



Agricultural Land Commission
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December 21, 2006

Reply to the attention of Brandy Ridout
ALC File: #G - 37060

New Town Planning Services
1450 Pandosy Street
Kelowna, BC V1Y 1P3

Dear Sir/Madam:

Re: Application to include land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 655/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the 1.6 ha area is included into the ALR .

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

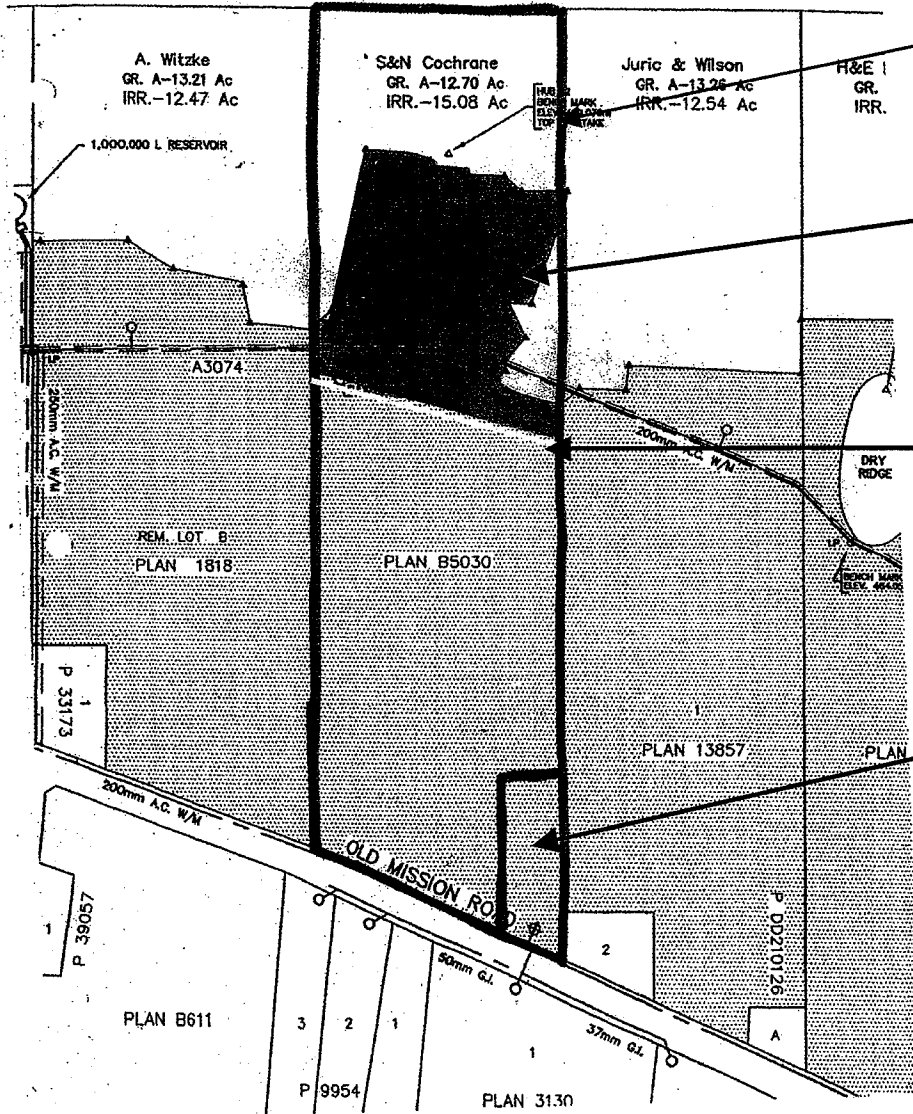
Erik Karsen, Chair

cc: District of Lake Country(#ALR/2006-006)
BC Land Title & Survey, Kamloops

MC/lv/Encl: Minutes/Sketch Plan
37060d1

APPLICATION FOR INCLUSION INTO THE ALR

1.6 Ha Portion of 15790 Old Mission Road, Lake Country, BC
Part of Lot B as shown on Plan B5030, Sec 11, Tp 14, ODYD, Plan 1818



Subject Property
19.57 acres

Area APPROVED for
Inclusion into the ALR
(1.6 Ha)

Present ALR Boundary
(approximate)

Approved Subdivision
Within the ALR
Resolution #385/2005
(0.4 Ha)

FILE : G-37060
RES. # 655/2006



NEW TOWN
PLANNING SERVICES
INC.

September 2006

Page 2 - #G-37060
Resolution #655/2006

IT WAS

MOVED BY: Commissioner S. Irvine

SECONDED BY: Commissioner S. McCoubrey

THAT the application to include 1.6 ha into the ALR be allowed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 655/2006



Staff Report
Application # G – 37060
Applicant: Stewart and Norrie Cochrane
Agent: New Town Planning Services

DATE RECEIVED: November 14, 2006

DATE PREPARED: December 5, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To include a 1.6 ha portion of the subject property into the Agricultural Land Reserve as required by Resolution #385/2005.

This application is made pursuant to section 17 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Under application #G-36023 the Commission allowed the subdivision of a 0.4 ha lot from the 7.9 ha property subject to the inclusion of 1.6 ha of the non-ALR portion of the property.

Local Government:

District of Lake Country

Legal Description of Property:

PID: 011-301-732

That part Lot BB5030, Section 11, Township 14, Osoyoos Division Yale District, Plan 1818

Purchase Date:

August 1993

Location of Property:

15790 Old Mission Road, Lake Country

Size of Property:

7.9 ha (Approximately 4.3 ha is in the ALR).

Present use of the Property:

Residence, Shop Buildings, Orchard

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Residential Farm
SOUTH: Residential Farm, Old Mission Road
EAST: Residential Farm
NORTH: Undeveloped

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/4
The non-ALR portion of the property has an improved rating of 70% class 6 with a topography limitation and 30% class 3 with topography and moisture deficiency limitations

Official Community Plan and Designation:

Agricultural Rural/Rural Resource

Zoning Bylaw and Designation:

Zoning Bylaw No. 176 (1980)
Designation: RU - AG (Agriculture)

PREVIOUS APPLICATIONS:

Application #36023-0

Applicant: Stewart and Norrie Cochrane
Decision Date: July 22, 2005
Proposal: To subdivide a 0.4 ha homesite lot from the northeast corner of the 7.9 ha property. The applicants are also proposing to include approximately 1.6 ha of orchard land into the ALR.
Decision: Allowed the subdivision of the 0.4 ha lot subject to the inclusion of 1.6 ha into the ALR, and the construction of a fence around the 0.4 ha lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

District of Lake Country Council: Forwarded the application with a recommendation of support.

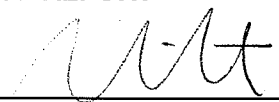
STAFF COMMENTS:

During the consideration of the previous application (#G-36023), the Commission noted that the 1.6 ha area being proposed for inclusion was developed as an orchard.

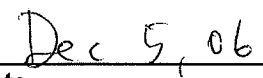
ATTACHMENTS:

- ALR Base Map #82L/3
- ALR Constituent Map #3
- Sketch of proposed inclusion area
- ALR Context Map

END OF REPORT



Signature



Date