



Staff Report
Application # T – 38055
Applicant: Lorilee Toole
Agent: Russell Shortt
Location: Trinity Valley, North Okanagan

DATE RECEIVED: March 17, 2008

DATE PREPARED: May 3, 2008

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To include the easterly non-ALR portion of the subject property into the Agricultural Land Reserve as per Resolution #110/2007.

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Under application #T-37204, the Commission considered the subdivision of the subject property along Trinity Creek into one 15 ha lot and one 25 ha lot. The Commission allowed the subdivision subject to the inclusion of the non-ALR portion of the proposed 15 ha lot. This application proposes to include the 9.9 ha non-ALR portion of the 15 ha lot.

Local Government:

Regional District of North Okanagan (RDNO)

Legal Description of Property:

PID: 011-366-036
District Lot 2739, Osoyoos Division Yale District, EXCEPT Plan 30624

Purchase Date:

February 2006

Location of Property:

2064 Trinity Valley Road, Lumby

Size of Property:

40.0 ha (about 25 ha of the property lies within the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Residence, out buildings and some grazing land

Surrounding Land Uses:

WEST: Farm Land, pasture, hay
SOUTH: Crown Land
EAST: Large Holding
NORTH: Large Holding, some Agricultural Land Reserve recently logged

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/7
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Electoral Areas "D" and "E" OCP Bylaw No. 1690 (2001)
Designation: Agricultural/Large Holding/Major Road

Zoning Bylaw and Designation:

Zoning: Electoral Area "D" and "E"
Designation: Non-Urban Zone (N.U)
Minimum Lot Size: N/A

PREVIOUS APPLICATIONS:

Application #37204-0

Applicant: Lorilee Toole
Decision March 29, 2007
Date:
Proposal: To subdivide the 40 ha parcel into one 15 ha parcel and one 25 ha parcel as divided by Trinity Creek.
Decision: Allowed subject to the inclusion of the non-ALR portion of the property that has been improved for agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

RDNO Board: Forwarded the application with support.

ATTACHMENTS:

- ALC Context Map (1:50,000)
- Provincial orthophoto (1:10,000)
- Plan of proposed inclusion area

END OF REPORT

Signature

Date

