



Provincial Agricultural Land Commission - Staff Report

Application: 52065

Applicant: No. 151 Cathedral Ventures Ltd. / 0886006 BC Ltd
Agent: William Park
Local Government: District of Summerland

Proposal: To subdivide the 18.3 ha parcel into two lots 2.6 ha lot and a 15.7 ha as divided by Landry Crescent. The purpose of the subdivision is to separate the existing land uses; a 2.6 ha RV Park and a 15.7 ha farm remainder. The applicants intend to make improvements to the 2.6 ha RV Park and prefer that it occupy its own title.

BACKGROUND INFORMATION

The Commission approved the RV Park uses on the 2.6 ha by Resolution #519/1985.

PROPERTY INFORMATION

PID: 026-653-435
Legal Description: Lot A District Lots 477 and 508 Osoyoos Division Yale District Plan KAP80862 Except Plan KAP82140
Property Area: 18.3 ha
ALR Area: 18.3 ha
Purchase Date: September 23, 2010
Location: 4500 Landry Cres
Owner: No. 151 Cathedral Ventures Ltd. / 0886006 BC Ltd

LAND USE

Current Land Use:
 RV Park on 2.6 ha, and orchard uses on portions of the 15.7 ha remainder

Surrounding Land Uses:
 North: Okanagan Lake, and lakshore urban residential subdivision
 East: Farmland in the ALR ~ 6 ha
 South: Highway 97, rural residential beyond
 West: Highway 97, farm parcels in the ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 18.3 ha

Number of Lots	ALR Area of Lot (ha)
1	15.7
1	2.6

Agricultural Capability:
 The majority of the area under application is rated as: Prime
Source: BCLI
Mapsheet: 82 E.052

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 3079

Legacy #: 29738

Applicant: Gartrell Farms Ltd.

Proposal: (Recon info can be found in Application ID 8565, 8712, 9431 and 43042). To exclude a total of 4.66 ha from the 3 properties (12 ha, 11.7 and 4.6 ha) which total 28.3 ha in size.

Decision:

Resolution #	Decision Date	Decision Description
667/1995	June 21, 1995	<p>Agree to proposal to exclude property (approx 4.7 ha) between lakeshore and road in principle subject to conditions: 1) Buffering on orchard side of road r/w. Buffer to be installed by developer. Narrower road surface of 6 - 14 m should be explored. 2) Consolidation of orchard properties, by survey. 3) Commission approval of final development plan. 4) Protection of irrigation water. Necessary measures to be taken to ensure availability of irrigation water for agricultural use. 5) Any fill required for development will require drainage plan for orchard area which should address impacts of fill on orchard, ditching, etc.</p> <p>Commission does not support road construction at campground. If required for Highways purposes Commission would be willing to permit only if Lot 41 which was taken for road purposes is given back to the applicant for farm use.</p>

Note: This application allowed the lakeshore portion of the property to be developed for residential uses.

RELEVANT APPLICATIONS

Application ID: 36610

Legacy #: 19027

Applicant: David L GARTRELL

Proposal: To use approximately 2 ha of the 12.2 ha subject property as a campsite.

Decision:

Resolution #	Decision Date	Decision Description
519/1985	June 18, 1985	<p>Allow - the applicant originally applied for the same use but it was refused as the campsite encroached too far onto the higher capability lands. The Commission at that time indicated that it would reconsider its position if the lower capability lands fronting the lake were used in conjunction with the Class 4 lands to form the campsite. The new proposal incorporates these concerns.</p>

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Summerland OCP
Designation: Farm/Tourist Commercial
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Summerland Zoning Bylaw
Zoning Designation: A1 - Agricultural CT3 Commercial Tourist
Minimum Lot Size: 1.0 ha
Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

The APC supports the subdivision application.

Board/Council

Summerland Council supports the application.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Planning Staff

Summerland Planning staff support the subdivision application.

ALC STAFF COMMENTS

Staff recommends that the application be allowed on the grounds the two land uses are distinct and separated from each other by a road. There is no agricultural potential on the 2.6 ha RV Park parcel.

END OF REPORT

Prepared by: Martin Collins, January 2011