shuswap OCP
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Magna Bay Zoning Bylaw No. 800
Zoning Designation: Agriculture
Minimum Lot Size: 60.0 ha
Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

This application was referred to the APC 'F' who unanimously recommended approval.

Board/Council

The Regional Board recommended approval of the application for subdivision.

Planning Staff

Staff recommend refusal of the application as proposed for the following reasons:

- retention of larger parcels within the ALR allow a larger variety of agricultural options;
- the subject property acts as a buffer to mitigate potential residential-agricultural conflicts;
- the proposal is not consistent with the recently adopted OCP and current zoning.

ALC STAFF COMMENTS

Staff has the following comments:

- The agricultural capability rating of the property is Class 4M (3M). The property is flat with only moisture deficiency being a limiting characteristic.
- The Commission considered a previous application for subdivision of this property and concluded that the land has good agricultural potential and that subdivision would reduce the options for future agricultural use.
- The subject property helps buffer the agricultural use to the north from residential and rural residential use in the local area.

ATTACHMENTS

52290plan.pdf
52290_ContextMap20k.pdf
52290_AgCapabilityMap.pdf
52290_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Ron Wallace, Land Use Planner