



Provincial Agricultural Land Commission - Staff Report

Application: 52486

Applicant: Larry Schroeder
Local Government: North Okanagan

Proposal: To subdivide a 0.35 ha off the 2.8 ha subject property under the conditions of the ALC's homesite Severance Policy. The owner qualifies for a homesite severance application as he has continuously owned and occupied the subject property as his principal place of residence since prior to December 21, 1972.

BACKGROUND INFORMATION

There has been no previous applications involving this property.

PROPERTY INFORMATION

PID: 007-712-481
Legal Description: Lot 13 Section 36 Township 9 Osoyoos Division Yale District Plan 351 Except Plan 13223
Property Area: 2.8 ha
ALR Area: 2.8 ha
Purchase Date: June 12, 1987
Location:
Owner: Larry Schroeder

Total ALR Area:

LAND USE

Current Land Use:

Residential - two houses, barn and sheds. There is some hay and cattle production on the property.

Surrounding Land Uses:

North: Hay land
East: Residential, tree farm
South: Hay land
West: Hay land

PROPOSAL DETAILS

Subdivision - ALR Area: 2.8 ha

Number of Lots	ALR Area of Lot (ha)
1	2.4
1	0.4

Agricultural Capability:

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

Source: BCLI

Mapsheet: 82L.024

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Vernon OCP Bylaw No. 1708
Designation: Agricultural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw No. 1888, 2003
Zoning Designation: Country Residential
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The APC support the recommendations contained in the Development Services Information Report - that it be authorized for submission to the ALC.

Board/Council

The application be authorized for submission to the ALC.

Electoral Area Director

The application be authorized for submission to the ALC.

Planning Staff

Recommended for support as it complies with the Agricultural Policies of the Rural Vernon OCP and is consistent with the provisions of the ALC Homesite Severance Policy as noted.

ALC STAFF COMMENTS

- The proposal is consistent with the provisions of the Regional District of North Okanagan's homesite severance policy and is recommended for approval by the ALC.
- The proposal is also consistent with the ALC's Homesite Severance Policy. It is noted the subject property is relatively small as it relates to the remainder lot being of a size and configuration that would constitute a suitable agricultural parcel.

ATTACHMENTS

52486_ContextMap20k.pdf
52486_AgCapabilityMap.pdf
52486_AirphotoMap10k.pdf
52486localgovrep.pdf

END OF REPORT

Prepared by: Ron Wallace, February 20, 2012