



Agricultural Land Commission
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May 3, 2006

Reply to the attention of Brandy Ridout
ALC File #H-36493

Patricia Martin
4551 - 20th Avenue, N.E.
Salmon Arm, BC V1E 1Z3

Dear Ms. Martin:

Re: Application to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #185/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

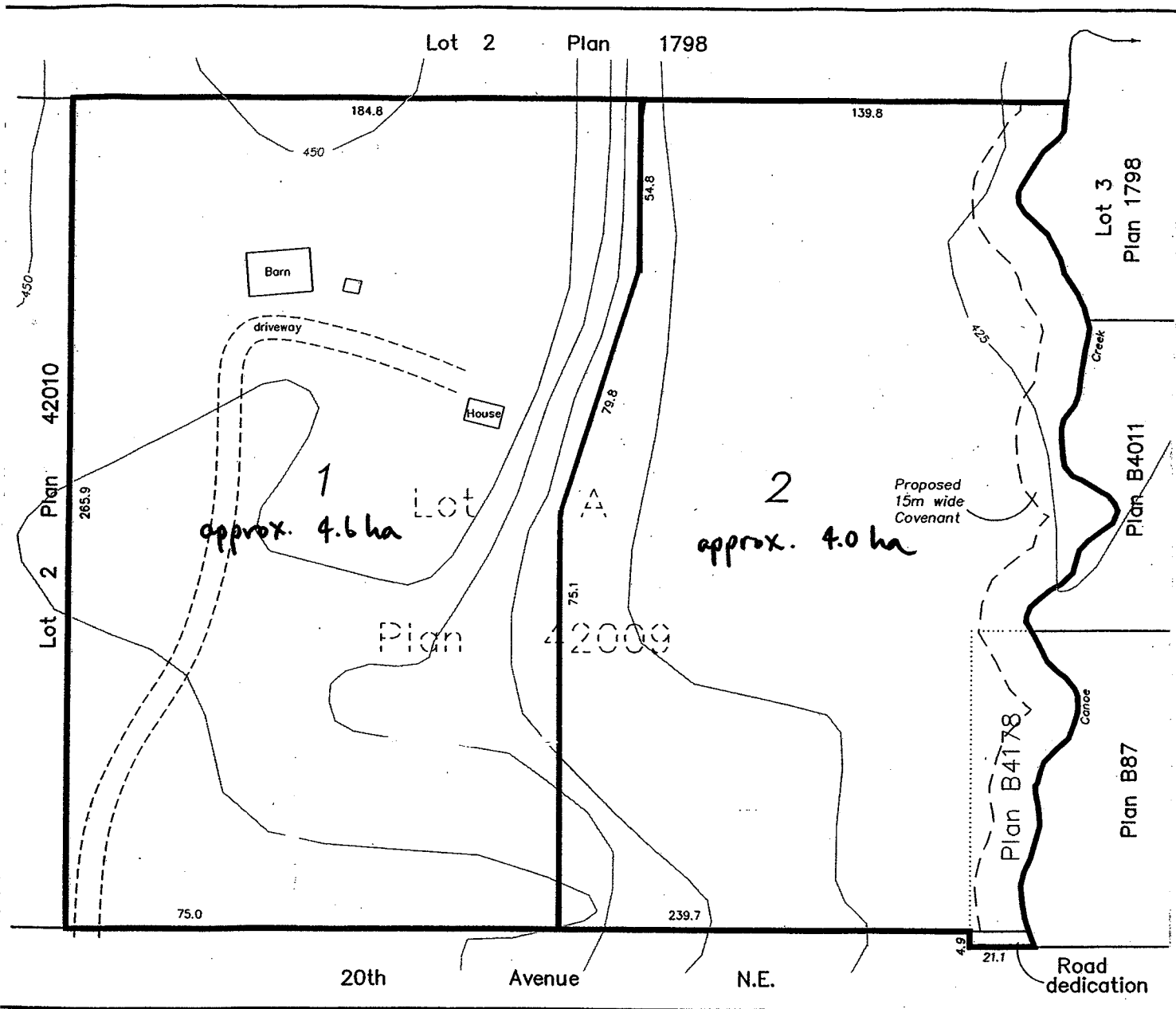
A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: City of Salmon Arm - ALC296

BR/lv/Encl.: Minutes
Sketch Plan

36493d1



Sketch Plan of
 Proposed Subdivision
 of Lot A, Plan 42009
 (Except Plan 42010)
 and Plan B4178,
 Sec.19, Tp.20, R.9,
 W6M, K.D.Y.D.
 Scale 1:1250



Provincial Agricultural Land Commission
 Application #H-36493
 Resolution #185/2006

Approved boundary line adjustment in the ALR
 between the two subject properties (0.2 ha and 8.4 ha)
 to create one 4 ha lot and one 4.6 ha lot.

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IT WAS

MOVED BY: Commissioner McCoubrey

SECONDED BY: Commissioner Irvine

THAT the application be refused as proposed

AND THAT the Commission would be willing to approve a subdivision in which as much of the upland area as possible was contained in Lot 1.

AND THAT the approval is subject to the subdivision being in substantial compliance with the attached plan.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

RESOLUTION #185/2006



Staff Report
Application # H – 36493
Applicant: Patricia Martin
Location: Salmon Arm

DATE RECEIVED: February 16, 2006

DATE PREPARED: March 29, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To do a boundary line adjustment between the two subject properties (0.2 ha and 8.4 ha) to create one 4 ha lot and one 4.6 ha lot.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The 8.4 ha subject property was created as the result of a boundary line adjustment approved in 1984 by the District of Salmon Arm Approving Officer. At that time, the lot lines of three long, narrow properties were adjusted to create Lot A and the two 4 ha lots lying to the west.

The applicant states that this proposal will adjust the parcel boundaries to match the topography and increase the size of the smaller parcel to make it more suitable for farming and allow for a building site.

Local Government:

District of Salmon Arm

Legal Description of Properties:

1. PID: 015-080-218

Lot A, Section 19, Township 20, Range 9, W6M, Kamloops Division Yale District, Plan 42009
Except Plan 42010

2. PID: 007-171-374

That Part of the North East $\frac{1}{4}$, Section 19, Shown on Plan B4178, Township 20, Range 9, W6M,
Kamloops Division Yale District

Purchase Date:

December 2003

Location of Properties:

4551 and 4553 - 20th Avenue NE, Salmon Arm

BACKGROUND INFORMATION (continued):

Size of Properties:

0.2 ha and 8.4 ha (Both properties are in the ALR).

Present use of the Properties:

Residence, farm (approximately 3 ha in crops and pasture), and associated buildings.

Surrounding Land Uses:

NORTH: Alpaca farm, 6 ha parcel
EAST: Residential acreages, 1.5 to 2 ha parcels
SOUTH: Tree farm, 38 ha parcel
WEST: Hay, 4 ha parcel

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/11
The majority of the property is identified as having Mixed Prime and Secondary ratings.

The west half of the property has an improved agricultural capability rating of 60% Class 2 and 40% Class 3 soils limited by topography and moisture deficiency. The east half of the property has an improved agricultural capability rating of 100% Class 4 soils limited by excess water.

Official Community Plan and Designation:

City of Salmon Arm OCP Bylaw No. 3000
Designation: Acreage Reserve

Zoning Bylaw and Designation:

City of Salmon Arm Zoning Bylaw No. 2000
Designation: Rural Holding (A-2), minimum lot size: 4 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Salmon Arm Council: Authorized for submission.

Development Services Department: Recommend the application be authorized for submission to the Commission.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

- The proposed subdivision would introduce an additional residence into the area.
- The area appears to be dominated by grazing and haying operations, for which larger parcels tend to be more useful.

END OF REPORT



Signature

March 29, 06
Date