



Provincial Agricultural Land Commission - Staff Report Application: 52416

Applicant: See Ooi
Local Government: Kootenay-Boundary
Proposal: To subdivide a ~4 ha lot from the 12.8 ha parcel.

BACKGROUND INFORMATION

The Commission subdivided the subject property several years ago on the grounds the land had limited capability for agriculture - 7:6TR 3:7TR

PROPERTY INFORMATION

PID: 027-599-124
Legal Description: Lot 1 District Lot 2454 Similkameen Division Yale District, Plan KAP87238
Property Area: 12.8 ha
ALR Area: 12.8 ha
Purchase Date: April 29, 2011
Location: 1744 Hulme Creek Road, near Rock Creek
Owner: See Ooi

Total ALR Area:

LAND USE

Current Land Use:

Vacant grassland, a house is currently underconstruction on the proposed 4 ha lot.

Surrounding Land Uses:

North: Vacant ~20 ha ALR parcel - grassland
East: Vacant ~20 ha ALR parcel - grassland
South: DL 1730 ~ 35 ha rural residence
West: Hulme Creek Road, ALR strip and non ALR grassland beyond.

PROPOSAL DETAILS

Subdivision - ALR Area: 12.8 ha

Number of Lots	ALR Area of Lot (ha)
1	8.8
1	4.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82 E/5

PREVIOUS APPLICATIONS

Application ID: 44038

Legacy #: 37424

Applicant: Robert Gill

Proposal: To subdivide the 70 ha subject property into 3 lots: Lot 1 (15 ha), Lot 2 (25 ha), and a remnant lot along Hulme Creek Road (30 ha). The remnant lot has approximately 5 ha within the ALR.

Decision:

Resolution #	Decision Date	Decision Description
384/2007	July 13, 2007	Allowed on the grounds of low agricultural capability.

RELEVANT APPLICATIONS

Application ID: 50022

Applicant: Geoffrey Furniss

Proposal: To subdivide five 4 ha lots and from the 30 ha property, leaving a 10 ha remainder.

Decisions:

Resolution #	Decision Date	Decision Description
2369/2010	March 24, 2010	Allow as requested on the grounds of minimal agricultural capability.
840/2009	September 17, 2009	Allow subdivision as proposed.

Note: Adjacent property across Hulme Creek Road

Application ID: 45653

Legacy #: 38716

Applicant: Robert Frederick Gill

Proposal: To subdivide the 28.4 ha subject property into three lots; 2.4 ha, 9 ha and 17 ha.

Decision:

Resolution #	Decision Date	Decision Description
845/2009	September 17, 2009	Allow the three lot subdivision as proposed.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: No OCP exists in this area

Designation: not applicable

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: No zoning bylaw exists in this area

Zoning Designation: Not applicable

Minimum Lot Size: 1.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Board of the Regional District of Kootenay Boundary forwarded the application without comment.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

1) The soil capability ratings of the 12.8 ha parcel are secondary with little potential for improvement due to severe topography, stoniness and rock outcroppings.

The CLI ratings are 25% (8:5TP 2:6TR) and 75% 7:6T 3:7TR.

2) The Commission has previously permitted every recent subdivision application submitted for this area on the grounds of poor agricultural capability.

3) Staff recommends approval.

ATTACHMENTS

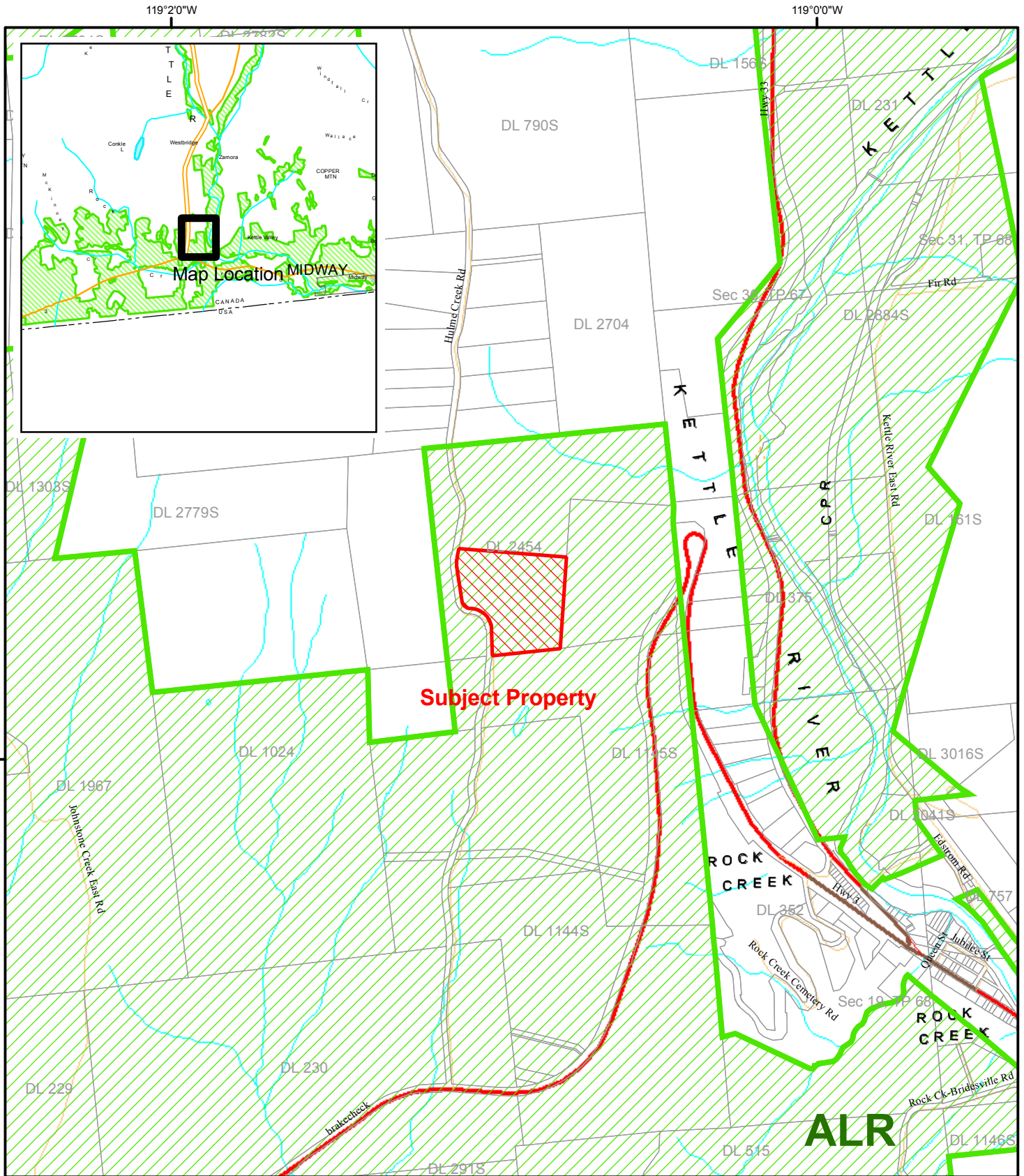
52416_ContextMap20k.pdf

52416_AirphotoMap5k.pdf

52416 sketch plan, airphoto, and CLI ratings.pdf

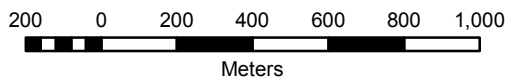
END OF REPORT

Prepared by: Martin Collins, February 1, 2012

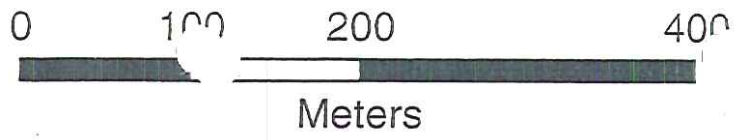


ALC Context Map

Map Scale: 1:20,000



ALC File #:	52416
Mapsheet #:	82E.005
Map Produced:	August 16, 2011
Regional District:	Kootenay Boundary



Ag Capability

