



Agricultural Land Commission Staff Report

DATE: January 25, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 51068
PROPOSAL: To subdivide a 0.2 ha lot from the 3.9 ha subject property under the Homesite Severance Policy.

PROPOSAL INFORMATION

Background: Applicants have owned/occupied property since 1971.
Received Date: November 30, 2009
Applicant: Roald Ward
Agent: N/A
Local Government: District of Summerland

DESCRIPTION OF LAND

PID: 012-737-585
Legal Description: Lot 21 District Lot 508 Osoyoos Division Yale District Plan 181
Civic Address: 8607 Front Bench Road
Area: 3.9 ha
ALR Area: 3.9 ha
Purchase Date: June 8, 2001
Owner: Roald Ward

Total Land Area: 3.9 ha
Total ALR Area: 3.9 ha
Current Land Use: Agricultural - apple orchard
Residence, garage, shop and manufactured home

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
3.9	Prime Dominant	BCLI

Number of Lots	Lot Size (ha)
1	0.2
1	3.7

Surrounding Land Uses:

North	Agriculture - orchard
East	Highway 97
South	Agriculture - orchard Front Beach Road
West	Agriculture - orchard

Official Community Plan

Bylaw Name: OCP Plan 2008

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw No. 99-001

Zoning Designation: A1 Agriculture

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Development Services: The application appears to satisfy the ALC's homesite severance policy and it is recommended that the application be supported and forwarded to the ALC for consideration.
Board/Council	Approve	Support and forward to the ALC.

STAFF COMMENTS

- The proposal would keep the house and shop on the 0.2 ha lot and the trailer would be on the remainder.
- The proposed lot is in the northwest corner of the property and as it is 0.2 ha, keeps the majority of the parcel with the agricultural remainder.

ATTACHMENTS

Context Map 1_20,000.pdf
51068 proposal sketch.pdf
51068 air photo.pdf

END OF REPORT

Signature

Date
