



Provincial Agricultural Land Commission - Staff Report

Application: 52426

Applicant: James & Jean Coe
Local Government: City of Penticton

Proposal: Non-farm Use - To construct a carriage house of 1252 sq. ft. on the subject property to enable the applicant's son to look after them in their senior years.

BACKGROUND INFORMATION

The subject lot of 0.4 ha was approved by the ALC and created as a homesite severance for Mr. and Mrs. Coe in 1989. A Carriage House is a permitted use within the Agricultural Zone as identified in the City's Zoning Bylaw #87-65, but is not a permitted use within the ALR. The proposed Carriage House would have permanent foundation.

The owners are proposing to construct a carriage house on the property so their son can look after them in their golden years.

PROPERTY INFORMATION

PID: 014-992-604
Legal Description: Lot A District Lot 199 Similkameen Division Yale District Plan 41928
Property Area: 0.4 ha
ALR Area: 0.4 ha
Purchase Date: March 2, 1992
Location: 1146 Poplar Grove Road
Owner: James & Jean Coe

Total ALR Area:

LAND USE

Current Land Use:

There is one principal residence on the property.

Surrounding Land Uses:

North: Vineyard
East: Vineyard
South: Vineyard
West: Vineyard

PROPOSAL DETAILS

Non-Farm Use Area: 0.1 ha
Non-Farm Use Type: Residential: Additional Dwelling(s)

Agricultural Capability:

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

Source: CLI

Mapsheet: 82E.053

PREVIOUS APPLICATIONS

Application ID: 37906

Legacy #: 23138

Applicant: James A Coe

Note: Same applicants approved for subdivision under the ALC's homesite severance policy.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw 2002-20

Designation: Agriculture (AG)

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw #87-65

Zoning Designation: Agriculture (A)

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

City Staff discussed with committee members the proposed application. The AAC recommends the Council to support the non-farm use application.

Board/Council

That the application for a Carriage House located at 1146 Poplar Grove proceed to the ALC with Council support.

ALC STAFF COMMENTS

Staff has the following comments:

- The subject property was created as a homesite severance for Mr. and Mrs. Coe in 1989.
- The ALC Act and its Regulations do not set a limit on the number of additional residences for farm help per parcel, but all residences must be necessary for farm use.
- Section 3(1)(b) of the regulations permits a manufactured home for family members of the owner. This Section also permits a secondary suite within a residence.
- The proposed Carriage House would have permanent foundation. Staff suggests the additional dwelling should meet the ALC's regulations for an additional dwelling.

ATTACHMENTS

52426_ContextMap20k.pdf

52426_AgCapabilityMap.pdf

52426_AirphotoMap5k.pdf

END OF REPORT

Prepared by: Ron Wallace, Land Use Planner