



# Provincial Agricultural Land Commission - Staff Report

## Application: 52106

**Applicant:** Province of British Columbia , Integrated Land Management Bureau  
**Agent:** Agur Lake Camp Society  
**Local Government:** Regional District of Okanagan-Similkameen

**Proposal:** To use portions of the 11.6 ha parcel for a camp for the disabled. The development plan is for four cabins, a gazebo and outhouse.

## BACKGROUND INFORMATION

No previous applications have been considered on the property. However, the Commission excluded the adjoining property to the east in 2005 on the grounds of limited agricultural capability.

## PROPERTY INFORMATION

**Legal Description:** District Lot 3777, Osoyoos Division of Yale Land District, Portion EXC BLK A, Part of DL (At Agur Lake) Lease # 343851 LBF3411736 PID 0006219518

**Property Area:** 11.6 ha  
**ALR Area:** 11.6 ha

**Location:** Agur Lake  
**Owner:** Province of British Columbia , Integrated Land Management Bureau

## LAND USE

**Current Land Use:**  
Cabin and outhouse. Primarily forested land, Agur Lake.

**Surrounding Land Uses:**  
North: Vacant , forested ALR, used for cattle range  
East: ~12 ha non ALR parcel. leased to ALCS  
South: Ministry of Forests recreational site  
West: Vacant , forested ALR used for cattle range

## PROPOSAL DETAILS

**Non- Farm Use Area:** 11.6 ha  
**Non- Farm Use Type:** Recreational: Recreational - other

**Agricultural Capability:**  
The majority of the area under application is rated as: Secondary  
**Source:** CLI  
**Mapsheet:** 82 E/12

## RELEVANT APPLICATIONS

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**Application ID:** 41891

**Legacy #:** 35921

**Applicant:** Agur Realty Inc

**Proposal:** To exclude the 16.2 ha property from the Agricultural Land Reserve for the purposes of recreational development.

**Decision:**

Resolution #	Decision Date	Decision Description
209/2005	June 9, 2005	Allow

**Note:** The property lies adjacent (east of) the subject property.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Electoral Area F OCP, Bylaw # 2460

**Designation:** Resource Area

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Bylaw #2461

**Zoning Designation:** Resource Area

**Minimum Lot Size:** 20.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Advisory Planning Committee**

The APC recommended that the application for camp uses be supported because the land had very limited agricultural potential.

#### **Board/Council**

The Regional District of Okanagan Similkameen Board of Directors recommended that the application be approved.

#### **Planning Staff**

Regional District planning staff support the camp proposal because it is consistent with the Resource Area zoning.

## ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The CLI capability of the property is 5MT (6:4T 4:5TM). The parcel has very limited agricultural capability, not only due to rough topography, but also due to high altitude. Furthermore the property's relatively small size limits its potential for grazing.
- 2) The Commission excluded the adjoining parcel lying to the east from the ALR in 2005.
- 3) Little, if any impact on grazing tenures is anticipated if the application is approved.

## ATTACHMENTS

52106\_ContextMap25k.pdf

52106\_AirphotoMap15k.pdf

52106 sketch plan.pdf

## END OF REPORT

**Prepared by:** Martin Collins, January 2011