



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

August 10, 2006

Reply to the attention of Brandy Ridout  
ALC File #V-36693

Larry & Lisa Dyck  
RR1 - Site 11 - Comp 5  
Kaledan, BC - V0H1K0

Dear Mr. & Mrs. Dyck:

**Re: Application to subdivide in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #392/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - D06-01588-010

BR/eg/Encl.: Minutes

## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on August 1, 2006 at the Ministry of Agriculture and Lands office located at 4607 - 23<sup>rd</sup> Street, Vernon, BC.

<b>PRESENT:</b>	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Brandy Ridout	Staff

### For Consideration

Application # V – 36693  
Applicants Larry & Lisa Dyck  
Proposal To subdivide the 1 ha lot into two lots (0.4 and 0.6 ha).  
Legal PID: 007-830-807  
Location Lot 2, District Lot 104s, Similkameen Division Yale District, Plan 20564  
Cottonwood Ave, Kaleden

### Site Inspection

A site inspection was conducted on July 31, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Staff: Brandy Ridout
- Applicant: Larry Dyck

Mr. Dyck was presented with a copy of the staff report during the site inspection.

### Discussion

The Commission noted that although the subject property was only 1 ha in size, it had agricultural capability and was similar in size to surrounding parcels. The Commission believed that subdivision would negatively impact the subject property in the long-term as it would narrow the range of agricultural options available to the owner of the smaller properties. As two smaller lots, the agricultural activities that can take place are more limited. In addition, subdivision enables the construction of a homesite on the newly created lot and results in the removal of a portion of the property from agricultural use. Subdivision would negatively impact the surrounding area in that an additional residential lot would be created in an agricultural area.

### **IT WAS**

**MOVED BY:** Commissioner Irvine

**SECONDED BY:** Commissioner Sidhu

THAT the application be refused on the grounds that the agricultural capability of the subject property would be negatively impacted if it was subdivided.

### **CARRIED**

**RESOLUTION #392/2006**



**Staff Report**  
**Application # V – 36693**  
**Applicant: Larry & Lisa Dyck**  
**Location: Kaleden**

**DATE RECEIVED:** May 16, 2006

**DATE PREPARED:** July 10, 2006

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To subdivide the 1 ha lot into two lots (0.4 and 0.6 ha).

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

**BACKGROUND INFORMATION:**

One previous application has been considered on the property.

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 007-830-807

Lot 2, District Lot 104s, Similkameen Division Yale District, Plan 20564

**Purchase Date:**

September 2005

**Location of Property:**

Cottonwood Ave, Kaleden

**Size of Property:**

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

**Present use of the Property:**

Rural residence, no agricultural activity is being undertaken on the property.

**BACKGROUND INFORMATION (continued):**

**Surrounding Land Uses:**

**WEST:** 2 ha rural residence within the ALR  
**SOUTH:** small lots subdivision within the ALR  
**EAST:** 2 ha rural residence within the ALR  
**NORTH:** 1.2 ha rural residence in ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E.033  
The majority of the property is identified as having prime dominant ratings.

**Official Community Plan and Designation:**

Official Community Plan Bylaw No. 1708 (1996)  
Designation: Agriculture

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 1883 (1999)  
Designation: Agriculture 1 (AG1)  
Minimum lot size: 4 ha

**PREVIOUS APPLICATIONS:**

**Application #29778-0**

**Applicant:** Dave Hill  
**Decision Date:** July 14, 1995  
**Proposal:** To realign the property boundaries of the 3 properties to create 3 lots of 1.2, 2.2 and .5 ha to accommodate new boundaries which will follow the topography and add pasture to an existing farm.  
**Decision:** Allowed. This decision has not be concluded.

**RELEVANT APPLICATIONS:**

**Application #34359-0**

**Applicant:** Carol Beecroft  
**Decision Date:** July 23, 2002  
**Proposal:** To subdivide a 0.2 ha lot from the 1.4 ha subject property under the *Homesite Severance Policy*.  
**Decision:** Refused, on the grounds subdivision would reduce the agricultural capability of the property.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**The Regional District of Okanagan Similkameen:** Forwarded the application without comment, as per policy.

**Advisory Planning Commission Area 'D':** Support application.

**STAFF COMMENTS:**

Staff recommends that the Commission consider the following.

- The property is not presently developed for agriculture.
- The applicant claims that approximately 0.2 ha of the easterly portion of the property is dominated by a rock intrusion. A site visit will confirm this assertion.
- The Commission refused a similar subdivision application in Kaleden in 2002.
- The surrounding parcels in the ALR are of approximately the same size as the subject property.
- In general, subdivision reduces agricultural capability and increases subdivision pressures in the surrounding area.

---

**END OF REPORT**

Signature



Date

