



Provincial Agricultural Land Commission - Staff Report

Application: 52485

Applicant: Alvina De Leeuw
Agent: Jim De Leeuw
Local Government: North Okanagan

Proposal: To subdivide a 1.0 ha portion of the 4.7 ha property under the ALC's Homesite Severance Policy. The proposed homesite lot would have frontage along Keddleston Road and would contain an existing dwelling and septic field and several accessory buildings. Access to the lot would be gained via the existing driveway. The remainder lot would be 3.7 ha and would have frontage along and gain access from Wilson Jackson Road.

BACKGROUND INFORMATION

The owner qualifies for a homesite severance application as she has continuously owned and occupied the subject property as her principal place of residence since prior to December 21, 1972.

PROPERTY INFORMATION

PID: 008-112-584
Legal Description: Lot 1 Section 19 Township 5 Osoyoos Division Yale District Plan 19175
Property Area: 4.7 ha
ALR Area: 4.7 ha
Purchase Date: June 19, 1997
Location:
Owner: Alvina De Leeuw

Total ALR Area:

LAND USE

Current Land Use:

The subject property is located on the east side of Keddleston Road and on the south side of Wilson Jackson Road. The property contains a dwelling, a barn, a workshop, hay shed and an animal shelter. The ceter portion of the property used as a hay and/or pasture field.

Surrounding Land Uses:

North: Residential, outside of the ALR
 East: Treed land, outside of the ALR
 South: Residential, outside of the ALR
 West: Agricultural, within the ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 4.7 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0
1	3.7

Agricultural Capability:

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

Source: BCL

Mapsheet: 82L.034 & .035

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Vernon OCP
Designation: Agricultural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: RDNO Zoning Bylaw No. 1888
Zoning Designation: Non Urban (NU)
Minimum Lot Size: 7.2 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

That the application be authorized for submission to the ALC.

Board/Council

The application be authorized for submission to the ALC.

Other

The Electoral Area Advisory Committee recommended that the application be authorized for submission to the ALC.

Planning Staff

That the application be authorized for submission to the ALC.

ALC STAFF COMMENTS

Staff has the following comments:

- The proposed subdivision meets the requirements for consideration under the ALC's Homesite Severance Policy.
- The Regional District of North Okanagan recommended support for the proposed subdivision on the grounds that it complies with the Agricultural Policies of the Rural Vernon OCP, including the Policy which states that all uses and subdivision of ALR land are to be in accordance with the ALC Act.
- The applicant is proposing a 1.0 ha lot along the west side of the property fronting Keddleston Road and would contain an existing dwelling and septic field and several accessory buildings. The remainder lot would be 3.7 ha and would have frontage along and access from Wilson Jackson Road. The more arable portion of the remainder lot in the center and south portions is currently used for hay/pasture purposes. Any support for this application should require that the dwelling be located adjacent to Wilson Jackson Road, at the north end of the remainder lot.

ATTACHMENTS

52485plan.pdf
52485_ContextMap20k.pdf
52485_AgCapabilityMap(1of2).pdf
52485_AgCapabilityMap(2of2).pdf
52485_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Ron Wallace, February 15, 2012