



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101274
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Applicant: [REDACTED]
Local/First Nation Government: Columbia Shuswap Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 30 TOWNSHIP 17 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN 40938
Approx. Map Area 2.79 ha
PID 013-519-115
Purchase Date Mar 31, 2004
Farm Classification No
Civic Address 3033 McTavish Road
Certificate Of Title Land Title STSR4022263.2024.06.18.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[REDACTED] and [REDACTED] [REDACTED]	Not Applicable	[REDACTED]	[REDACTED] [REDACTED]	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Land Owner
First Name	[REDACTED] and [REDACTED]
Last Name	[REDACTED]
Organization (If Applicable)	No Data
Phone	[REDACTED]
Email	[REDACTED]

4. Government

Local or First Nation Government: Columbia Shuswap Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	<p>Parcel 1. The property is mainly coarse gravel with minimal top soil. The land cannot be tilled due to the extent of the gravel. Reviewing the ALC Capability Classification guideline the parcel should be considered in Class 7 Subclass D.</p> <p>There are areas on the parcel that are over 30 percent slope and are not safe for farm equipment to traverse.</p> <p>Does not support natural grass and there is no ability to provide irrigation. Over the years we have had horses and must purchase and feed hay year round as the land cannot sustain any viable pasture.</p> <p>All of the manure has been composted and added to some areas and the soil is still unable to hold moisture or grow viable grass.</p> <p>We have picked rocks and made banks in areas.</p> <p>In order to grow a garden we have purchased soil several times and had</p>
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hauled to the site. Last year was over \$500 and we have purchased soil several times.
We have purchased soil and spread on field also.

Proposed Parcel 2. The proposed Lot 2 has essentially the same gravel and rock formations. There are some areas with slope over 30 percent. A new well was drilled on this parcel to try to find sufficient water to supplement the water source on parcel 1. The well is 700 feet deep, cost over \$30,000 and provides domestic water only. There is insufficient soil or water to sustain any grass or agriculture.

Describe all agricultural improvements made to the parcel(s).

Since purchasing the property in 2004 we have composted the manure from our horses and spread on the land.

We have purchased soil several times over the years and hauled to property.

We have harrowed and tried to enhance the ground to sustain grass. It is impactable and impossible to till the land. There is no top soil that can be turned or enhanced. We have picked rocks for 20 years. If we were to plow or rototill the land the minimal top soil would be turned under and rock and gravel on the surface.

There is insufficient top soil to grow a vegetable garden. We purchase soil and have it hauled to the property in order to grow a garden.

The water source for the main residence is a shallow well located approximately 1/2 km away on a different property. There is a 1 and 1/4 inch pipe crossing 2 properties. There is insufficient water to provide irrigation.

Describe all other uses that currently take place on the parcel(s).

Primary use is residential home and we have a horse. There is a 145 m² house, a shed row barn and shop. Due to [redacted] and [redacted] of the owners, [redacted] has [redacted] and [redacted] and can no longer [redacted] is [redacted] and has [redacted] purchased a modular home and moved on the property to provide assistance.

An engineered septic system was designed and installed.

A well was drilled and although it is 700 feet deep and provides sufficient water for one domestic residence there is no capability to provide irrigation to sustain any grass or vegetation.

Land Use of Adjacent Parcels

Main Land Use Type Specific Activity

North	Other	Residential. Small acreage with some timber. Owner has no agricultural endeavors on the land.
East	Industrial	Gravel Pit. Ministry of Transportation McTavish Pit and CSRD Glenemma Resource Recovery & Residential Management Facility. Also newly developed Regional Park for recreation use for area.
South	Other	Residential. Small acreage, hobby farm. Similar gravel rock conditions. No agricultural activity
West	Other	Residential

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	1.79
2	Lot	1

What is the purpose of the proposal?

The residence for family member to provide assistance for parents is currently a Temporary Use Permit. By sub dividing the 1 ha parcel will provide security to the family member and parents that it does not have to be removed. The land base in the ALR remains the same as the property is on a existing road and no loss of land is necessary for access purpose.

Why do you believe this parcel is suitable for subdivision?

The property is adjacent to an existing gravel pit. It is also adjacent to a recycling facility and crown land . The potential for agriculture is minimal. The proposed lot 2 and the remainder of existing lot 1 are course gravel and no top soil. Both parcels have insufficient water sources for irrigation. The sub division supports the goal and mandate of government to encourage affordable housing by having 2 smaller parcels that both have homes for families.

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

In the long term, yes, with the possibility of new technology for small scale agriculture becoming available the potential will be enhanced. The price of land or property is continuing to increase. By having smaller plots that may be more affordable to an individuals or young families to afford and try new technology.

The smaller parcels may also afford younger families to become involved in 4H activities and other types of agriculture.

Proposal Map / Site Plan

Sub division Plot Plan McTavish Road.jpg

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No

7. Optional Documents

Type	Description	File Name
Other files that are related	Composting material	Sub division compost material.jpg
Photo of the Application Site	Slope on part of Lot 1	Sub division slope on Lot 1.jpg
Photo of the Application Site	gravel profile	Soil profile pic McTavish Road.jpg
Other files that are related	Location	Sub division Location map McTavish Road.jpg



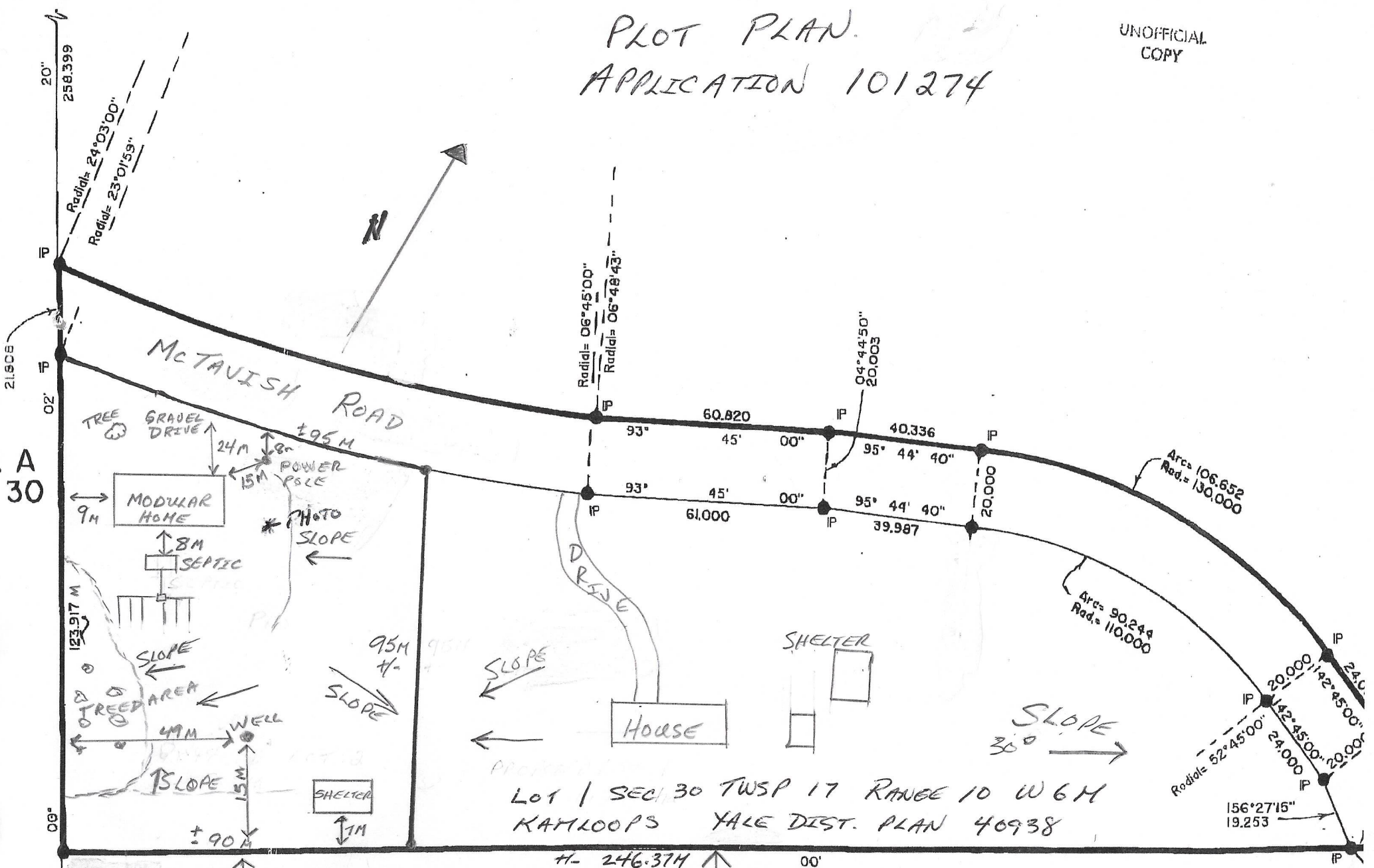




PLOT PLAN

APPLICATION 101274

UNOFFICIAL COPY



A 30

LOT 1 SEC 30 TWP 17 RANGE 10 W 6 M
KAMLOOPS YALE DIST. PLAN 40938

PROPOSED LOT 2
= 1.0 ha.

REMAINDER LOT 1
= 1.791 ha

N 1/2 of L.S. 10