



Provincial Agricultural Land Commission - Staff Report

Application: 52965

Applicant: Brian Forbes
Agent: Sim Porcellato of AllTerra Land Surveying Ltd
Local Government: Okanagan-Similkameen EA

Proposal: To exclude the 0.4 ha ALR portion of a 2.4 ha rural residential lot from the ALR. The purpose of the exclusion is to subdivide the property into two roughly equal sized lots fronting onto Coalmont Road.

BACKGROUND INFORMATION

The subject property was subdivided east of Coalmont Road in 1954. No previous applications have been considered on the property.

PROPERTY INFORMATION

PID: 015-015-491
Legal Description: Parcel A (DD 170420F) of DL 274, Yale Division Yale District
Property Area: 2.4 ha
ALR Area: 0.4 ha
Purchase Date: September 1, 2010
Location: 3376 Coalmont Road
Owner: Brian Forbes

Total ALR Area:

LAND USE

Current Land Use:

Forested rural residence, lying just north of Otter Lake.

Surrounding Land Uses:

North: Forested ALR and non ALR lying west of Coalmont Road
East: Coalmont Road, and ALR pasture beyond.
South: Forested non ALR hillside
West: Forested non ALR hillside

PROPOSAL DETAILS

Exclusion Area: 0.4 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 92 H/10

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw #2463, 2008
Designation: Small Holdings (SH)
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #2464, 2008
Zoning Designation: Small Holdings Four (SH4)
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Regional District of Okanagan Similkameen Board forwarded the application without a recommendation.

ALC STAFF COMMENTS

Staff recommends that the exclusion application be allowed because the 0.4 ha ALR area is too small for agricultural use, and the property has very limited agricultural capability due to poor soils and rough topography. The appropriate ALR boundary in this area should be Coalmont Road.

END OF REPORT

Prepared by: Ron Wallace, December 4, 2012