



Provincial Agricultural Land Commission - Staff Report

Application: 52722

Applicant: Tim & Tammy Zieske
Local Government: Columbia Shuswap EA

Proposal: To subdivide a 1.6 ha lot from the 16.6 ha property as divided by Smith Road. While the majority of the property is flat, the proposed lot is located on small hill.

BACKGROUND INFORMATION

See attached Board Report from the CSRD.

PROPERTY INFORMATION

PID: 023-192-500
Legal Description: Lot 1 Section 36 Township 17 Range 12 West of the 6th Meridian Kamloops Division Yale District Plan KAP55591
Property Area: 16.6 ha
ALR Area: 16.6 ha
Purchase Date: June 27, 1996
Location: 3301 Smith Road, 3344 Smith Road, 5346 Hwy 97 and 5348 Hwy 97, Falkland
Owners: Byron and Joan Siddall, Tim & Tammy Zieske

Total ALR Area:

LAND USE

Current Land Use:

The proposed lot is separated from the remainder of the parcel by Smith Road. The remainder of the property is used for hay production; there are a few outbuildings and four single family dwellings located on the property, one of which is a mobile home.

Surrounding Land Uses:

North: Hay Field
 East: Agricultural, Rural
 South: Hay Field, Rural
 West: Hay Field, Rural

PROPOSAL DETAILS

Subdivision - ALR Area: 16.6 ha

Number of Lots	ALR Area of Lot (ha)
1	1.6
1	15.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82 L/5

RELEVANT APPLICATIONS

Application ID: 52088

Applicant: Byron, Monty, Jennifer & Joan Siddall

Proposal: To allow the applicant's to retain the third dwelling on the 32 ha property. The applicants occupy one dwelling, the applicant's family member another, and farm help the third. It is uncertain whether the residences were constructed with local government approval.

Decision:

Resolution #	Decision Date	Decision Description
101/2011	March 17, 2011	Allow third dwelling for 10 years, after which one of the dwellings is to be rendered uninhabitable. Three dwellings are not required for the agricultural activity on the property.

Application ID: 35035

Legacy #: 23905

Applicant: Monty Siddall

Proposal: To subdivide the property as severed by Highway 97 and the CN Railway into 5.5 ha and 26.8 ha lots.

Decision:

Resolution #	Decision Date	Decision Description
1110/1989	November 14, 1989	Refused on the grounds that both portions of the property have agricultural capability and have been utilized as a farm unit.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Valley Land Use Bylaw #2500

Designation: Rural (R)

OCP Compliance: Yes

Zoning:

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

Zoning Designation: Rural (R)

Minimum Lot Size: 60.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

Recommend approval

Planning Staff

Recommends approval for the following reasons:

- subdivision will bring the property into compliance with Bylaw No. 2500;
- the proposed parcel is separated from the parent parcel by Smith Road; and
- there would be little or no effect on the surrounding agriculture given the long term residential use of the proposed parcel.

ALC STAFF COMMENTS

Staff has the following comments:

- The area proposed for subdivision is separated from the large remainder of the property by Smith Road.
- The applicant may qualify for consideration under Homesite Severance Policy as the application states the subject property was purchased prior to December 21, 1972.
- the Regional District and local Planning Staff recommend approval as the proposed subdivision will bring the property into compliance with Bylaw No. 2500, the proposed parcel is separated from the parent parcel by Smith Road and there would be no effect on the surrounding agriculture given the long term residential use on the proposed parcel.

ATTACHMENTS

52722_ContextMap20k.pdf
52722_AgCapabilityMap.pdf
52722_AirphotoMap20k.pdf
52722BoardReport.pdf
52722sr.pdf

END OF REPORT

Prepared by: Ron Wallace, September 11, 2012