



Provincial Agricultural Land Commission - Staff Report

Application: 52687

Applicants: Tejindar Randhawa, Balbir Sidhu
Local Government: City of Penticton

Proposal: The subject property is 0.75 ha with approximately 0.15 ha located within the ALR. The applicant proposes to exclude the ALR portion of the property for the purpose of subdividing it off the parent parcel and then constructing a single family dwelling or duplex on the site.

BACKGROUND INFORMATION

The property fronts on Green Avenue and Woodstock Road. The ALR portion of the property is undeveloped in its natural state. The property was involved in a slide incident in 2006 when a portion of the hillside along the east side of the subject property slipped onto the neighbouring property at 80 Green Avenue. West. The smaller ALR portion of the property was not involved in the slide incident.

PROPERTY INFORMATION

PID: 005-266-211
Legal Description: Lot 3 District Lot 251 Similkameen Division Yale District Plan 26064
Property Area: 0.7 ha
ALR Area: 0.2 ha
Purchase Date: September 16, 2003
Location: 87 Woodstock Road
Owners: Balbir Sidhu, Tejindar Randhawa

Total ALR Area:

LAND USE

Current Land Use:

The property is used for residential purpose, it contains a single family dwelling and an accessory building.

Surrounding Land Uses:

North: Residential, outside of the ALR
East: Agriculture, within the ALR

South: Agriculture, within the ALR
West: Residential, outside of the ALR

PROPOSAL DETAILS

Exclusion Area: 0.1 ha
Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: BCLI

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP No. 2002-20
Designation: Multifamily Residential
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw No. 87-65
Zoning Designation: Country Residential
Minimum Lot Size: 0.4 ha
Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

The AAC recommends to Council to deny the application for exclusion on 87 Woodstock Road.

Board/Council

Local Council is in support of the proposed exclusion.

Planning Staff

Because the subject site is currently zoned RC (Country Residential) and designated MR (Multifamily Residential) in the City's OCP, staff supports the application. Moreover, the site is adjacent to municipal sanitary sewer and domestic water infrastructure in Green Avenue that could be used to service the site if the geotechnical issues can be overcome. Although a portion of the site is within a Natural Area in the City's OCP, staff feels limited development within the site may be possible.

ALC STAFF COMMENTS

Staff recommends that the Commission consider the following:

- The subject area (~0.15 ha) is very small with very low agricultural capability.
- The subject area is not being used for agriculture and due to the above soil characteristics of the site, will likely not be used for agricultural purposes.
- The local Agricultural Advisory reviewed the application and recommended to Council to deny the application for exclusion.

ATTACHMENTS

52687_ContextMap10k.pdf
52687_AgCapabilityMap.pdf
52687_AirphotoMap10k.pdf
52687CouncilReport.pdf

END OF REPORT

Prepared by: Ron Wallace, July 24, 2012