



Staff Report
Application # H – 36752
Applicant: Kylo Properties Inc.
Location: Sicamous

DATE RECEIVED: June 12, 2006

DATE PREPARED: September 8, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To exclude the 6.1 ha ALR portion of the 12.8 ha subject property.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The non-ALR portion of the property was previously excluded as it has historically been used for industrial purposes.

Local Government:

District of Sicamous

Legal Description of Property:

PID: 025-187-210

Lot 3, Section 1, Township 22, Range 8, W6M, Kamloops Division Yale District, Plan KAP69699

Purchase Date:

December 2001

Location of Property:

675 Old Town Road

Size of Property:

12.8 ha (6.1 ha is in the ALR).

Present use of the Property:

Industrial/Houseboat Manufacturing, partly uncleared

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

SOUTH-WEST: Uncleared ALR
SOUTH-EAST: Canadian Pacific Railway and Hiller Road
NORTH-WEST: Strawberry farm
NORTH-EAST: Old Town Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/15
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

District of Sicamous OCP: Bylaw No. 410 (2000)
Designation: Large Holdings and General Industrial

Zoning Bylaw and Designation:

Zoning: Bylaw No. 101 (1993)
Designation: Large Holdings Zone (LH) and General Industrial Comprehensive Development Zone (ICD1)

PREVIOUS APPLICATIONS:

Application #02567-0

Applicant: Regional District - Sicamous
Decision Date: August 26, 1976
Proposal: To exclude 44.9 ha.
Decision: Allowed exclusion of 27.1 ha.

Application #08595-0

Applicant: Regional District - Sicamous
Decision Date: April 10, 1980
Proposal: To exclude 17.4 ha.
Decision: Allowed by Cabinet.

RELEVANT APPLICATIONS:

Application #36423-0

Applicant: 0733599 BC Ltd
Decision Date: March 2, 2006
Proposal: To exclude the 6 ha ALR portion of the 18 ha subject property to develop a modular home community.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

District of Sicamous Council: Support.

OTHER COMMENTS:

A letter was received from the owners of the adjacent property requesting that the decision-makers be cognizant of the long-standing intent to buffer farmlands from alternative land uses. It is suggested that this could be achieved by low-intensity uses (i.e. storage) adjacent to the property boundary.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

- The area being requested for exclusion has Prime Agricultural Capability Ratings – 70% Class 3 with limitations due to flooding and excess water, and 30% Class 2 with limitations due to a combination of soil factors.
- A strawberry farm is located on the property to the west. If exclusion is allowed, a no-build covenant could be registered against a strip along the western boundary of the property or the installation of fencing and buffering required.

ATTACHMENTS:

- ALR Context Map: Constituent 33 - 1:10,000 (created by ALC Staff)
- ALR Exclusion Application Report (submitted by applicant)

END OF REPORT



Signature



Date