

Request for Decision ALR Subdivision Application

File No: P 719 608
Reference: 60139
Date: January 30, 2020

Subject: ALR Subdivision – Edgewater / Greg Whitman Heavy Hauling Ltd.
Applicant: Greg Whitman Heavy Hauling Ltd. (Greg Jopp)
Agent: Terpsma Land Development Consulting (Jean Terpsma)
Location: 5050 Highway 95, Edgewater area
Legal: Lot B, District Lots 7569 & 9040, KD, Plan NEP75472

Proposal: To create 5 residential acreages. One of the acreages will be approximately 14 ha, three are proposed to be approximately 8 ha each, and the fifth acreage will be approximately 1.0 ha.

Options:

1. THAT the Agricultural Land Commission be advised the RDEK supports the Greg Whitman Heavy Hauling Ltd ALR subdivision application for property at 5050 Hewitt Road near Edgewater.
2. THAT the Greg Whitman Heavy Hauling Ltd ALR subdivision application for property at 5050 Hewitt Road near Edgewater be refused.
3. THAT the Agricultural Land Commission be advised the RDEK supports the subdivision of the physically separated 1 ha portion of the subject property fronting Highway 95 only, as shown in the Greg Whitman Heavy Hauling Ltd ALR subdivision application for property at 5050 Hewitt Road near Edgewater.

Recommendation: Option # 3
Although the proposal is consistent with the recommendations in the historical agrologist report and the configuration aligns with the existing topography and agricultural capability ratings, the property is not within the OCP's Edgewater development node. Much of the property has good agricultural capability ratings and it should remain as a large rural property with agricultural potential.

Subdivision of the 1 ha portion of the property which fronts on Highway 95 is a reasonable request as this portion of the property is physically separated from the rest by other private land holdings and is unlikely to be useful to an agricultural operation occurring on the remainder.

Property Information: **OCP Land Use Designation:** RR, Rural Resource which includes rural residential and rural resource land uses with parcel sizes 8.0 hectares and larger. The RR designation also recognizes the use of these lands for agriculture, resource extraction, open space and working landscape.

OCP Objectives and Policies:

- Preservation and continued use of agricultural land for present and future food production is supported.

**Property
Information –
cont'd:**

- New residential development is directed to land within existing development nodes, as designated on **Schedules D – D6** or to parcels outside of the ALR. (Note: The subject property is not within the identified Edgewater development node).
- ALR applications for non-farm use, subdivision or exclusion that involve the Board's reconsideration or alteration of a prior approval granted by the Agricultural Land Commission are exempt from the requirement to submit a report from a qualified professional as part of their application to the Regional District:
- Within the Edgewater Water System Service Area, use of domestic water for irrigation of areas of land greater than 0.1 hectare is not supported.
- Residential, commercial or industrial operations adjacent to land in the ALR are encouraged to utilize adequate buffering and setbacks to minimize the potential for conflicts.

Zoning Designation: A-2, Rural Residential (Country) Zone which has a minimum parcel area requirement of 8.0 ha and permitted uses that include: single-family dwelling, agricultural use, extraction of sand and gravel, equestrian centre, and sawmill. Accessory uses include: home - based business and cement plant.

Parcel Size: 38.6 ha (95.4 ac)

Interface Fire Hazard Rating: Ranging from low to high, within the Edgewater Fire Protection Service area.

BC Assessment: Residential (vacant)

Water / Sewer Services: Edgewater community water (by a future owner), and individual onsite sewage disposal is proposed.

**Agricultural
Capability
Ratings:**

The Canada Land Inventory (CLI) Agricultural Capability Maps indicate that the property is approximately 1/3 Class 6 with a limiting factor of topography and is not considered improvable. The other 2/3 is Class 4 with limitations of moisture deficiency and stoniness which is improvable to Class 3 with a limitation of stoniness.

Agrologist Report: An agrologist report submitted with the 2008 application concluded that approximately 68% of the property is non-arable and unsuitable for agriculture while 32% is possible hay production land.

**Additional
Information:**

- In 2008 (under the existing OCP) an ALR subdivision application for a very similar proposed configuration was supported by the RDEK and the ALC. An extension to this approval was granted in 2014 but the subdivision was never completed and the ALC has said a new application is now required because of the amount of time passed since the original approval.

**Additional
Information -
cont'd:**

- The owner says the subdivision was not completed previously because the cost of providing the connections to the Edgewater community water system was too high and the applicant says the real-estate market was flat at that time. The application says now that the RDEK has amended the Subdivision Servicing Bylaw to not request proof of potable water on lots created which are 8 ha or greater, the owner would like to proceed. A covenant would be required at the subdivision stage to prohibit any structures requiring servicing until proof of potable water is provided.
- Staff visited the property in 2008 and noted that the topography of the parcel could restrict the use of the land and that severe slopes limit access to certain areas.
- The Edgewater community water storage reservoir is located on the property.

Consultation:

APC Area F&G: Refusal recommended

**Documents
Attached:**

- Location & ALR Boundary Map
- Land Use Map
- Agricultural Capability Map and Key
- Soils Map from 2008 Agrologist Report
- Proposed Subdivision Plan

**RDEK
Contact:**

Tracy Van de Wiel, Planning Technician
Phone: 250-489-0306
Email: tvandewiel@rdek.bc.ca