



Provincial Agricultural Land Commission - Staff Report

Application: 52723

Applicants: Tim & Gay Laponder, Paul McCaughan
Agent: Tim Laponder
Local Government: Columbia Shuswap EA

Proposal: To subdivide approximately 1 ha off the 27.5 ha subject property under Section 946 of the Local Government Act. The proposed 1 ha property is to allow for an owner's brother to have a permanent residence.

BACKGROUND INFORMATION

There have been no previous applications involving the subject property.

PROPERTY INFORMATION

PID: 010-964-304
Legal Description: The South 1/2 of the SouthEast 1/4 of Section 21 Township 17 Range 11 West of the 6th Meridian Kamloops Division Yale District Except Plan 24128
Property Area: 27.4 ha
ALR Area: 27.4 ha
Purchase Date: January 12, 1995
Location: 4325 Hwy 97, east of Falkland
Owners: Paul McCaughan, Tim & Gay Laponder

Total ALR Area:

LAND USE

Current Land Use:

A site inspection by the CSRD determined there to be two single family dwellings, some outbuildings, and a shop. Access to both homes is from a shared driveway. According to the applicant, the property is used for pasture and a hayfield. Seasonally, there are also chickens on the property. It was also noted there is some cattle of the proposed remainder. The proposed lot is currently a rental property.

Surrounding Land Uses:

North: Highway 97, Crown Land
 East: Dairy Farm
 South: Hobby Farm, Chicken Farm
 West: Hobby Farm

PROPOSAL DETAILS

Subdivision - ALR Area: 27.5 ha

Number of Lots	ALR Area of Lot (ha)
1	26.5
1	1.0

Agricultural Capability:

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

Source: CLI

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Valley Land Use Bylaw No. 2500
Designation: Rural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Salmon Valley Land Use Bylaw No. 2500
Zoning Designation: Rural
Minimum Lot Size: 60.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

Recommended approval, noting the ongoing concerns of water supply and riparian issues related to subdivision.

Board/Council

Recommend approval.

Planning Staff

Local Planning Staff is recommending approval for the following reasons:

- Salmon Valley Land Use Bylaw No. 2500 policies 1.7.2.7 and 1.8.2.3 support the proposal;
 - the proposed subdivision area is limited due to the steepness of the bank closest to Highway 97 and Salmon River to the south;
 - the remainder of the parcel will remain as one large parcel;
- the rental home on the proposed parcel is existing and the proposed subdivision will not significantly change the use.

ALC STAFF COMMENTS

Staff has the following comments:

- The purpose of the proposed subdivision is to provide a permanent home for an owner's brother. As the owners purchased the property in 1995 they are eligible for consideration under Section 946 of the Local Government Act.
- the proposed parcel is limited in area due to Highway 97, steep slopes, the shared driveway to the north, and the Salmon River to the south. The remainder would continue to be farmed.

ATTACHMENTS

52723_ContextMap50k.pdf
52723_AirphotoMap10k_HR.pdf
52723_AgCapabilityMap_HR.pdf

END OF REPORT

Prepared by: Ron Wallace, September 10, 2012