



Provincial Agricultural Land Commission - Staff Report

Application: 52052

Applicants: Gillian Browning, Steve Hooke
Local Government: Regional District of North Okanagan

Proposal: To subdivide three lots (ranging in size from 1 ha to 2.5 ha) from the 25 ha property.

BACKGROUND INFORMATION

No previous applications have been considered on the property.

PROPERTY INFORMATION

PID: 013-588-338
Legal Description: The SouthWest 1/4 Section of 17 Township 45 Osoyoos Division Yale District Except Plan 26778
Property Area: 25.0 ha
ALR Area: 25.0 ha
Purchase Date: April 23, 2008
Location: 1475 Creighton Valley Road
Owners: Gillian Browning, Steve Hooke

LAND USE

Current Land Use:

Residence, cleared and fenced pasture (16 ha). Logged by previous owner, but now used for training and breeding horses.

Surrounding Land Uses:

North: 32 ha - logged - bare land currently for sale - no public access
 East: 100 ha - logged - new cabin - partially replanted
 South: 36 ha - residence and forested pasture - horses, cows - hobby farm
 West: 5.2 ha - residence and forested
 58.4 ha - logged, currently for sale

PROPOSAL DETAILS

Subdivision - ALR Area: 25.0 ha

Number of Lots	ALR Area of Lot (ha)
3	1.5
1	20.5

Agricultural Capability:

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

Source: CLI

Mapsheet: 82 L/2

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: Electoral Areas D & E OCP, Bylaw #11690
Designation: Agricultural
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw 1888
Zoning Designation: Large Holding
Minimum Lot Size: 30.5 ha
Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

The APC for Electoral Area D recommended that the application be allowed.

Board/Council

The Regional District of North Okanagan Board forwarded the application for the Commission's review without any comment.

Planning Staff

Regional District planning staff recommended that the application be refused because it is inconsistent with Agricultural policies in the OCP, and inconsistent with the zoning bylaw.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The CLI ratings for the parcel are 5MP improvable to (4TP). The limitations are topography and stoniness.
- 2) The proposed subdivision would reduce the already limited potential of the property and introduce rural residents into this remote rural area.
- 3) It is the Commission's experience that rural residential subdivision does not increase agricultural activity, and may result in negative impacts (such as complaints and trespass) which actively work against farm development.

ATTACHMENTS

52052_ContextMap50k.pdf
52052_AirphotoMap20k.pdf
52052 sketch plan.pdf
52052 applicant's rationale.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011