



Agricultural Land Commission
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October 19, 2005

Reply to the attention of BRANDY RIDOUT

Leonard Harker
PO Box 733
Princeton, BC - V0X 1W0

Dear Sir:

Re: Application #V-36177

PID: 001-512-862

Lot A, District Lot 1824 and 1836, Similkameen Division Yale District, Plan 35228,
EXCEPT Plan 38459

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the 3.2 ha subject property into three lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on October 12, 2005. The site visit was useful as it gave the Commission an opportunity to view the property and surrounding area and further discuss the proposal with you and other interested parties.

As the Commission is concerned with the preservation of agricultural land in the area for grazing purposes, its main objectives are limiting residential development, discouraging subdivision and maintaining grazing corridors. Using these criteria, the Commission believed that the proposed 3-lot subdivision would have a negative impact on agriculture.

For this reason, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution #530/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Leroy Harker - Box 1952, Princeton, BC, V0X 1W0
Susan Bothe - Box 1034, Princeton, BC, V0X 1W0
Regional District of Okanagan-Similkameen - H 05-01013.010
Tim Hall, PO Box 2080, Princeton, BC - V0X 1W0

BR/lv
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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on October 14, 2005 at the Ministry of Agriculture and Lands office located at 4607 - 23rd Street, Vernon, BC.

PRESENT: Sue Irvine Chair
Sid Sidhu Commissioner
Sharon McCoubrey Commissioner

STAFF: Brandy Ridout, Regional Research Officer
Martin Collins, Planner

For Consideration

Brandy Ridout presented the September 29, 2005 staff report regarding application #V-36177-0.

Site Inspection

A site inspection was conducted on October 12, 2005 from 10:40 – 11:00 am. Those in attendance were:

- Commissioners Sidhu and Irvine
- Agricultural Land Commission Staff: Brandy Ridout and Martin Collins
- Len Harker, applicant
- Sue Bothe and Roy Harker, interested parties

Commission Discussion

The Commission discussed the proposal to subdivide the subject property into three lots, noting that two of the lots could potentially be used as hobby farms and one lot would be mainly residential.

As the Commission is concerned with the preservation of agricultural land in the area for grazing purposes, its main concerns are limiting residential development, discouraging subdivision and maintaining grazing corridors. As such, the Commission believed that the proposed 3-lot subdivision would have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Sidhu
SECONDED BY: Commissioner Irvine

THAT the staff report be received

AND THAT the application to subdivide the 3.2 ha subject property into 3 lots for residential use be refused

CARRIED



Staff Report
Application # V – 36177-0
Applicant: Leonard Harker
Agent: Tim Hall
Location: Rural Princeton

DATE RECEIVED: July 27, 2005

DATE PREPARED: September 29, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To subdivide the 3.2 ha subject property into 3 lots for residential use.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant has noted that the property is not large enough for a crop growth that would support a farming lifestyle. Two of the lots would be small hobby farms and the other would be residential.

The proposed subdivision is not supported by the Area H Rural Land Use Bylaw (RLUB), which is consistent with ALC direction in that the bylaw encourages the preservation of agricultural land for grazing purposes. This includes limiting residential development, discouraging subdivision and maintaining grazing corridors. It is noted that there are smaller adjacent lots that are consistent with the proposal and the proposed development would not be inconsistent with the rural character of the area. However, the property is located within a larger grazing corridor along the Similkameen River.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 001-512-862

Lot A, District Lot 1824 and 1836, Similkameen Division Yale District, Plan 35228, EXCEPT Plan 38459

Purchase Date:

February 16, 2000

Location of Property:

Rural Princeton

BACKGROUND INFORMATION (continued):

Size of Property:

3.2 ha (The entire property is in the ALR).

Present use of the Property:

House, trailer, garage, barn, shed, and pasture for hobby horses.

Surrounding Land Uses:

WEST: Residential

SOUTH: River

EAST: Residential

NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/8

The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Rural Land Use Bylaw (RLUB) No. 1725 (1998)

Zoning Bylaw and Designation:

Designation: Split-zoned Small Holdings One (SH1) and Small Holdings Three (SH3)

Minimum Lot Size: SH1 is 2.0 ha, SH3 is 0.4 ha

PREVIOUS APPLICATIONS:

Application #05595-0

Applicant: Garold J. & S. Harker

Decision Date: February 2, 1978

Proposal: To subdivide 3 lots on the eastern portion of the subject property.

Decision: Refused - the parcel has excellent agricultural capability with irrigation for producing a wide range of crops.

Application #10095-0

Applicant: Garold J. Harker

Decision Date: September 13, 1983

Proposal: To place an additional dwelling on Lot B, Plan B1457.

Decision: Allowed – subject to no increase in the number of trailers on the property or any replacement of trailers if they are removed.

Application #13447-0

Applicant: Harold & LeRoy Harker

Decision Date: June 23, 1982

Proposal: To replace a mobile home with a house (there is already 1 house and 2 mobile homes on the property).

Decision: Initially refused then reconsidered – allowed subject to removal of mobile homes.

PREVIOUS APPLICATIONS (continued):

Application #20608-0

Applicant: Garold J. & S. Harker
Decision Date: December 3, 1986
Proposal: To subdivide 0.3 ha from the 3.25 ha subject property to provide a separate title for an existing second dwelling that is being used by the applicant's son.
Decision: Allowed - it was believed that the subdivision would not have a negative effect on agriculture in the area.

RELEVANT APPLICATIONS:

Application #14644-0

Applicant: Mona McKay
Decision Date: August 17, 1982
Proposal: To exclude 4.8 ha for subdivision into rural lots.
Decision: Refused - the land has good capability for agriculture.

Application #17452-0

Applicant: H. & I. Logan
Decision Date: March 7, 1984
Proposal: To subdivide 2.8 ha from the 7.0 ha subject property.
Decision: Allowed - the subdivision had previously been approved by explanatory plan.

Application #17525-0

Applicant: Arthur Knight
Decision Date: March 7, 1984
Proposal: To subdivide a 0.8 ha lot from the 4.3 ha subject property.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

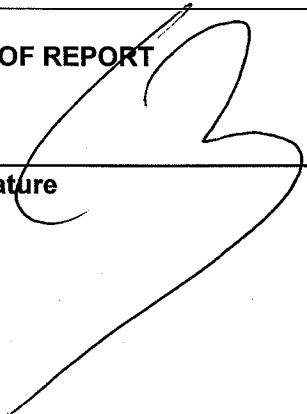
Director, Electoral Area 'H': No objection as it is a family situation and estate planning.

RDOS Planning and Building Inspection Department: Not consistent with Area H Rural Land Use Bylaw (RLUB) or minimum parcel size.

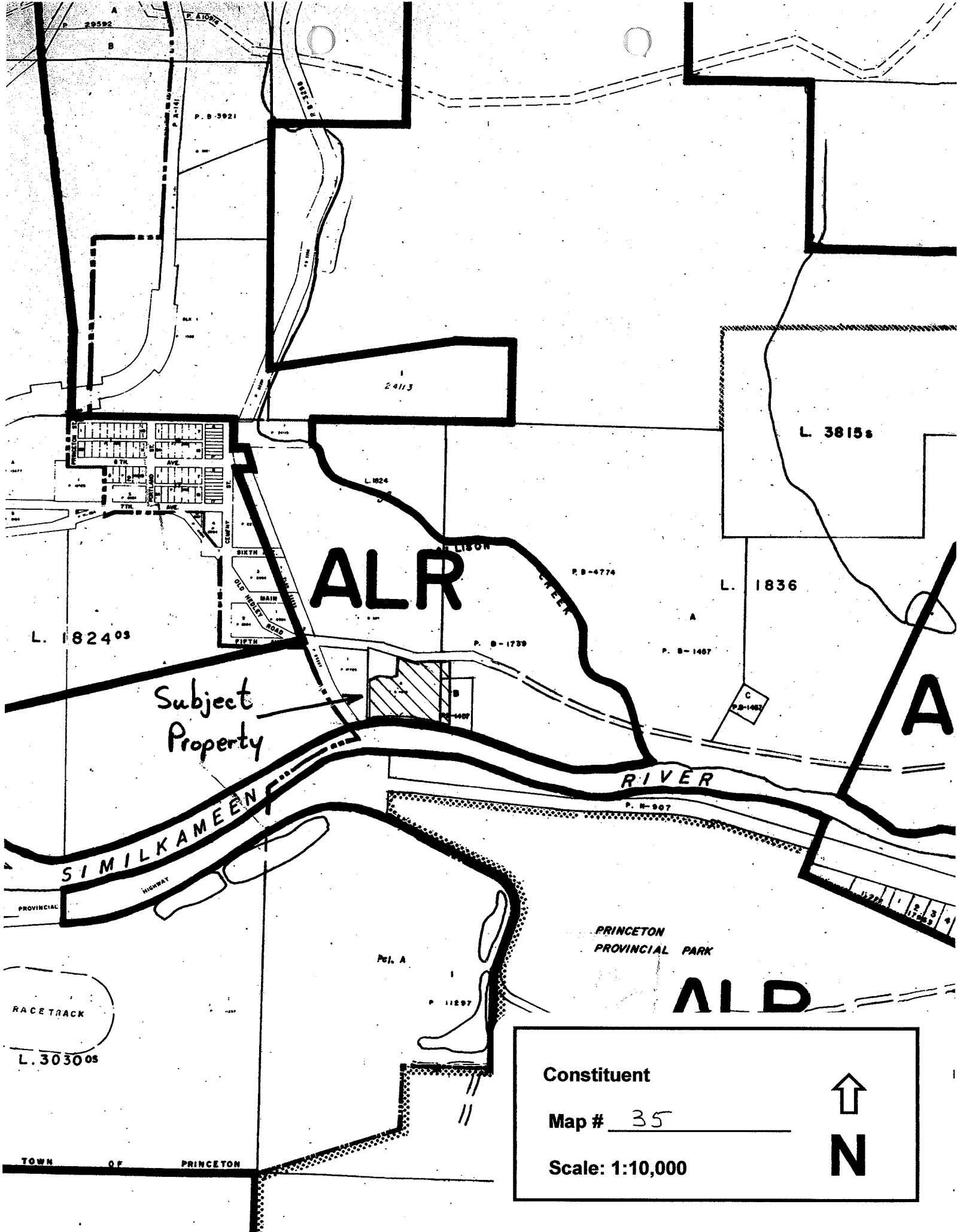
END OF REPORT

Signature

Date



Oct 4/05



ALR

A

ALD

Subject Property

Constituent

Map # 35

Scale: 1:10,000



TOWN OF PRINCETON

RACETRACK

PRINCETON PROVINCIAL PARK

SIMILKAMEEN HIGHWAY

RIVER

LISSON CREEK

2413

L. 3815 s

L. 1836

L. 1824 03

L. 1824

P. B-1739

P. B-1407

P. B-1407

P. N-907

P. N-11297

Pl. A

A

B

P. B-3921

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