



## Agricultural Land Commission Staff Report

**DATE:** November 19, 2009  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Brandy Ridout  
  
**RE:** Application # 50988  
**PROPOSAL:** To subdivide a 0.2 ha lot from the 4.1 ha subject property under the Homesite Severance Policy.

### PROPOSAL INFORMATION

**Background:** There has been one previous application on the property.  
**Received Date:** November 5, 2009  
**Applicant:** Maria Patrocino  
**Agent:** N/A  
**Local Government:** Regional District of Okanagan-Similkameen

### DESCRIPTION OF LAND

**PID:** 011-193-069  
**Legal Description:** Lot 475 District Lot 2450S Similkameen Division Yale District Plan 1949  
**Civic Address:** 10804 97 Street  
**Area:** 4.1 ha  
**ALR Area:** 4.1 ha  
**Purchase Date:** December 4, 2008  
**Owner:** Maria Patrocino

**Total Land Area:** 4.1 ha  
**Total ALR Area:** 4.1 ha  
**Current Land Use:** Orchard - mixed fruit; Cherries, Peaches, Apples

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
4.1	Prime	BCLI

Number of Lots	Lot Size (ha)
1	0.2
1	3.9

**Surrounding Land Uses:**

North Orchard  
East Orchard  
South Crown Land  
West Orchard

**Official Community Plan**

**Bylaw Name:** Electoral Area 'A' OCP Bylaw No. 2450 (2008)

**Designation:** Agriculture (AG)

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Electoral Area 'A' Zoning Bylaw No 2451 (2008)

**Zoning Designation:** Agriculture One (AG1) Zone

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 17771

**Applicant:** Jack Patrocinio

**Proposal:** To construct a permanent second dwelling on the subject property. The original dwelling will be used by farm help and the new dwelling will be used by the applicant.

**Decisions:**

**Resolution**

Number	Decision Date	Decision Description
124	January 26, 1983	Allowed, subject to the original dwelling on the property being occupied by farm help only.

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	Approve	RDOS Planning: Recommend that the Board authorize the application.
Board/Council	Approve	RDOS Board: Authorize the application.

**STAFF COMMENTS**

- The applicant appears to qualify for consideration under the Policy as she has owned and occupied the property since 1965.

**ATTACHMENTS**

- 50988\_ContextMap20k.pdf
- air photo.pdf
- proposal sketch.pdf

**END OF REPORT**

**Signature**

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**Date**

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