

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** June 5, 2025

**RE:** Agricultural Land Commission Referral (Subdivision) – Electoral Area “F” (F2025.009-ALC)

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### Administrative Recommendation:

**THAT the RDOS Board “authorize” the application to subdivide the parcels located at 860 Meadow Valley Road (District Lot 3960, ODYD), 810 Meadow Valley Road (District Lot 2557, ODYD), and the property legally described as District Lot 3696, ODYD, to proceed to the Agricultural Land Commission.**

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Purpose: To facilitate subdivision in the form of a three-lot boundary adjustment.

Civic: 860 Meadow Valley Road/ 810 Meadow Valley Road/ No Civic

Legal: District Lot 3960, ODYD/ District Lot 2557, ODYD, District Lot 3696, ODYD

Folio: F-07249.000/ F-06656.000/ F-07205.000      Zone: Agriculture Three (AG3)

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### Proposed Development:

An application has been submitted to the Agricultural Land Commission (ALC) under Section 21(2) of the *Agricultural Land Commission Act* (the Act), and referred to the Regional District, in order to permit a subdivision to occur within the Agricultural Land Reserve (ALR).

Specifically, the applicant is seeking the Commission’s approval to allow for a subdivision in the form of a three-lot boundary adjustment. The proposed subdivision will result in “Proposed Lot 1” being approximately 34.1 ha., “Proposed Lot 2” being approximately 71.31 ha., and “Proposed Lot 3” being approximately 68.0 ha.

In support of this proposal, the applicant has stated that:

*The property consists of three separate parcels, each under separate title. Currently District Lot 3696 is land-locked and therefore does not have legal access to a public road. The proposal will enable the owner to have legal access to the land-locked parcel (3696) The portion of Meadow Valley Road that travels through District Lot 3960 860 Meadow Valley RD was never legally dedicated and established as a public road.*

*The Ministry of Transportation and Infrastructure has, as a condition of approval required that portion of Meadow Valley Road to be dedicated as a public road. We submit that the original intention of the ALR boundary placement may have been to follow the road boundary, which would seem to be reasonable.*

*Agricultural capabilities of the property will not be compromised by the ALR boundary being established as we have shown on our submission. The intent of the boundary adjustment is to resize*

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*the parcels to provide more efficient use of the property, dedicate the portion of Meadow Valley RD, and to provide legal access to each proposed parcel. No new parcels are being created.*

**Statutory Requirements:**

Under Section 34.1(2) of the *Agricultural Land Commission Act*, the Regional District of Okanagan-Similkameen (RDOS) must “review the application, and ... forward to the commission the application together with [its] comments and recommendations”, unless Section 25(3) applies wherein the Board has the ability to refuse to “authorise” an application.

Under Section 25(3) of the Act, formal “authorization” by the Regional District Board is only required for applications that apply to land that is zoned by bylaw to permit farm use, or requires an amendment to an official community plan or a zoning bylaw.

In this instance, Section 25(3) is seen to apply as the property is zoned by bylaw to permit an agricultural use.

**Site Context:**

This proposal involves three (3) properties that are approximately 500 metres west of the boundary with the District of Summerland:

- 860 Meadow Valley Road, which is approximately 45.55 ha in area and bisected by Meadow Valley Road and is comprised of a single detached dwelling and various accessory structures related to agricultural production;
- 810 Meadow Valley Road is approximately 112.14 ha. in area and is on the southeast side of Savanna Road and is comprised of multiple structures related to the agricultural use and an incomplete cabin; and
- District Lot 3696, ODYD is approximately 18.35 ha in area and is does not have road access, does not comprise any structures, and appears to be used for agricultural purposes.

The surrounding pattern of development is generally characterised by similarly sized agricultural parcels, some areas that are zoned Watershed Resource Area (WRA).

**Background:**

It is unknown when the subject parcels were created by subdivision while BC Assessment has classified 860 Meadow Valley Road as part “Residential” (Class 01), and part “Farm” (Class 09), 810 Meadow Valley Road as part “Residential” (Class 01), and part “Farm” (Class 09), and the lot legally described as District Lot 3696, ODYD as “Farm” (Class 09).

Available Regional District records indicate that building permits for Two Pole Barns (2020,) a farm building (unknown date), a Lambing Barn (unknown date), and three animal shelter repairs (unknown date) have previously been issued for the property 860 Meadow Valley Road.

Regional District records indicate that a building permit for a single detached dwelling (1984) was previously issued for 810 Meadow Valley Road.

There are no records of building permits for the lot legally described as District Lot 3696, ODYD.

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### Official Community Plan (OCP) Bylaw:

Under the Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790, 2018, the subject properties are designated as Agriculture (AG), an objective of which is “to encourage the agricultural sector’s improvement”. 810 Meadow Valley Road is also the subject of a Watercourse Development Permit (WDP) Area designation and 860 Meadow Valley Road is the subject of an Environmentally Sensitive Development Permit (ESDP) Area designation.

### Zoning Bylaw:

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the properties are currently zoned Agriculture Three (AG3) which requires a minimum parcel size of 20.0 ha. for subdivision. Additionally, the AG3 zone permits agriculture as a permitted principal use.

Under Section 10.0 (Floodplain Regulations) of the Zoning Bylaw, 810 Meadow Valley Road may be within the floodplain associated with an unnamed creek and may be required to meet the floodplain regulations under Section 10.0 of the Bylaw for future development.

### Agricultural Land Reserve:

All three properties are within the Agricultural Land Reserve (ALR); however, the hooked portion of 860 Meadow Valley Road on the eastern side of Meadow Valley Road is not and there are no previous decisions from the ALC related to any of the three properties.

### Subdivision Proposal:

On February 17, 2023, the Ministry of Transportation and Transit (MoTT) referred a proposed three lot subdivision involving the subject properties to the Regional District for compliance with any applicable RDOS land use bylaws.

### **Analysis:**

In considering this proposal, Administration notes that OCP speaks to encouraging the consolidation of small parcels into larger farm units to increase efficiency and production and of not supporting the subdivision of land in the ALR that fragments farm, vineyard, or orchard units.

It is further noted that the Plan also speaks to supporting boundary adjustment where the outcome will enhance the agricultural viability of the parcels (NOTE: this is only stated in relation to proposals seeking to create parcels smaller than 4.0 ha within the Agricultural Land Reserve).

As the current proposal will result in parcels that comply with minimum parcel size requirements of the applicable zoning, Administration is generally supportive of this proposal.

Satellite imagery further indicates that farming is occurring on all three parcels and the proposed boundary adjustment will consolidate these farming operations to the proposed Lots 2 and 3 and will allow all for road access to all the new parcels (e.g. District Lot 3696, ODYD does not currently have frontage to a public road).

### Alternative:

Conversely, Administration recognises that the proposed boundary adjustment removes proposed lot 1 from all existing agricultural production which could lead to the parcel being developed in a way that excludes agricultural uses in the future.

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**Summary:**

In summary, the proposed lot line adjustment is unlikely to negatively impact the agricultural viability of the three parcels and the proposed parcels are generally consistent with the zoning bylaw requirements.

**Financial Implications:**

Financial implications have been considered and none were found.

**Communication Strategy:**

No communication strategy is proposed as the Regional District has been referred this application by the Agricultural Land Commission (ALC), and the Commission is seeking the Regional District's input on compliance with applicable land use bylaws. Administration considers any communication required in relation to this proposal to be within the purview and responsibility of the ALC.

**Alternatives:**

1. THAT the RDOS Board not "authorize" the application for boundary adjustments for the properties at 860 Meadow Valley Road (District Lot 3960, ODYD), 810 Meadow Valley Road (District Lot 2557, ODYD), and District Lot 3696, ODYD, to proceed to the Agricultural Land Commission.

Will a PowerPoint presentation be presented at the meeting?      No

**Respectfully submitted:**

Colin Martin


Colin Martin  
Planner I

**Endorsed By:**



C. Garrish  
Senior Manager of Planning

**Endorsed By:**



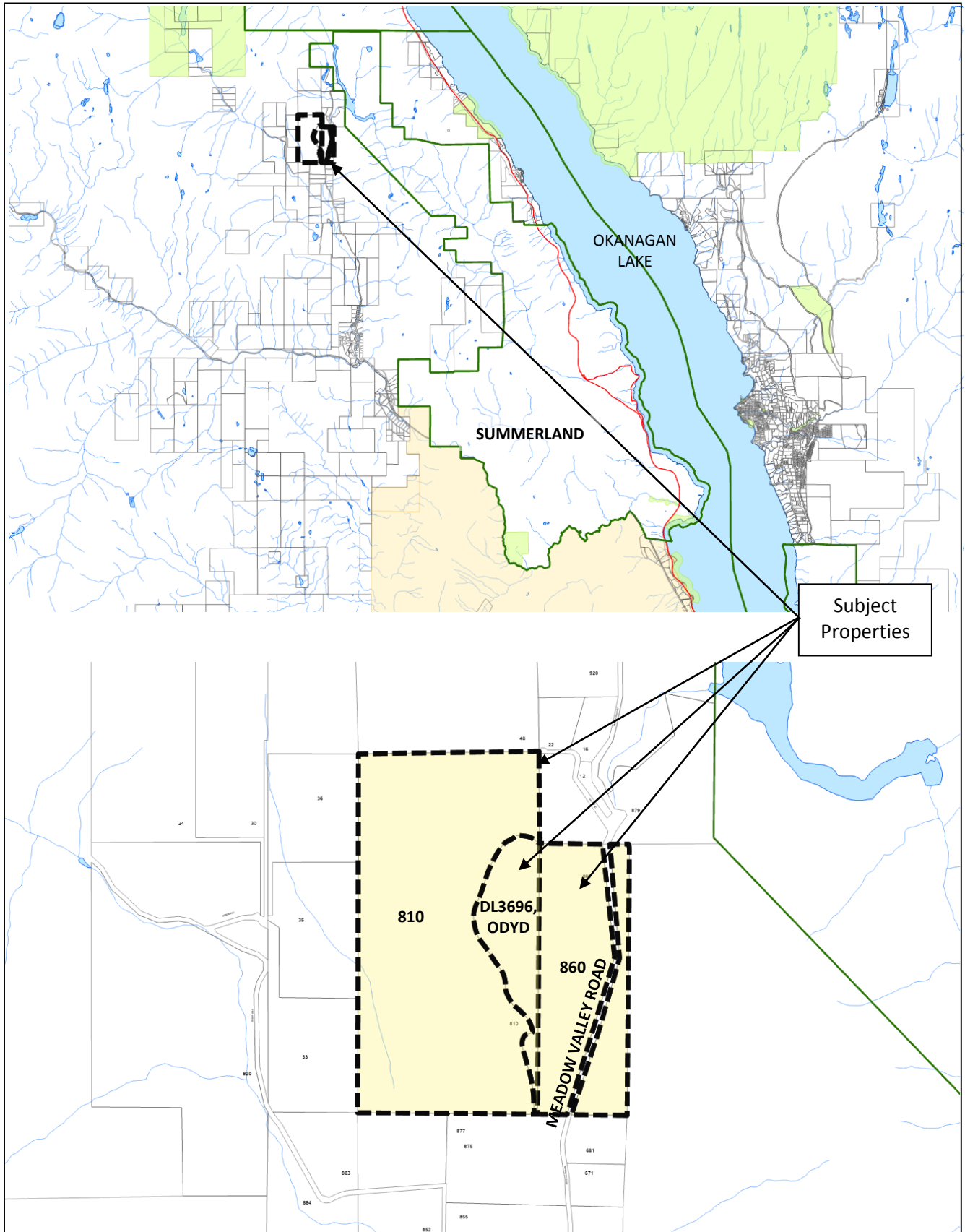
A. Fillion  
Managing Director, Dev. & Infrastructure

**Attachments:** No. 1 – Context Maps

No. 2 – Current vs. Proposed Parcel Alignments

No. 3 – Aerial Image

Attachment No. 1 – Context Maps



The image displays two side-by-side site plan maps for the subdivision of DL's 3960, DL 2557, and DL 3696. Both maps include a title block at the top left with the following text: "SITE PLAN SHOWING CERTAIN FEATURES AND PROPOSED SUBDIVISION OF DL's 3960, DL 2557 AND DL 3696, ALL OF ODYD", "REV. 08/2010, 08/11/10, 08/12/10, 08/13/10, 08/14/10, 08/15/10, 08/16/10, 08/17/10, 08/18/10, 08/19/10, 08/20/10, 08/21/10, 08/22/10, 08/23/10, 08/24/10, 08/25/10, 08/26/10, 08/27/10, 08/28/10, 08/29/10, 08/30/10, 08/31/10, 09/01/10, 09/02/10, 09/03/10, 09/04/10, 09/05/10, 09/06/10, 09/07/10, 09/08/10, 09/09/10, 09/10/10, 09/11/10, 09/12/10, 09/13/10, 09/14/10, 09/15/10, 09/16/10, 09/17/10, 09/18/10, 09/19/10, 09/20/10, 09/21/10, 09/22/10, 09/23/10, 09/24/10, 09/25/10, 09/26/10, 09/27/10, 09/28/10, 09/29/10, 09/30/10, 10/01/10, 10/02/10, 10/03/10, 10/04/10, 10/05/10, 10/06/10, 10/07/10, 10/08/10, 10/09/10, 10/10/10, 10/11/10, 10/12/10, 10/13/10, 10/14/10, 10/15/10, 10/16/10, 10/17/10, 10/18/10, 10/19/10, 10/20/10, 10/21/10, 10/22/10, 10/23/10, 10/24/10, 10/25/10, 10/26/10, 10/27/10, 10/28/10, 10/29/10, 10/30/10, 10/31/10, 11/01/10, 11/02/10, 11/03/10, 11/04/10, 11/05/10, 11/06/10, 11/07/10, 11/08/10, 11/09/10, 11/10/10, 11/11/10, 11/12/10, 11/13/10, 11/14/10, 11/15/10, 11/16/10, 11/17/10, 11/18/10, 11/19/10, 11/20/10, 11/21/10, 11/22/10, 11/23/10, 11/24/10, 11/25/10, 11/26/10, 11/27/10, 11/28/10, 11/29/10, 11/30/10, 12/01/10, 12/02/10, 12/03/10, 12/04/10, 12/05/10, 12/06/10, 12/07/10, 12/08/10, 12/09/10, 12/10/10, 12/11/10, 12/12/10, 12/13/10, 12/14/10, 12/15/10, 12/16/10, 12/17/10, 12/18/10, 12/19/10, 12/20/10, 12/21/10, 12/22/10, 12/23/10, 12/24/10, 12/25/10, 12/26/10, 12/27/10, 12/28/10, 12/29/10, 12/30/10, 12/31/10, 1/01/11, 1/02/11, 1/03/11, 1/04/11, 1/05/11, 1/06/11, 1/07/11, 1/08/11, 1/09/11, 1/10/11, 1/11/11, 1/12/11, 1/13/11, 1/14/11, 1/15/11, 1/16/11, 1/17/11, 1/18/11, 1/19/11, 1/20/11, 1/21/11, 1/22/11, 1/23/11, 1/24/11, 1/25/11, 1/26/11, 1/27/11, 1/28/11, 1/29/11, 1/30/11, 1/31/11, 2/01/11, 2/02/11, 2/03/11, 2/04/11, 2/05/11, 2/06/11, 2/07/11, 2/08/11, 2/09/11, 2/10/11, 2/11/11, 2/12/11, 2/13/11, 2/14/11, 2/15/11, 2/16/11, 2/17/11, 2/18/11, 2/19/11, 2/20/11, 2/21/11, 2/22/11, 2/23/11, 2/24/11, 2/25/11, 2/26/11, 2/27/11, 2/28/11, 2/29/11, 2/30/11, 3/01/11, 3/02/11, 3/03/11, 3/04/11, 3/05/11, 3/06/11, 3/07/11, 3/08/11, 3/09/11, 3/10/11, 3/11/11, 3/12/11, 3/13/11, 3/14/11, 3/15/11, 3/16/11, 3/17/11, 3/18/11, 3/19/11, 3/20/11, 3/21/11, 3/22/11, 3/23/11, 3/24/11, 3/25/11, 3/26/11, 3/27/11, 3/28/11, 3/29/11, 3/30/11, 3/31/11, 4/01/11, 4/02/11, 4/03/11, 4/04/11, 4/05/11, 4/06/11, 4/07/11, 4/08/11, 4/09/11, 4/10/11, 4/11/11, 4/12/11, 4/13/11, 4/14/11, 4/15/11, 4/16/11, 4/17/11, 4/18/11, 4/19/11, 4/20/11, 4/21/11, 4/22/11, 4/23/11, 4/24/11, 4/25/11, 4/26/11, 4/27/11, 4/28/11, 4/29/11, 4/30/11, 5/01/11, 5/02/11, 5/03/11, 5/04/11, 5/05/11, 5/06/11, 5/07/11, 5/08/11, 5/09/11, 5/10/11, 5/11/11, 5/12/11, 5/13/11, 5/14/11, 5/15/11, 5/16/11, 5/17/11, 5/18/11, 5/19/11, 5/20/11, 5/21/11, 5/22/11, 5/23/11, 5/24/11, 5/25/11, 5/26/11, 5/27/11, 5/28/11, 5/29/11, 5/30/11, 5/31/11, 6/01/11, 6/02/11, 6/03/11, 6/04/11, 6/05/11, 6/06/11, 6/07/11, 6/08/11, 6/09/11, 6/10/11, 6/11/11, 6/12/11, 6/13/11, 6/14/11, 6/15/11, 6/16/11, 6/17/11, 6/18/11, 6/19/11, 6/20/11, 6/21/11, 6/22/11, 6/23/11, 6/24/11, 6/25/11, 6/26/11, 6/27/11, 6/28/11, 6/29/11, 6/30/11, 7/01/11, 7/02/11, 7/03/11, 7/04/11, 7/05/11, 7/06/11, 7/07/11, 7/08/11, 7/09/11, 7/10/11, 7/11/11, 7/12/11, 7/13/11, 7/14/11, 7/15/11, 7/16/11, 7/17/11, 7/18/11, 7/19/11, 7/20/11, 7/21/11, 7/22/11, 7/23/11, 7/24/11, 7/25/11, 7/26/11, 7/27/11, 7/28/11, 7/29/11, 7/30/11, 7/31/11, 8/01/11, 8/02/11, 8/03/11, 8/04/11, 8/05/11, 8/06/11, 8/07/11, 8/08/11, 8/09/11, 8/10/11, 8/11/11, 8/12/11, 8/13/11, 8/14/11, 8/15/11, 8/16/11, 8/17/11, 8/18/11, 8/19/11, 8/20/11, 8/21/11, 8/22/11, 8/23/11, 8/24/11, 8/25/11, 8/26/11, 8/27/11, 8/28/11, 8/29/11, 8/30/11, 8/31/11, 9/01/11, 9/02/11, 9/03/11, 9/04/11, 9/05/11, 9/06/11, 9/07/11, 9/08/11, 9/09/11, 9/10/11, 9/11/11, 9/12/11, 9/13/11, 9/14/11, 9/15/11, 9/16/11, 9/17/11, 9/18/11, 9/19/11, 9/20/11, 9/21/11, 9/22/11, 9/23/11, 9/24/11, 9/25/11, 9/26/11, 9/27/11, 9/28/11, 9/29/11, 9/30/11, 10/01/11, 10/02/11



Attachment No. 3 – Aerial Image

