



Agricultural Land Commission Staff Report

DATE: September 29, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 50423
PROPOSAL: To subdivide a 0.5 ha lot from the 7.1 ha subject property under the Homesite Severance Policy.

PROPOSAL INFORMATION

Background: The applicants have owned and occupied the property since 1959.
Received Date: August 21, 2009
Applicant: Gordon & Monica Barber
Agent: N/A
Local Government: Township of Spallumcheen

DESCRIPTION OF LAND

PID: 011-523-182
Legal Description: Lot 10 Section 16 Township 7 Osoyoos Division Yale District Plan 1578
Civic Address: 4773 South Grandview Flats Road
Area: 7.1 ha
ALR Area: 7.1 ha
Purchase Date: May 6, 1959
Owner: Gordon & Monica Barber

Total Land Area: 7.1 ha
Total ALR Area: 7.1 ha
Current Land Use: Asparagus and potato crops have been produced on the flatter portions of the property, the hillside has been used for grazing, and the applicants currently have 36 chickens for egg production.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
7.1	Secondary	BCLI

Number of Lots Lot Size (ha)

1	0.5
1	6.6

Surrounding Land Uses:

North	Pasture (cattle) / Hayfield
East	Unused farm land / Residence with garden
South	Tree Farm
West	Grain

Official Community Plan

Bylaw Name: No. 1570 (2004)

Designation: Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: No. 1700 (2008)

Zoning Designation: Agricultural (A.2)

Minimum Lot Size: 30.5 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Recommend that the application be authorized for submission and that the ten percent minimum lot frontage requirement be waived for the proposed homesite and remainder lots.

STAFF COMMENTS

- The applicants qualify for consideration under the Homesite Severance Policy as they have owned and occupied the property since 1959.
- The proposed homesite lot is larger than typically preferred by the Commission. The size of the proposed homesite is 0.5 ha in order to accommodate the existing house, several residential accessory buildings, a fram building, a septic field area and existing trees and shrubs which would serve as a buffer between the proposed lots.
- The applicants have a flock of 36 chickens and wish to continue to sell eggs but can no longer manage the crop cultivation on the remainder.
- The applicants intend to sell the remainder to Mrs. Barber's brother.

ATTACHMENTS

- 50423_ContextMap20k.pdf
- 50423_AirphotoMap.pdf
- 50423 proposal air photo.pdf
- 50423 proposal.pdf

END OF REPORT

Signature

Date
