



Agricultural Land Commission Staff Report

DATE: February 12, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins, Regional Planner

RE: Application # 51271
PROPOSAL: To dedicate a road right of way 750 meters long, 20 meters wide and build a road through crown ALR east of White Lake Road to access a proposed subdivision lying mostly outside the ALR.

PROPOSAL INFORMATION

Background: In January 2010 the Regional Board did not authorize the forwarding of a subdivision application for the Commission's review.
Received Date: January 4, 2010
Applicant: Julie Nurse
Agent: Hauca Consulting
Local Government: Regional District of Okanagan-Similkameen

DESCRIPTION OF LAND

PID: 008-122-598
Legal Description: That Part of the East 1/2 of Southwest 1/4 of Section 14 Shown on Plan B4841; Township 88 Similkameen Division Yale District
Civic Address:
Area: 31.1 ha
ALR Area: 4.5 ha
Purchase Date: February 7, 2008
Owner:

Legal Description: E 1/2 of the SW 1/4, Section 14, Twp 88, SDYD, Plan B4841
Civic Address:
Area: 32 ha
ALR Area: 32 ha
Purchase Date:
Owner:

Legal Description: E 1/2 of the E 1/2, Section 15, Twp 88, SDYD, Except Plan 20530
Civic Address:

Area: 60 ha
ALR Area: 50 ha
Purchase Date:
Owner:

Total Land Area: 123.1 ha
Total ALR Area: 86.5 ha
Current Land Use: Primarily forested grazing land, some meadow areas.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
1.5	Secondary	CLI

Surrounding Land Uses:

North	Forested crown grazing land
East	Non ALR forested land
South	Forested crown grazing land
West	Rural residential outside the ALR

Official Community Plan

Bylaw Name: Bylaw 2456 - Electoral Area D Kaledon-Apex
Designation: Agriculture
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 2457
Zoning Designation: AG 2
Minimum Lot Size: 20.0 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Refuse	The Regional District of Okanagan Similkameen Board of Directors has not commented on the proposed road, but has refused to forward an application for subdivision of the subject property.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

1) The Regional Board refused to forward an ALR subdivision application for PID 008-122-598 because of its inconsistency with the Electoral Area D OCP "Resource" designation.

2) The Grazing Lease holders have forwarded a letter dated September 10, 2009 indicating no objection to the proposed road.

3) The Commission has been reluctant to permit subdivision in the White Lake area in the past because of concerns about negatively affecting the grazing resource.

4) Should the Commission favourably consider the road then it is recommended that Texas gates be installed at each end of the grazing lease as a condition of approval

ATTACHMENTS

51271 RDOS report.pdf

51271_ContextMap20k.pdf

51271_AirphotoMap20k.pdf

END OF REPORT

Signature

Date