



# Provincial Agricultural Land Commission - Staff Report

## Application: 51940

**Applicants:** Kevin Storle, Megan Coste  
**Agent:** Bill Ross  
**Local Government:** Regional District of Okanagan-Similkameen

**Proposal:** To undertake a boundary adjustment between two adjoining lots (6.1 ha and 6.7 ha) to create a 1 ha lot and an 11.8 ha lot. A single family dwelling would occupy each of the proposed lots.

## BACKGROUND INFORMATION

The Commission allowed the creation of these parcels through a boundary adjustment in 1975 (as divided by Green Lake Road),

Subsequently the Commission refused a subdivision request in 1995 - see below for details.

## PROPERTY INFORMATION

**PID:** 004-758-587  
**Legal Description:** Lot A District Lot 28 Similkameen Division Yale District Plan 27808  
**Property Area:** 6.1 ha  
**ALR Area:** 6.1 ha  
**Purchase Date:** March 14, 2008  
**Location:** 5597 Green Lake Road  
**Owners:** Kevin Storle, Megan Coste

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**PID:** 004-758-625  
**Legal Description:** Lot B District Lot 28 SDYD (Similkameen Div of Yale) Plan 27808  
**Property Area:** 6.7 ha  
**ALR Area:** 6.7 ha  
**Purchase Date:** October 31, 2006  
**Location:** 13715 Willowbrook Road, between Oliver and Okanagan Falls  
**Owner:** Kevin Storle

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**Total Land Area:** 12.8 ha  
**Total ALR Area:** 12.8 ha

## LAND USE

### Current Land Use:

Two farm parcels with residences. One of the farm parcels is in hay production, the other in orchard and hay production.

### Surrounding Land Uses:

North: Green Lake Road and ~ 4 ha undeveloped ALR lots  
East: 137th Street and non ALR subdivision (0.8ha lots)  
South: 394th Ave and 4 ha developed ALR farm parcels.  
West: 4 ha ALR parcels, developed for agriculture

## PROPOSAL DETAILS

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Subdivision - ALR Area: 12.8 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0
1	11.8

### Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: CLI

Mapsheet: 82 E

## PREVIOUS APPLICATIONS

Application ID: 4816

Legacy #: 30384

Applicant: Larry & Donna Bremner

Proposal: To consolidate two adjoining ~6 ha lots and subdivide into three ~4 ha lots.

### Decision:

Resolution #	Decision Date	Decision Description
163/1996	February 20, 1996	refused as the configuration would reduce the agricultural potential of the lands.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

Bylaw Name: Electoral Area C, OCP - Bylaw #2452, 2008

Designation: Agriculture

OCP Compliance: Yes

### Zoning:

Zoning Bylaw Name: Bylaw #2453, 2008

Zoning Designation: Agriculture 1

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

### Comments and Recommendations:

#### Board/Council

The Okanagan Similkameen Regional District Board forwarded the application without comment.

## ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) No additional lots are created and the 1 ha homesite lot does not contain any improved arable land. The question is; "does the benefit of a larger farm parcel, outweigh the negative implications of another rural residence in the area"?
- 2) There are many residential parcels in the adjoining 60 lot Willowbrook subdivision.
- 3) On balance, from a staff perspective, the creation of a larger farm parcel is a significant benefit for agriculture. However, if the Commission approves the application it is recommended that a covenant be registered against the farm parcel prohibiting a second dwelling. The reason for this is to ensure that additional land is not alienated by another dwelling. Should another dwelling be necessary for farm help, the landowners can apply to have the covenant released.

## **ATTACHMENTS**

51940\_ContextMap20k.pdf  
51940\_AirphotoMap10k.pdf  
51940 sketch plan.pdf

## **END OF REPORT**

**Prepared by:** Martin Collins