



Agricultural Land Commission
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October 19, 2005

Reply to the attention of BRANDY RIDOUT

Elizabeth Wilkison
PO Box 400
Kaleden, BC - V0H 1K0

Dear Madam:

Re: Application #V-36185

PID: 012-201-651

Lot 153, District Lot 103s, 104s, and 105s, Similkameen Division Yale District, Plan 719

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 0.5 ha lot from the 2.0 ha subject property pursuant to the *Homesite Severance Policy*. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on October 12, 2005.

Although you qualify for a homesite lot under the *Homesite Severance Policy*, the 0.5 ha lot that you have requested is larger than the Commission will allow under the *Policy*. For this reason, the Commission refused your application as proposed.

However, the Commission is prepared to offer two alternate options:

1. The subdivision of a homesite lot no larger than 0.25 ha, subject to the installation of paige wire fencing around its perimeter, or
2. The subdivision of a homesite lot as in option 1 and one additional approximately 0.25 ha lot, subject to the installation of paige wire fencing around the additional lot's perimeter and consolidation by survey of the remainder of the subject property with the adjacent property to the west.

The second option is presented because the Commission views the consolidation by survey of the remainder of your property with the adjacent agricultural operation to be a benefit to agriculture.

If you wish to proceed with either option, please provide a modified proposal for the Commission's consideration.

The decision noted above is recorded as Resolution #533/2005.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - D-05-01629-000
BR/lv/36185d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on October 14, 2005 at the Ministry of Agriculture and Lands office located at 4607 - 23rd Street, Vernon, BC.

PRESENT: Sue Irvine Chair
Sid Sidhu Commissioner
Sharon McCoubrey Commissioner

STAFF: Brandy Ridout, Regional Research Officer
Martin Collins, Planner

For Consideration

Brandy Ridout presented the October 4, 2005 staff report regarding application #V-36185-0.

Site Inspection

A site inspection was conducted on October 12, 2005 from 1:15 – 1:45 pm. Those in attendance were:

- Commissioners Sidhu and Irvine
- Agricultural Land Commission Staff: Brandy Ridout and Martin Collins
- Elizabeth Wilkison, applicant
- Dawn Stein, applicant's daughter

Commission Discussion

Although the applicant qualifies for a homesite lot under the *Homesite Severance Policy*, the 0.5 ha lot is larger than is generally allowed. In this instance, the Commission would allow a lot no larger than 0.25 ha subject to fencing with pagewire. The Commission would also be prepared to review the approval of an additional approximately 0.25 ha lot if the remainder of the property was consolidated with the adjacent property.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the staff report be received

AND THAT the application to subdivide a 0.5 ha lot from the 2.0 ha subject property pursuant to the *Homesite Severance Policy*, be refused

CARRIED



Staff Report
Application # V – 36185
Applicant: Elizabeth Wilkison
Location: Kaleden

DATE RECEIVED: August 2, 2005

DATE PREPARED: October 4, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To subdivide a 0.5 ha lot from the 2.0 ha subject property pursuant to the *Homesite Severance Policy*.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant has provided evidence of her eligibility under the *Homesite Severance Policy*, including a copy of her marriage certificate from 1959 and her late husband's title for the property from 1968. She has lived on the property since 1968. In addition, she has provided a letter from an individual who is interested in purchasing the remainder if the subdivision is successful.

The homesite lot has been designed to take into account the position of the house, garage, current driveway and septic tank/drain field. The property has been leased for the last 6 years, as the applicant was unable to maintain the orchard after her husband's death.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 012-201-651

Lot 153, District Lot 103s, 104s, and 105s, Similkameen Division Yale District, Plan 719

Purchase Date:

February 29, 1968

Location of Property:

131 Larch Ave, Kaleden

Size of Property:

2.0 ha (The entire property is in the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Garage, farm building, house, producing peach, cherry and apple orchard.

Surrounding Land Uses:

WEST: Vineyard (ALR)

SOUTH: Orchard, pasture, residential (ALR)

EAST: Unused agricultural, undeveloped market garden, ground crops (ALR)

NORTH: Orchard (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.032

The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Kaleden-Apex Southwest sector OCP Bylaw No. 1882 (1999)

Designation: AG (Agriculture)

Zoning Bylaw and Designation:

Electoral Area 'D' Kaleden-Apex Southwest Sector Zoning Bylaw No. 1883 (1999)

Designation: AG1 (Agricultural One)

Minimum Parcel Size: 2020 m² with community water.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Electoral Director, Area 'D': In favour of the subdivision on the understanding that the property containing the orchard will be maintained as an orchard.

Planning and Building Inspection Department: Should the application be approved, an amendment to the Zoning Bylaw would be required for the remainder unless it is consolidated with an adjacent parcel.

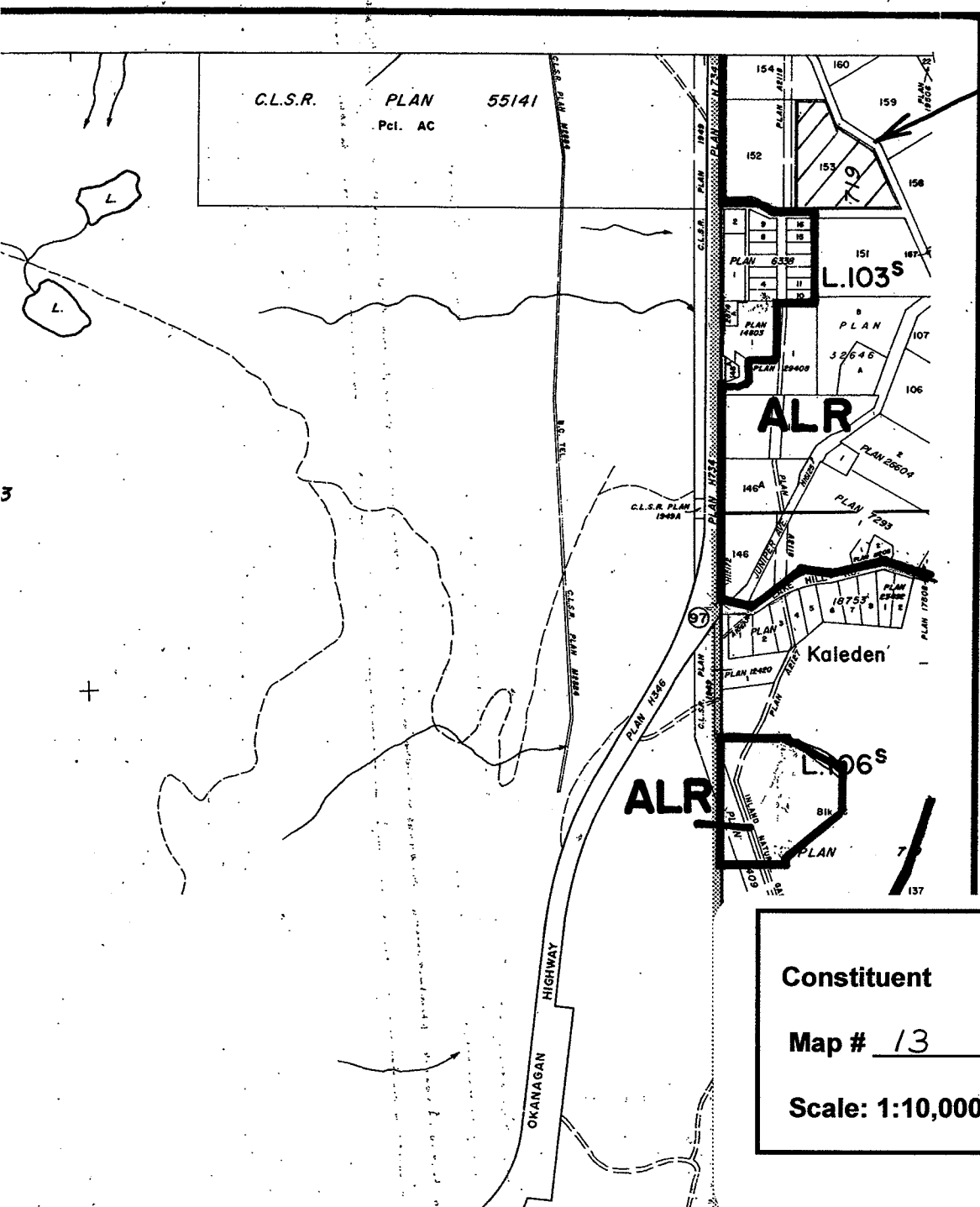
END OF REPORT



Signature

04 October 2005

Date



Subject
Property

Constituent	↑
Map # <u>13</u>	
Scale: 1:10,000	N