



# Provincial Agricultural Land Commission - Staff Report

## Application: 52181

**Applicant:** Isamu Imayoshi  
**Local Government:** District of Summerland

**Proposal:** SUBDIVISION - Proposal to subdivide 0.14 ha from 3.6 ha consisting of two parcels; Lot 21(3.4 ha) and a small portion of Lot 21A (0.2 ha) to meet road frontage requirements. The subdivision application is being made pursuant to the ALC Home Site Severance Policy

### BACKGROUND INFORMATION

The site comprises of two lots, both of which are located within the ALR. Lot 21 has 3.1 ha of its 3.4 ha in the ALR, is actively farmed and contains a home and out-buildings. The smaller Lot 21A is not farmed and contains a house and a shop.  
 The proposed Home Site Severance would create a third lot from the two current lots.

### PROPERTY INFORMATION

**PID:** 012-571-628  
**Legal Description:** Lot 21 Block C District Lot 3319 Osoyoos Division Yale District Plan 268  
**Property Area:** 3.4 ha  
**ALR Area:** 3.1 ha  
**Purchase Date:** January 26, 1977  
**Location:** 7933 & 7919  
**Owner:** Isamu Imayoshi

### LAND USE

**Current Land Use:**  
 Residential, Orchards

**Surrounding Land Uses:**

North: ALR - 4 ha Residential & Orchard  
 East: ALR - 4 ha Residential & Vineyard  
 South: Non-ALR - Trout Creek & Ravine  
 West: ALR - 5 ha Orchard

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 3.6 ha

Number of Lots	ALR Area of Lot (ha)
1	0.2
1	3.3
1	0.1

**Agricultural Capability:**

The majority of the area under application is rated as: Prime

**Source:** CLI

**Mapsheets:** 82E/12

### RELEVANT APPLICATIONS

## RELEVANT APPLICATIONS

**Application ID:** 12254

**Legacy #:** 24762

**Applicant:** William & M. Lane

**Proposal:** subdivide along the road to create one lot of 0.3 ha and one of 4.5 ha

**Decision:**

Resolution #	Decision Date	Decision Description
459/1991	April 18, 1991	allow subject to inclusion of a non-ALR portion of an adjacent lot owned by the applicant

**Application ID:** 9976

**Legacy #:** 32100

**Applicant:** Isamu Imayoshi

**Proposal:** realign property lines in order to provide access to Lot 22 & Lot 23A which he intends to consolidate into one lot of 4.1 ha - he also wishes to subdivide Lot 22A into two lots of 0.3 ha and 1.0 ha - ie. start with three lots (two of which are landlocked)

**Decision:**

Resolution #	Decision Date	Decision Description
581/1998	September 21, 1998	allowed subject to the installation of fencing and buffering

**Application ID:** 9499

**Legacy #:** 31905

**Applicant:** Provincial Agricultural Land Commission

**Proposal:** To include approximately 38 ha into the ALR in recognition of the existing farm use of the land. The properties under application are for the most part in the ALR. It appears that at designation the ALR boundary was mis-plotted in certain parts of Summe

**Decision:**

Resolution #	Decision Date	Decision Description
330/1998	May 27, 1998	The Commission concurred with the staff recommendation, and declined to include portions of Lot B, Plan KAP55717, Lot 2, Plan 759, Lot 5 and all of Lot 5, Plan 750, Lot A, Plan KAP 55717, Lot 1A, Plan 750 (totalling 9 ha). The remainder of the land initially proposed for inclusion, approximately 29 ha was included into the ALR on the grounds of existing orchard use and good agricultural capability.

**Application ID:** 7904

**Legacy #:** 31269

**Applicant:** James Leir

**Proposal:** The owner of Lot 17 is seeking permission to subdivide 2.8 hectares from the property and consolidate it with Lot 13 which is a 2.8 hectare vineyard. This would create a 1.2 hectare homesite (formerly Lot 17) and a larger 5.7 hectare vineyard property.

**Decision:**

Resolution #	Decision Date	Decision Description
341/1997	June 23, 1997	allow as proposed configuration and use would be more beneficial to agriculture

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** District of Summerland OCP

**Designation:** Agricultural

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Summerland Municipal Zoning Bylaw 99-001

**Zoning Designation:** A1 - Agricultural

**Minimum Lot Size:** 2.0 ha

**Zoning Compliance:** No

### Comments and Recommendations:

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Advisory Planning Committee**

The Advisory Planning Committee recommends to Council that the application to subdivide the property located at 7933 & 7919 Canyon View Road, within the ALR to allow for Homesite Severance be supported.

#### **Board/Council**

The District of Summerland Council support and forward the application for Home Site Severance adjustment to the ALC for consideration.

#### **Planning Staff**

The Planning Staff recommend to Council and the Advisory Planning Committee that the application for subdivision be supported and forwarded to the ALC for consideration.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of Lot 21 and Lot 21A is 3TM, and is currently used for apple and apricot orchards.
- 2) The applicants qualify for subdivision pursuant to the ALC Home Site Severance Policy. The applicants have provided proof of title from the Kamloops Land Registry Office dated July 15th, 1955.
- 3) The remnant parcel of Lot 21 would be approximately 3.3 ha which adheres to the 2 ha minimum lot size required by District of Summerland Municipal Bylaw for A1 Agricultural Zoning.

## ATTACHMENTS

52181\_ContextMap10k.pdf  
52181\_AirphotoMap5k.pdf  
52181\_Proposal Sketch.pdf

## END OF REPORT

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