



# Provincial Agricultural Land Commission - Staff Report

## Application: 52332

**Applicant:** Harold Thorlakson  
**Agent:** Jason Shortt  
**Local Government:** District of Coldstream

**Proposal:** To re-align the boundaries of seven (7) separate titles to four (4) titles and a public walkway along two (2) of the existing titles with access to Reid Road available through another lot B6509.

The current properties are:

1. Lot 4B, Plan 548 - 6.07 ha
2. Lot 26A, Plan 826 - 5.09 ha
3. Lot 27, Plan 826 - 4.69 ha
4. Lot 26D, Plan 826 - 0.2 ha
5. Lot 26E, Plan 826 - 0.33 ha
6. Lot 27A, Plan 826 - 0.33 ha
7. That Part of Lot 96, Plan 548 - 0.64 ha

The four (4) proposed lots are:

1. Lot A - 4.2 ha
2. Lot B - 2.0 ha
3. Lot C - 4.9 ha
4. Lot D - 5.4 ha

Plus a proposed linear park of 0.64 ha.

## BACKGROUND INFORMATION

There was a previous application made in 1997 involving lot 4B, Plan 548 requesting subdivision of the property into four lots of approximately equal size for family members and road widening to 12.5 m from center line. While the Commission noted that there was a degree of topographical influence affecting the property, it was felt that the proposed reduction in gross property size would not be in the best interest of agriculture as it would significantly reduce the real farmable area.

## PROPERTY INFORMATION

<b>PID:</b>	012-223-123
<b>Legal Description:</b>	Lot 4B Section 24 Township 6 Osoyoos Division Yale District Plan 548
<b>Property Area:</b>	6.0 ha
<b>ALR Area:</b>	6.0 ha
<b>Purchase Date:</b>	September 25, 1973
<b>Location:</b>	District of Coldstream - Learmouth Road
<b>Owner:</b>	Harold Thorlakson
<hr/>	
<b>PID:</b>	012-062-421
<b>Legal Description:</b>	Lot 26A Section 24 Township 6 Osoyoos Division Yale District Plan 826 Except Plan B339
<b>Property Area:</b>	4.5 ha
<b>ALR Area:</b>	4.5 ha
<b>Purchase Date:</b>	July 21, 2004
<b>Location:</b>	5860 Learmouth Rd and Reid Rd
<b>Owner:</b>	HDT Investments Ltd
<hr/>	
<b>PID:</b>	012-062-448
<b>Legal Description:</b>	Lot 27 Section 24 Township 6 Osoyoos Division Yale District Plan 826 Except Plan B339
<b>Property Area:</b>	4.6 ha
<b>ALR Area:</b>	4.6 ha
<b>Purchase Date:</b>	July 21, 2004
<b>Location:</b>	5860 Learmouth Road/Reid Road
<b>Owner:</b>	
<hr/>	
<b>PID:</b>	012-062-341
<b>Legal Description:</b>	Lot 26E Section 24 Township 6 Osoyoos Division Yale District Plan 826
<b>Property Area:</b>	0.3 ha
<b>ALR Area:</b>	0.3 ha
<b>Purchase Date:</b>	July 21, 2004
<b>Location:</b>	Learmouth and Reid Road
<b>Owner:</b>	HDT Investments Ltd
<hr/>	
<b>PID:</b>	012-062-316
<b>Legal Description:</b>	Lot 26D Section 24 Township 6 Osoyoos Division Yale District Plan 826
<b>Property Area:</b>	0.2 ha
<b>ALR Area:</b>	0.2 ha
<b>Purchase Date:</b>	July 12, 2004
<b>Location:</b>	Learmouth Rd and Reid Rd
<b>Owner:</b>	HDT Investments Ltd
<hr/>	
<b>PID:</b>	012-062-367
<b>Legal Description:</b>	Lot 27A Section 24 Township 6 Osoyoos Division Yale District Plan 826
<b>Property Area:</b>	0.3 ha
<b>ALR Area:</b>	0.3 ha
<b>Purchase Date:</b>	July 21, 2004
<b>Location:</b>	Learmouth and Reid Road
<b>Owner:</b>	
<hr/>	
<b>PID:</b>	012-223-522
<b>Legal Description:</b>	That Part of Lot 96 Shown on Plan B4725; Section 24 Township 6 Osoyoos Division Yale District Plan 548
<b>Property Area:</b>	0.6 ha
<b>ALR Area:</b>	0.6 ha
<b>Purchase Date:</b>	July 21, 2004
<b>Location:</b>	Learmouth and Reid Road
<b>Owner:</b>	HDT Investments Ltd
<hr/>	
<b>Total Land Area:</b>	16.5 ha
<b>Total ALR Area:</b>	16.5 ha

## LAND USE

### Current Land Use:

The subject properties are owned by the applicant. There is an existing house and outbuildings on the largest most northerly parcel (Lot 4B, Plan 548) with some open grazing on the remainder of the property. The other two larger parcels (Lot 26A and Lot 27) are mostly treed and with no structures on the land. The remaining four (4) properties are small linear lots with no improvements.

### Surrounding Land Uses:

North: Learmouth Road  
East: Pasture land  
South: Pasture land  
West: Treed and pasture land

## PROPOSAL DETAILS

Subdivision - ALR Area: 16.5 ha

Number of Lots	ALR Area of Lot (ha)
1	4.9
1	2.0
1	4.2
1	5.0
1	0.4

### Agricultural Capability:

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

Source: BCL

Mapsheet: 82L.025

## PREVIOUS APPLICATIONS

Application ID: 8493

Legacy #: 31454

Applicant: Harold Thorlakson

Proposal: subdivide the property into four lots of approximately equal size for family members

### Decision:

Resolution #	Decision Date	Decision Description
625/1997	October 21, 1997	refused due to reasons of compromised agricultural capability and impact

**Note:** A previous application from the same owner to subdivide Lot 4B, Plan 548 into four lots of approximately equal size for family members and road widening to 12.5 m from center line. Refused due to reasons of impact and the land being suitable for agricultural use.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

Bylaw Name: District of Coldstream OCP Bylaw N. 1445, 205

Designation: Agricultural

OCP Compliance: Yes

### Zoning:

Zoning Bylaw Name: District of Coldstream Zoning Bylaw No. 1382, 2002

Zoning Designation: Rural Two (RU.2)

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

### Comments and Recommendations:

#### Board/Council

That the application for subdivision be forwarded to the ALC for their adjudication; and that subject to the approval of the ALC, staff be directed to investigate securing access through one of the parcels for a trail linking Reid Road to Learmouth Road.

## **ALC STAFF COMMENTS**

Staff has the following comments:

- There are currently three relatively large parcels of approximately 6 ha, 5 ha and 4.7 ha, and four relatively small titles ranging in size from 0.2 ha to 0.64 ha which were previously used for irrigation purposes. The proposal is to create four relatively large titles from the current configuration.
- The proposed subdivision essentially calls for the subdivision of Lot 4B (currently ~6 ha) into 4 ha and 2 ha parcels.
- A site inspection will help determine the merits of this application.

## **ATTACHMENTS**

52332plan.pdf

52332\_ContextMap20k.pdf

52332\_AgCapabilityMap.pdf

52332\_AirphotoMap10k.pdf

## **END OF REPORT**

**Prepared by:** Ron Wallace, Land Use Planner