



# Agricultural Land Commission Staff Report

**DATE:** August 24, 2010  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Martin Collins

**RE:** Application # 51816  
**PROPOSAL:** To subdivide a the 35 ha property into a 10 ha lot and a 25 ha lot. The 25 ha lot would be gifted to the Ministry of Environment for incorporation into the White Lake Grasslands Protected Area.

## PROPOSAL INFORMATION

**Background:** No previous applications have been considered for the property. However, the Commission did refuse the subdivision of the adjoining 62 ha parcel into two lots as divided by White Lake Road..

**Received Date:** July 5, 2010  
**Applicant:** Mirva Properties Ltd  
**Agent:** Ministry of Environment  
**Local Government:** Regional District of Okanagan-Similkameen

## DESCRIPTION OF LAND

**PID:** 017-413-869  
**Legal Description:** Lot 2 District Lot 284 Similkameen Division Yale District Plan KAP45431  
**Civic Address:** 129/132 Yellowbrick Road  
**Area:** 35 ha  
**ALR Area:** 35 ha  
**Purchase Date:** April 1, 2009  
**Owner:** Mirva Properties Ltd

**Total Land Area:** 35 ha  
**Total ALR Area:** 35 ha  
**Current Land Use:** Rural residence, single family dwelling, mobile home and farm outbuildings. Some small cleared field areas. The majority of the property is undeveloped, non arable hillside.

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
35.0	Secondary	CLI

<b>Number of Lots</b>	<b>Lot Size (ha)</b>
1	10.0
1	25.0

**Surrounding Land Uses:**

North 60 ha PID: 017-413-851 - Vacant/ Zoned Agricultural  
 East Crown non ALR Land - White Lake Grasslands Protected Area  
 South White Lake Road (PID: 011-680-741 & PID: 017-760-862 - Agricultural  
 West White Lake Road and parent parcel - PID: 017-413-869 - Agricultural

**Official Community Plan**

**Bylaw Name:** Electoral Area C Bylaw #2452 (2008)  
**Designation:** Resource Area (RA)  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Electoral Area C Bylaw #2453 (2008)  
**Zoning Designation:** Resource Area  
**Minimum Lot Size:** 20.0 ha  
**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 45409  
**Applicant:** Raymond Stewart  
**Proposal:** To subdivide the 62 ha subject property into two lots along White Lake Road - 21.5 ha and 40.5 ha.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
684	October 8, 2008	Refused

**Note:** The subject property adjoins this parcel to the south.

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	No Comment	As per policy the Regional District of Okanagan Similkameen Board forwarded the subdivision application without comment.
Advisory Planning Committee	Approve	The Electoral Area C Advisory Planning Committee forwarded the application with a recommendation of support, subject to the 25 ha parcel being incorporated in the White Lake Grasslands Protected Area.

## **STAFF COMMENTS**

Staff recommends that the Commission consider the following:

- 1) The land proposed for subdivision is to be retained in its natural state as habitat for threatened red and blue listed species. No residential uses will be considered. The Commission has been reluctant to approve rural residential subdivision in the White Lake area.
- 2) The land has little, if any agricultural potential due to shallow soils, steep topography and aridity. The CLI ratings for the 25 ha area are 8:6T 2:5T
- 3) The proposed subdivision would have no effect on the agricultural utility of the 10 ha remainder, which has slightly better agricultural capability ratings (7:4N 3:5M). Furthermore the proposed parcels are divided by Fairview/White Lake Road.

## **ATTACHMENTS**

51816\_AirphotoMap20k.pdf  
51816\_sketch plan.pdf  
51816\_ContextMap20k.pdf

## **END OF REPORT**

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Signature

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Date