



**Agricultural Land Commission**  
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November 22, 2006

Reply to the attention of Brandy Ridout  
ALC File: V-37003

Lance Valcourt  
PO Box 371  
Summerland, BC V0H1Z0

Dear Mr. Valcourt:

**Re: Application to include land into the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #571/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: District of Summerland

Enclosure: Minutes/Sketch Plan

BR/eg  
i/37003d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on November 10, 2006 in Vernon, BC.**

<b>PRESENT:</b>	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Brandy Ridout	Staff

### **For Consideration**

Application: # V- 37003  
Applicant: Lance Valcourt  
Proposal: To include approximately 6.4 ha as required as a condition of approval under Resolution 313/2006 (Application V-36741).  
Legal: PID: 006-681-620  
Lot 1, District Lot 1177, Osoyoos Division Yale District, Plan 18676, EXCEPT Plans 38530 and KAP68197  
Location: 25210 Wildhorse Road, Summerland

### **Site Inspection**

No site inspection was conducted. A site inspection had been conducted for application #V-36741 on June 27, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Staff: Brandy Ridout
- Applicant: Lance and Shelly Valcourt

### **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### **Discussion**

During the consideration of a previous application on the subject property, the Commission noted that while the portion of the property lying to the east of Wildhorse Road was not currently used as part of the farming operation, it did have agricultural capability. Under that application (#V-36741) the Commission allowed the subdivision of the 24 ha property along the road subject to the inclusion of the non-ALR portion of the property.

**IT WAS**

**MOVED BY:** Commissioner Irvine  
**SECONDED BY:** Commissioner McCoubrey

THAT the application to include approximately 6.4 ha as required as a condition of approval under Resolution #313/2006 (Application #V-36741) be approved on the grounds that the area proposed for inclusion has the potential to be used for agriculture.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution #571/2006**

K

L. 3955

L. 3195

DISTRICT MUNICIPALITY OF SUMMERLAND

ALR

inclusion area

L. 3951

L. 4230

Creek

Subject Property

L. 3324

L. 1177

L. 4230

L. 3324

L. 3765

L. 1177

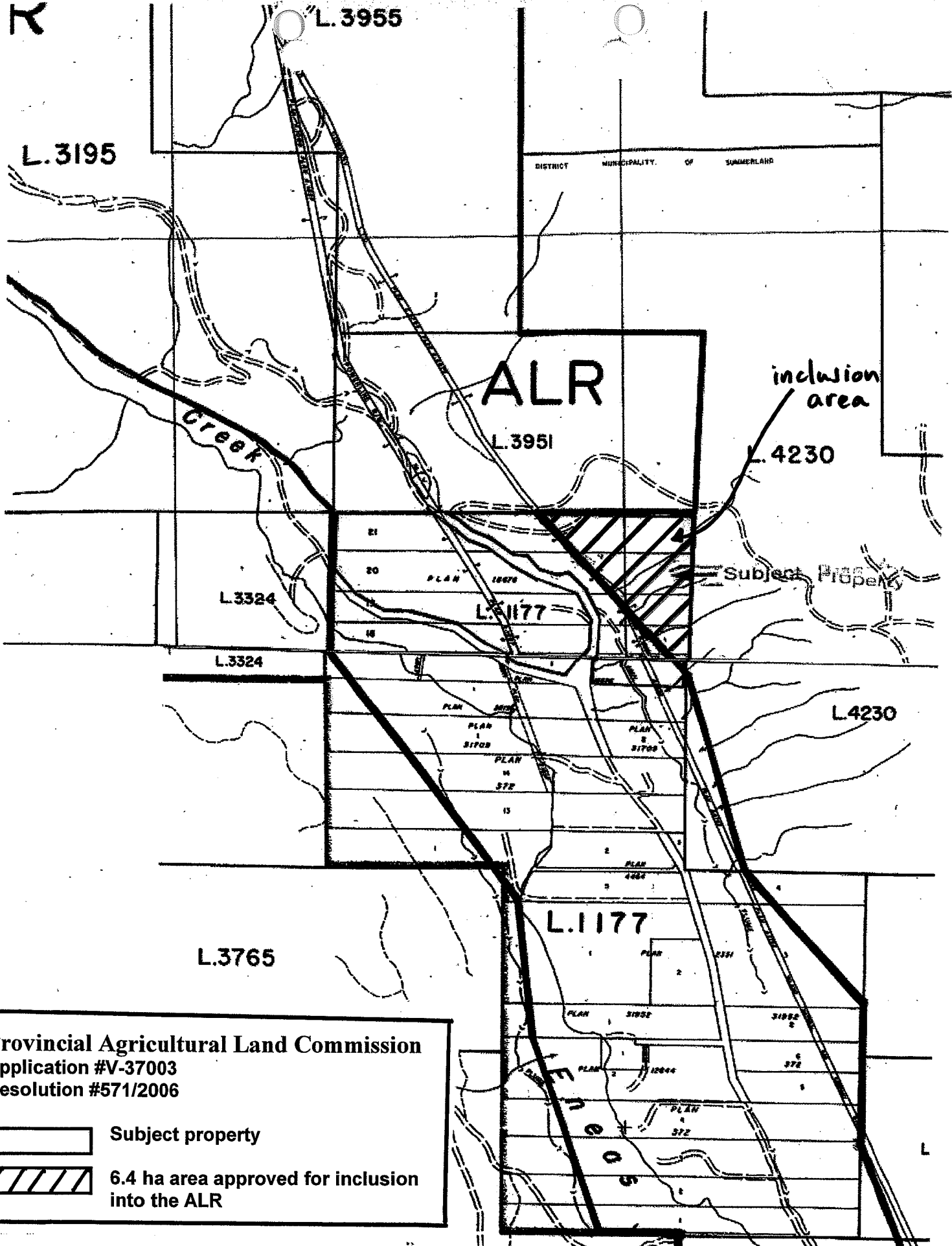
Provincial Agricultural Land Commission  
Application #V-37003  
Resolution #571/2006



Subject property



6.4 ha area approved for inclusion into the ALR





**Staff Report**  
**Application # V – 37003**  
**Applicant: Lance Valcourt**  
**Location: Summerland**

**DATE RECEIVED:** September 19, 2006

**DATE PREPARED:** October 30, 2006

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

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To include approximately 6.4 ha as required as a condition of approval under Resolution 313/2006 (Application V-36741).

This application is made pursuant to section 17 of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

Under application #V-36741 the Commission allowed the subdivision of the 24 ha property along the road subject to the inclusion of the non-ALR portion of the property.

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 006-681-620  
Lot 1, District Lot 1177, Osoyoos Division Yale District, Plan 18676, Except Plans 38530 and KAP68197

**Purchase Date:**

June 2001

**Location of Property:**

25210 Wildhorse Road, Summerland

**Size of Property:**

24.0 ha (approximately 18 ha is in the ALR).

**Present use of the Property:**

Pasture and residence

**BACKGROUND INFORMATION (continued):**

**Surrounding Land Uses:**

**WEST:** ALR, pasture and residence  
**SOUTH:** ALR, pasture and residence  
**EAST:** Non-ALR  
**NORTH:** ALR, pasture

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E.062  
The portion of the property proposed for inclusion is identified as having 40% Class 3PT, 40% Class 3AT, and 20% Class 6T. The limitations include stoniness, topography, and aridity.

**Official Community Plan and Designation:**

OCP: No. 96-001  
Designation: F- Farmland

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 99-001  
Designation: A2-Agriculture  
Minimum Lot Size: 8 ha

**PREVIOUS APPLICATIONS:**

**Application #36741-0**

**Applicant:** Lance Valcourt  
**Decision Date:** June 28, 2006  
**Proposal:** To subdivide the 24 ha subject property into two equal-sized lots.  
**Decision:** Refuse as proposed. Would allow subject to inclusion of remainder of lot into the ALR to prevent future subdivision along the ALR boundary.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**District of Summerland Council:** Forwarded the application with a recommendation of support.

**STAFF COMMENTS:**

- During the consideration of the previous application (#V-36741), the Commission noted that while the portion of the property lying to the east of Wildhorse Road was not currently used as part of the farming operation, it did have agricultural capability.

**ATTACHMENTS:**

- ALR Constituent map #2 &4
- Air photo (provided by Summerland)

END OF REPORT

Signature



Date

Oct 31, 06