



# Provincial Agricultural Land Commission - Staff Report

## Application: 52016

**Applicant:** Lang's Enterprises Ltd  
**Agent:** Paul Dumoret  
**Local Government:** Regional District of Okanagan-Similkameen

**Proposal:** To develop a commercial campground containing 57 RV sites with the potential to go over 70 RV sites on the 4.6 ha subject property under a non-farm use application.

## BACKGROUND INFORMATION

Was previously refused for exclusion in 2000(legacy # 33192).

The property was re-zoned CT4 - Commercial Tourist 4, with 'campgrounds' as the only permitted principle use, prior to the ALC Act in 1974.

## PROPERTY INFORMATION

**PID:** 006-281-486  
**Legal Description:** Lot 1 District Lot 3473 Similkameen Division Yale District Plan 23659  
**Property Area:** 4.6 ha  
**ALR Area:** 4.6 ha  
**Purchase Date:** March 30, 2010  
**Location:** Vaseaux Lake - south Okanagan Falls  
**Owner:** Lang's Enterprises Ltd

## LAND USE

### Current Land Use:

Residence, shop and an old block building shell. All the mature trees located on the property were recently logged.

### Surrounding Land Uses:

North: Vineyard - ALR  
East: Semi forested hilled Crown Land - Not ALR  
South: Homesite - Excavating Contractor - ALR  
West: Hwy 97, Ranch / Orchard and residence - ALR

## PROPOSAL DETAILS

**Non- Farm Use Area:** 4.6 ha  
**Non- Farm Use Type:** Commercial / Retail: Campground (Private) & RV Park

### Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

**Source:** BCLI

**Mapsheet:** 82E0.23

## PREVIOUS APPLICATIONS

**Application ID:** 32873 **Legacy #:** 02532  
**Applicant:** Ron Lehman  
**Note:** (1976) Allow construction of an equipment building.

## PREVIOUS APPLICATIONS

**Application ID:** 15508

**Legacy #:** 33192

**Applicant:** Larry Lehman

**Proposal:** exclude the subject properties in order to use them for campground purposes for which they are zoned. The reason for the request is due to the rockiness of the ground.

**Decision:**

Resolution #	Decision Date	Decision Description
320/2000	June 20, 2000	refuse exclusion of the property but allow reconfiguration of the property boundaries as intended by the applicant.

**Note:** Second lot located immediately south of subject property.

## RELEVANT APPLICATIONS

**Application ID:** 38315

**Legacy #:** 26392

**Applicant:** Arnold & Minda Elgert

**Note:** (1991) Refuse subdivision of 3.9 ha property into 2 lots. Located one lot north of subject property.

**Application ID:** 13323

**Legacy #:** 32543

**Applicant:** McIntyre Bluff Ranch Ltd

**Proposal:** exclude 48.5 ha of the property and develop a "eco" golf course

**Decision:**

Resolution #	Decision Date	Decision Description
510/1999	July 19, 1999	Refuse due to agricultural capability but allow exclusion of that portion of the property east of the Highway (32.8 ha).

**Note:** Located 2 lots south of subject property.

**Application ID:** 1991

**Legacy #:** 28703

**Applicant:** W. & F. LAHAISE

**Proposal:** subdivide the 2.8 ha property into 2-3 lots of equal size

**Decision:**

Resolution #	Decision Date	Decision Description
212/1994	March 15, 1994	refused due to impact and agricultural capability

**Note:** Located across Highway 97 and two lots south from the subject property.

**Application ID:** 500

**Legacy #:** 28055

**Applicant:** James & Huldah. BANNISTER

**Proposal:** subdivide the property into three lots

**Decision:**

Resolution #	Decision Date	Decision Description
1036/1993	October 8, 1993	refused due to impact

**Note:** Located directly across Highway 97.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Electoral Area 'C' OCP Bylaw no.2452, 2008

**Designation:** Commercial (C)

**OCP Compliance:** Yes

## LOCAL GOVERNMENT INFORMATION

### Zoning:

**Zoning Bylaw Name:** Electoral Area 'C', no.2453, 2008 (CT4)  
**Zoning Designation:** Tourist Commerical Four (Campground) zone (CT4)  
**Minimum Lot Size:** 0.1 ha  
**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Advisory Planning Committee**

Recommends to the RDOS that the application for 'non-farm use' be supported and sent to the ALC for review.

#### **Planning Staff**

Recommends APC to support application for non-farm use within the ALR to the RDOS.

See attached "Administrative Report".

## ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The subject property has an improved BCLI rating of 70% class 6 with stoniness and aridity limitations and 30% class 3 with aridity limitations.
- 2) In 2000 the subject property and the lot to the south, totalling 5.7 ha, was refused exclusion to build a campground, but property line adjustment was allowed (legacy # 33192).
- 3) The property was zoned CT4 before the ALR came into effect for the purpose of a 150 site campground that never came to fruition. The zoning was re-assessed and kept commercial during the OCP review for Electoral Area 'C' in 2002.

## ATTACHMENTS

52016\_ContextMap50k.pdf  
52016\_AirphotoMap5k.pdf  
52016 - Agronomic Assesment.pdf  
52016 - APC Administative Report.pdf  
52016 - Applicant proposal site plan.pdf

## END OF REPORT

**Prepared by:** Lindsay McCoubrey