



Provincial Agricultural Land Commission - Staff Report

Application: 52531

Applicant: Grant & Nora Schierman
Agent: Okanagan Development Consultants Inc.
Local Government: Okanagan-Similkameen EA

Proposal: To subdivide the subject 60 ha property into three 20 ha lots as allowed by the AG3 zoning. The applicant has advised that "The only way we can afford to retire, stay on this land and amaintain our current remaining livestock is to subdivide. By doing this we can build and maintain a smaller home and property.

BACKGROUND INFORMATION

The subject property was subject to an ALC Act application for subdivision that came before the Regional District Board in 1983. At that time the Board referred it to the Technical Planning Committee, which recommended denial as the land has higher capability as one unit. The Board then also denied the application.

PROPERTY INFORMATION

PID: 006-910-360
Legal Description: The South 1/2 of District Lot 3762 Osoyoos Division Yale District
Property Area: 65.8 ha
ALR Area: 65.8 ha
Purchase Date: November 28, 1988
Location: 48 Savanna Road, Summerland
Owner: Grant & Nora Schierman

Total ALR Area:

LAND USE

Current Land Use:

According to the applicant the property currently comprises a single detached dwelling as well as a barn and several horse shelters and other out buildings.

Surrounding Land Uses:

North: Vacant Crown Land
 East: Rural Residential
 South: Rural Residential
 West: Vacant Crown Land

PROPOSAL DETAILS

Subdivision - ALR Area: 65.8 ha

Number of Lots	ALR Area of Lot (ha)
1	23.8
2	21.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 82E.061

PREVIOUS APPLICATIONS

Application ID: 32148

Legacy #: 09868

Applicant: Double G Ranch

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Okanagan Lake West OCP Bylaw No. 2460

Designation: Agriculture (AG)

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Okanagan Lake West Zoning bylaw No. 2461

Zoning Designation: Agriculture Three (AG3)

Minimum Lot Size: 20.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Recommend approval subject to the condition that a restrictive covenant be added to the proposed parcels that new buildings not be located on the best farmable land.

Board/Council

The Regional Board authorize the application to proceed to the ALC to undertake a subdivision with the condition that the applicant provide a no build covenant over the lower field area of the property.

Planning Staff

See attached report for details.

ALC STAFF COMMENTS

Staff has the following comments:

- The subject property is bounded by steep topography on both the east and west sides of the property with better land for agriculture located in the center of the property. The proposed subdivision would divide much of the better capability land for agriculture between the three proposed lots.
- The proposed subdivision is not consistent with the OCP which seeks to encourage the preservation and protection of the existing agricultural land base in rural Okanagan Lake West, West Bench.

ATTACHMENTS

52531_ContextMap50k.pdf

52531_AgCapabilityMap.pdf

52531_AirphotoMap20k.pdf

52531Proposal.pdf

52531LocGov.pdf

END OF REPORT

Prepared by: Ron Wallace, May 1, 2012