



Agricultural Land Commission Staff Report

DATE: July 5, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51721
PROPOSAL: To undertake a boundary adjustment between two adjoining parcels: specifically to subtract 0.04 ha triangular area (443 square meters) from a 4.7 ha parcel (Hewitt) and add it to a 0.12 ha residential parcel (Allsop).

PROPOSAL INFORMATION

Background: The applicant (Allsop) indicates that the 0.04 ha area has been fenced and used as yard for the residence since 1987.
Received Date: May 7, 2010
Applicant: Raymond & Shari Hewitt
Agent: John & Betty Allsop
Local Government: Regional District of Okanagan-Similkameen

DESCRIPTION OF LAND

PID: 008-677-956
Legal Description: Lot A, DL 2450s, SDYD, P Lan 15891
Civic Address:
Area: .1 ha
ALR Area: .1 ha
Purchase Date: April 1, 2004
Owner:

PID: 008-199-671
Legal Description: Lot A District Lot 2450S Similkameen Division Yale District Plan 18899
Civic Address: 8989 Road No. 6 and 9118 Road No. 9
Area: 4.7 ha
ALR Area: 4.7 ha
Purchase Date: March 6, 1979
Owner: Raymond & Shari Hewitt

Total Land Area: 4.8 ha
Total ALR Area: 4.8 ha
Current Land Use: The 443 sq meter area is a lawn area and contains no buildings or structures

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
4.8	Prime	BCLI

Number of Lots	Lot Size (ha)
1	0.1
1	4.7

Surrounding Land Uses:

North	Plum orchard / grass field
East	Alfalfa and grass hay field
South	Residential lot - Single Family Dwelling
West	Fruit packing house

Official Community Plan

Bylaw Name: Electoral Area C OCP
Designation: Agriculture and Public Corridor
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw #2453
Zoning Designation: Agriculture One zone
Minimum Lot Size: 4.0 ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	The Regional District of Okanagan Similkameen Board forwarded the application without comment.

STAFF COMMENTS

Staff suggest that the Commission allow the application on the grounds that the 443 sq meter area has been used as yard and lawn since 1987 and because the triangular shape of the 443 sq meter area is not conducive to agricultural development.

ATTACHMENTS

51721 sketch plan.pdf
51721_ContextMap10k.pdf
51721_AirphotoMap5k - file.pdf

END OF REPORT

Signature

Date