



Provincial Agricultural Land Commission - Staff Report

Application: 52446

Applicants: Dennis & Linda Hallam, Vera & Teresa Jean Moore
Agent: Dennis Hallam
Local Government: Township of Spallumcheen

Proposal: To subdivide 1.0 ha off the subject 30.5 ha property under the conditions of the ALC's Homesite Severance Policy. The proposed 1 ha lot would contain the original house and the remainder would contain the second dwelling on the property.

BACKGROUND INFORMATION

The proposed homesite lot is for Vera Moore who has continually owned and lived on the property since 1961.

PROPERTY INFORMATION

PID: 013-786-466
Legal Description: That Part of the South 1/2 of the North West 1/4 Section 25 Township 35 Kamloops (Formerly Osoyoos) Division Yale District Shown on Plan B17438 Except Plan 41878
Property Area: 31.1 ha
ALR Area: 23.1 ha
Purchase Date: October 13, 1989
Location: 5220 & 5222 Back Enderby Road, Armstrong
Owners: Dennis & Linda Hallam, Vera & Teresa Jean Moore

Total ALR Area:

LAND USE

Current Land Use:

The subject property is located on the east side of Back Enderby Road. The property contains two houses and a barn. Access to the dwellings is gained from a driveway in the center of the lot following a tree line in the north section and a alfalfa field in the south section. Harland Creek crosses through the property in a west to east direction. The east half of the parcel is heavily treed and 8 ha of the eastern portion of the property is outside of the ALR.

Surrounding Land Uses:

North: Forage crops and rock quarry
 East: Crown land
 South: forage crops, pasture for cattle and horses
 West: Agricultural

PROPOSAL DETAILS

Subdivision - ALR Area: 23.1 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0
1	22.1

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L.055

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw No 1794
Designation: Agricultural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw No 1700
Zoning Designation: Agricultural (A2)
Minimum Lot Size: 30.5 ha
Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Members of the AAC noted that this application is for a homesite severance pre-ALR and due to this being straight-forward there were no major comments to provide from the Committee.

Board/Council

That the application be authorized for submission to the ALC.

Planning Staff

It is recommended that this application be supported as it complies with the policies of the OCP and is consistent with the provisions of the Township's homesite severance policy.

ALC STAFF COMMENTS

The applicant has provided proof of title to the property since 1961 and is therefore eligible for consideration under the ALC's Homesite Severance Policy.

The homesite has been chosen within a treed area that would separate it from the alfalfa field in the south and the forage crop area in the north. The proposed 1.0 ha lot exceeds the recommended homesite lot size of 0.4 ha for lots serviced by a well and septic tank (ie. policies of the OCP). In this case, the size of the proposed homesite lot exceeds the recommended size in order to accommodate the existing house and delineate the homesite apart from the crop fields to the north and south.

ATTACHMENTS

52446_AgCapabilityMap.pdf
52446_ContextMap50k.pdf
52446_AirPhotoMap - Google.pdf
52446map.pdf

END OF REPORT

Prepared by: Ron Wallace, February 10, 2012