



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65451

Application Status: Under LG Review

Applicant: Shuswap Lake Estates Ltd.

Agent: Shuswap Lake Estates

Local Government: Columbia Shuswap Regional District

Local Government Date of Receipt: 04/27/2022

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: 1.0 hectares of land was previously approved as a non-farm use for construction of an outdoor storage compound. This proposal is to expand the storage compound to 1.6 hectares, most of which occurs on previously disturbed land.

Agent Information

Agent: Shuswap Lake Estates

Mailing Address:

2405 Centennial Drive

Blind Bay, BC

V0E 1H0

Canada

Primary Phone: (250) 675-2523

Mobile Phone: [REDACTED]

Email: cory@shuswaplakeestates.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 029-496-284

Legal Description: LOT 2 SECTION 7 TOWNSHIP 22 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN EPP44018

Parcel Area: 8.7 ha

Civic Address: 2501 Greer Road

Date of Purchase: 09/04/1974

Farm Classification: No

Owners

1. **Name:** Shuswap Lake Estates Ltd.

Address:

2405 Centennial Drive

Blind Bay, BC

V0E 1H0

Canada

Phone: (250) 675-2523

Email: office@shuswaplakeestates.com

Applicant: Shuswap Lake Estates Ltd.

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 024-381-144
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 46 ha
Land Use Type: Residential
Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 018-481-531
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.57 ha
Land Use Type: Commercial / Retail
Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 018-481-540
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.19 ha
Land Use Type: Unused
Interest Type: Full Ownership

4. **Ownership Type:** Fee Simple
Parcel Identifier: 007-813-422
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.17 ha
Land Use Type: Unused
Interest Type: Full Ownership

5. **Ownership Type:** Fee Simple
Parcel Identifier: 004-324-153
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.15 ha
Land Use Type: Unused
Interest Type: Full Ownership

6. **Ownership Type:** Fee Simple
Parcel Identifier: 004-324-161
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.21 ha
Land Use Type: Unused
Interest Type: Full Ownership

7. **Ownership Type:** Fee Simple
Parcel Identifier: 001-599-488
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.25 ha
Land Use Type: Unused
Interest Type: Full Ownership

8. **Ownership Type:** Fee Simple

Applicant: Shuswap Lake Estates Ltd.

Parcel Identifier: 014-285-282
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 2.7 ha
Land Use Type: Transportation/Utilities
Interest Type: Full Ownership

9. **Ownership Type:** Fee Simple
Parcel Identifier: 007-778-741
Owner with Parcel Interest: Shuswap Lake Estates Ltd.
Parcel Area: 0.4 ha
Land Use Type: Unused
Interest Type: Full Ownership
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Current Use of Parcels Under Application

- 1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

No agriculture

- 2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

No Agricultural Improvements

- 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

Storage compound, Model airplane club including grass runway, house, shop

Adjacent Land Uses

North

Land Use Type: Recreational

Specify Activity: Driving range and golf course

East

Land Use Type: Agricultural/Farm

Specify Activity: Swamp + ALR land, although not designated farm use

South

Land Use Type: Agricultural/Farm

Specify Activity: Farm

West

Land Use Type: Residential

Specify Activity: Single-family subdivision

Proposal

- 1. How many hectares are proposed for non-farm use?**

1.6 ha

- 2. What is the purpose of the proposal?**

Applicant: Shuswap Lake Estates Ltd.

1.0 hectares of land was previously approved as a non-farm use for construction of an outdoor storage compound. This proposal is to expand the storage compound to 1.6 hectares, most of which occurs on previously disturbed land.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

Potentially, however, much of the land in the area that is outside the ALR is either already developed or is too steep for this type of use. There is a need for storage facilities as there are not many suitable sites within the local area. This site is immediately adjacent to other developed properties, i.e. Fire hall, Garden Centre, Driving Range and model airplane field.

4. Does the proposal support agriculture in the short or long term? Please explain.

Not directly, however, some users of the storage compound may be able to free up some of their own land for agricultural use.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

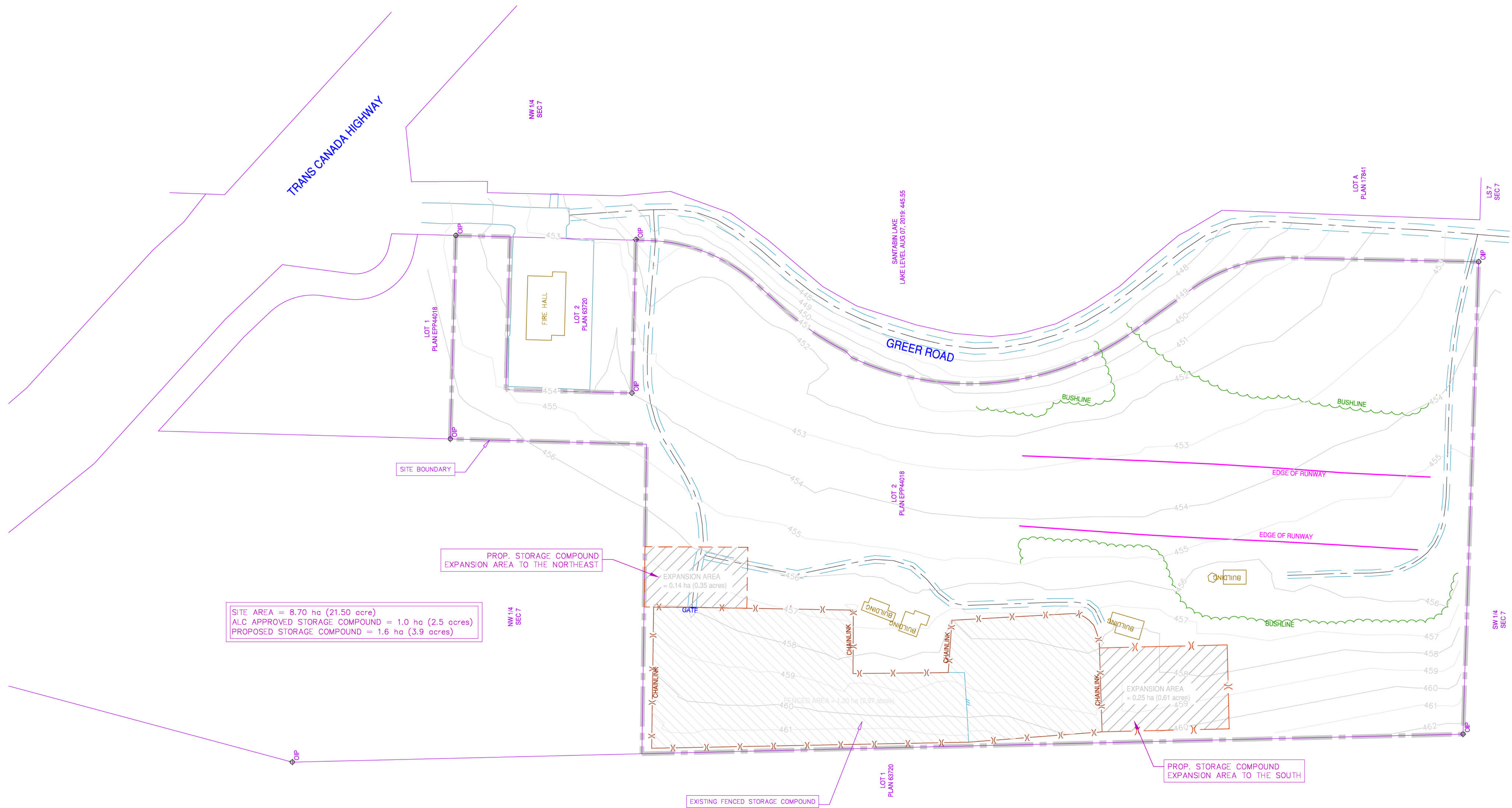
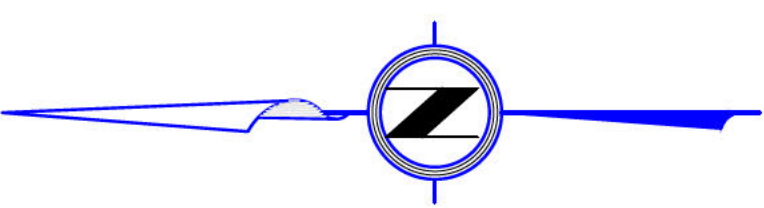
- Agent Agreement-Shuswap Lake Estates
- Other correspondence or file information-Corporate Registry
- Proposal Sketch-65451
- Certificate of Title-029-496-284

ALC Attachments

None.

Decisions

None.



SITE AREA = 8.70 ha (21.50 acre)
ALC APPROVED STORAGE COMPOUND = 1.0 ha (2.5 acres)
PROPOSED STORAGE COMPOUND = 1.6 ha (3.9 acres)

PROP. STORAGE COMPOUND
EXPANSION AREA TO THE NORTHEAST

EXPANSION AREA
= 0.14 ha (0.35 acres)

EXISTING FENCED STORAGE COMPOUND

LOT 1
PLAN 63720

PROP. STORAGE COMPOUND
EXPANSION AREA TO THE SOUTH

EXPANSION AREA
= 0.25 ha (0.61 acres)

NW 1/4
SEC 7

NW 1/4
SEC 7

LOT A
PLAN 17841

SW 1/4
SEC 7