



Staff Report
Application # V – 37945
Applicant: Greata Ranch Development Corporation
Agent: Renate Bublick
Location: Summerland

DATE RECEIVED: January 28, 2008

DATE PREPARED: February 26, 2008

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To include 0.191 ha into the Agricultural Land Reserve to satisfy a condition of approval under Resolution #112/2207.

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

BACKGROUND INFORMATION:

Under Resolution #112/2007 (application #V-37050), the Commission required the inclusion into the ALR, and consolidation by legal survey, of the area presently lying within Lot A Plan KAP_____ that is in vineyard production.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 027-284-433
Lot A, District Lot 2537, Osoyoos Division Yale District, Plan KAP85241

Purchase Date:

May 1994

Location of Property:

Located near the Highways work depot (found on the western side of Highway 97)

Size of Property:

44.3 ha (43.1 ha are in the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Vineyard

Surrounding Land Uses:

WEST: Highway 97 and hillside
SOUTH: Agricultural -AG1 zoned
EAST: Agricultural -AG1 zoned
NORTH: Multiple Residential - RM1 and RM2 zoning

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.062 & 82E.072
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Electoral Area "F" Rural Land Use Bylaw No. 1742 (1998)
Designation: Medium Density Residential (RM1)

Zoning Bylaw and Designation:

Zoning: N/A
Designation: Medium Density Residential (RM1)
Minimum Lot Size: Varied

PREVIOUS APPLICATIONS:

Application #37050-0

Applicant: Point Grey Holdings Ltd
Decision March 29, 2007
Date:
Proposal: To develop a 20 unit agri-tourist accommodation structure on a 15 ha vineyard property (Lot 1).
Decision: Allowed subject to conditions including (but not limited to):
The inclusion of 0.4 ha into the ALR as noted on the attached map.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

RDOS Board: No comment, as per policy.

RDOS Advisory Planning Commission: Recommends to the RDOS that the ALC be advised that the proposed inclusion be approved.

ATTACHMENTS:

- Provincial orthophoto (1:5,000)
- ALC Context map (1:10,000)
- Map showing inclusion area (submitted by applicant)

END OF REPORT

Signature

Date