



**Agricultural Land Commission**  
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June 6, 2006

Reply to the attention of Brandy Ridout  
ALC File #V-36583

Bruce Porteous & Beverly LeClerc  
PO Box 1773  
Oliver, BC V0H 1T0

Dear Sir/Madam:

Re: Application to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #169/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Byron Strobbe, PO Box 159, Oliver, BC V0H 1T0  
Regional District of Okanagan Similkameen – C06-05178-000

BR/lv/Encl.: Minutes  
36583d1





**Staff Report**  
**Application # V – 36583**  
**Applicant: Bruce Porteous, Beverly Leclerc & Byron Stobbe**  
**Location: East of Oliver**

**DATE RECEIVED:** March 31, 2006

**DATE PREPARED:** May 10, 2006

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To subdivide three 10 ha lots from the 43 ha subject property, leaving a 13 ha remnant.

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

**BACKGROUND INFORMATION:**

The land was purchased in December 2005 and is owned by Bruce Porteous and Beverly LeClerc (2/3) and Byron Stobbe (1/3).

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 015-093-506  
District Lot 2382s, Similkameen Division Yale District, Except Plan 26647

**Purchase Date:**

December 2005

**Location of Property:**

5215 Camp McKinney Rd., 14 km east of Oliver

**Size of Property:**

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

**Present use of the Property:**

Primarily forested with a homesite small, cleared hayfields

**BACKGROUND INFORMATION (continued):**

**Surrounding Land Uses:**

**WEST:** 56 ha ranch property in the ALR  
**SOUTH:** 64 ha forested property outside the ALR  
**EAST:** 64 ha forested property within the ALR  
**NORTH:** 4 ha rural residential lots lying outside the ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E/3  
The majority of the property is identified as having secondary ratings  
40% 5PM(4PM) and 60% (6:6TR 4:5TP)

**Official Community Plan and Designation:**

Rural Oliver Official Community Plan Bylaw No. 2122 (2002)  
Designation: Agriculture

**Zoning Bylaw and Designation:**

Oliver Rural Zoning Bylaw No. 2123 (2002)  
Designation: Agricultural Two Zone (AG2)  
Minimum lot size: 10 ha

**PREVIOUS APPLICATIONS:**

**Application #74-0222-0**

**Applicant:** Robert & Eva Mullen  
**Decision Date:** March 26, 1975  
**Proposal:** To subdivide the 64 ha property into two lots (21 ha and 43 ha) as divided by  
McKinney Road.  
**Decision:** Allowed

**RELEVANT APPLICATIONS:**

**Application #16211-0**

**Applicant:** Robert & Eva Mullen  
**Decision Date:** January 1981  
**Proposal:** To exclude 21 ha from the ALR (formerly part of the subject property lying north of  
Camp McKinney Rd)  
**Decision:** Allowed

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**Application #35041-0**

**Applicant:** Stewart Busman  
**Decision Date:** November 4, 2003  
**Proposal:** To subdivide the 56 ha property into three lots; one homesite lot of 3.6 ha as  
divided by Old Camp McKinney Road and two lots of roughly of roughly equal size  
lying to the south of the road.  
**Decision:** Refused on the grounds of reduced agricultural capability and impact. The  
property had been used for ranching for more than 30 years.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Regional District of Okanagan Similkameen:** forwarded the application without comment as per policy.

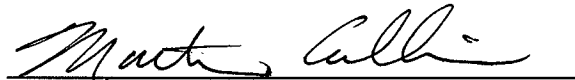
**STAFF COMMENTS:**

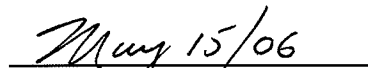
Staff suggests that the Commission consider the following:

- The proposed subdivision would narrow the available range of agricultural options for this property (which are primarily pasture and rough grazing), likely resulting in four rural residential properties.
- The soils and elevation suggest that intensive cropping is unlikely to be successful in this area.
- The Commission refused the subdivision of the adjoining 56 ha ranch property to the west in November 2003, indicating that subdivision would reduce agricultural options and raise expectations of subdivision in the surrounding ALR.
- The applicants have just recently purchased the property, and may not have had the opportunity to explore farming options.

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**END OF REPORT**

  
Signature

  
Date