



**Staff Report**  
**Application # V – 37812**  
**Applicant: Dennis and Beverley Smith**  
**Location: South of Keremeos – 2901 River Rd.**

**DATE RECEIVED:** November 16, 2007

**DATE PREPARED:** November 26, 2007

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

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To subdivide approximately 2.8 ha from Lot 15 and 3.6 ha from Lot 16 and consolidate these areas with the adjoining Lot 22 (3.2 ha vineyard) in order to permit expansion of an adjacent vineyard operation. The remainders of the Lot 15 and Lot 16 would be 1 ha and 0.8 ha respectively. The consolidated lot would be 9.6 ha.

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

**BACKGROUND INFORMATION:**

No previous applications have been considered on any of the subject properties.

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

1. PID: 006-244-360  
Lot 16, District Lot 457, Similkameen Division of Yale District, Plan 438
2. PID: 006-244-351  
Lot 15, District Lot 457, Similkameen Division of Yale District, Plan 438, EXCEPT Part Coloured Red on Plan A567

**Purchase Date:**

Lot 16 - 2002- 12  
Lot 15 - 1993 - 08

**Location of Property:**

Rural Keremeos, south of the Similkameen River, and south of the Village of Keremeos municipal boundary.

**Size of Property:**

Lot 16 4.6 ha (The entire property is in the ALR).  
Lot 15 3.7 ha (The entire property is in the ALR)

**Present use of the Property:**

Pasture, horse breeding around both homes, hay/alfalfa, hay/storage barns and horse paddocks/shelters

**Surrounding Land Uses:**

**WEST:** Vineyard and Agricultural Land Reserve  
**SOUTH:** Agricultural Land Reserve, Hayfields  
**EAST:** Residential/Agricultural Land Reserve  
**NORTH:** Vineyard/residential and Agricultural Land Reserve

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E/4  
The majority of the property is identified as having prime dominant ratings.

**Official Community Plan and Zoning Designation:**

Not regulated by a Zoning Bylaw, OCP or RLUB Designation: N/A

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

No comments or recommendations are provided as per Regional District policy.

**STAFF COMMENTS:**

Staff suggests that the Commission consider the following:

- The number of lots would remain constant (three lots).
- The purpose of the subdivision/consolidation is to enhance vineyard development.
- The resulting 1 ha and 0.8 ha lots are not likely to be used for commercial agriculture.
- The applicant(s) indicate that the current parcel sizes are not economically viable for crop production.

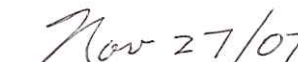
**ATTACHMENTS:**

- 1:10,000 scale ALR map
- 1:10,000 scale orthophoto
- Applicant's sketch plan

**END OF REPORT**



Signature



Date