



Agricultural Land Commission Staff Report

DATE: November 19, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 50987
PROPOSAL: To undertake a boundary line adjustment between a 0.9 ha lot and a 1 ha lot to straighten the current boundary. The dividing lot line currently runs diagonally between the two properties.

PROPOSAL INFORMATION

Background: There are no previous applications on the properties.
Received Date: November 5, 2009
Applicant: Scott & Nyree Minshull
Agent: Tim Hall
Local Government: Regional District of Okanagan-Similkameen

DESCRIPTION OF LAND

PID: 011-601-868
Legal Description: That Part of Lot 2 Block 4 Lying Within the Boundaries of District Lot 113 Similkameen Division Yale District; Section 15 Township 52 and of District Lot 113 Similkameen Division Yale District Plan 1479
Civic Address: 930 Daly Road & 2250 Barcello Road
Area: 1 ha
ALR Area: 1 ha
Purchase Date: March 17, 1990
Owner: Gerald & Ronna Horsman

PID: 011-601-825
Legal Description: That Part of Lot 2 Block 4 Lying Outside the Boundaries of District Lot 113 Similkameen Division Yale District; Section 15 Township 52 Similkameen Division Yale District Plan 1479
Civic Address: 930 Daly Road & 2250 Barcelo Road
Area: .9 ha
ALR Area: .9 ha
Purchase Date: August 17, 2007
Owner: Scott & Nyree Minshull

Total Land Area: 1.9 ha
Total ALR Area: 1.9 ha
Current Land Use: Two residential homes, farmland and an orchard

PROPOSAL DETAILS

Surrounding Land Uses:

North Grazing, Orchard
East Orchard
South Orchard Residential
West Residential

Official Community Plan

Bylaw Name: N/A

Designation: N/A

OCP Compliance:

Zoning

Zoning Bylaw Name: N/A

Zoning Designation: N/A

Minimum Lot Size: ha

Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	RDOS Planning: Recommend approval.
Board/Council	No Comment	RDOS Board: No comment, as per policy.
Advisory Planning Committee	Approve	Area 'B' APC: Recommends the application be supported if a search at the land title registry confirms that they are two legally registered land titles.

STAFF COMMENTS

- The proposed new lot line is already fenced and the field development pattern indicates that the property is already being farmed as if the boundary was a straight line rather than on an angle.
- There is no negative impact on agriculture.

ATTACHMENTS

air photo.pdf
proposal sketch.pdf
50807_ContextMap20k.pdf

END OF REPORT

Signature

Date