



Agricultural Land Commission
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November 20, 2006

Reply to the attention of Brandy Ridout
ALC File: H-36943

Wayne Bourget and Colleen Stanbury
6811 - 40th Street, NW
Salmon Arm, BC V1E 3A5

Dear Mr. Bourget and Ms. Stanbury:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #573/2006 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 printed name.

Erik Karlsen, Chair

cc: City of Salmon Arm (ALC-304)

Enclosure: Minutes/Sketch Plan

BR/eg
i/36943d1



A meeting was held by the Provincial Agricultural Land Commission on November 10, 2006 in Vernon, BC.

PRESENT: Sue Irvine Chair, Island Panel
Sharon McCoubrey Commissioner
Sid Sidhu Commissioner
Brandy Ridout Staff

For Consideration

Application: # H- 36943
Applicant: Wayne Bourget
Proposal: To subdivide a 2 ha lot containing an existing residence from the 13.2 ha subject property.
Legal: PID: 010-994-858
Lot 1, Section 33, Township 20, Range 10, W6M, Kamloops Division
Yale District, Plan 2584, EXCEPT Plan 18107
Location: 40th Street, NW, Gleneden, Salmon Arm

Site Inspection

A site inspection was conducted on November 10, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Commission staff: Brandy Ridout
- Applicant: Wayne Bourget

Mr. Bourget confirmed that the staff report dated October 31, 2006 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is 70% Class 4 (land in this class has limitations that require special management practices or severely restrict the range of crops, or both) and 30% Class 6 (land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops) with topography as a limiting factor.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission did not believe that the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusion

Although the land under application has areas of reasonable agricultural capability, the Commission did not believe that the proposal would negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Sidhu

SECONDED BY: Commissioner Irvine

THAT the application to subdivide a 2 ha lot containing an existing residence from the 13.2 ha subject property be approved on the grounds that the subdivision would have no impact on agriculture.

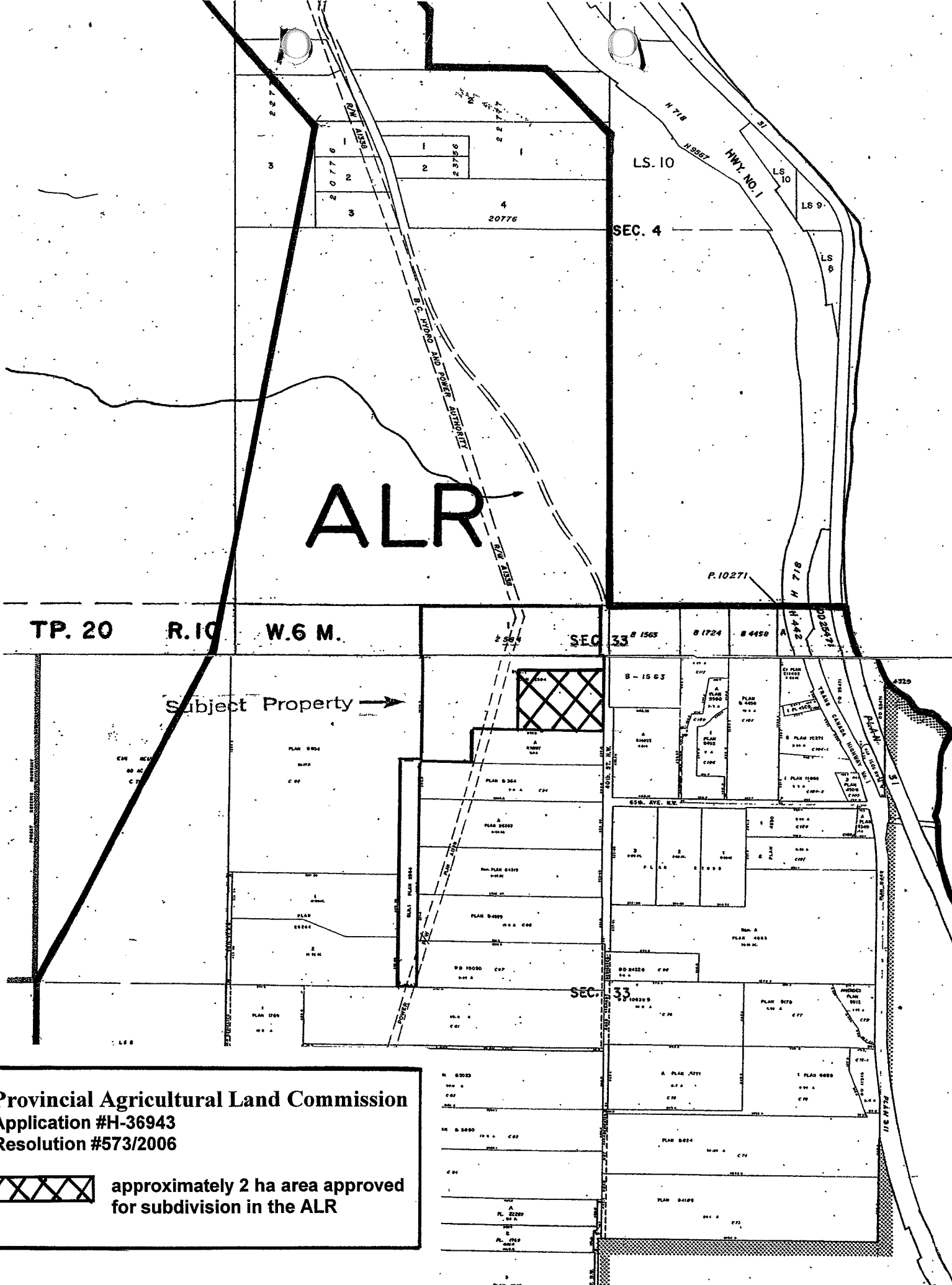
AND THAT the approval is subject to the subdivision being in substantial compliance with the plan submitted with the application

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

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 #573/2006



ALR

Subject Property →

Provincial Agricultural Land Commission
 Application #H-36943
 Resolution #573/2006

 approximately 2 ha area approved for subdivision in the ALR

N 63022 100 A COP	N 63022 100 A COP	A PLAN 10371 100 A COP	1 PLAN 6000 100 A COP
N 63022 100 A COP	N 63022 100 A COP	PLAN 6024 100 A COP	
N 63022 100 A COP	N 63022 100 A COP	PLAN 6416 100 A COP	
N 63022 100 A COP	N 63022 100 A COP		



Staff Report
Application # H – 36943
Applicant: Wayne Bourget
Location: Salmon Arm

DATE RECEIVED: September 11, 2006

DATE PREPARED: October 31, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide a 2 ha lot containing an existing residence from the 13.2 ha subject property.

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

BACKGROUND INFORMATION:

Local Government:

District of Salmon Arm

Legal Description of Property:

PID: 010-994-858
Lot 1, Section 33, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 2584,
EXCEPT Plan 18107

Purchase Date:

November 1991

Location of Property:

40th Street, NW, Gleneden, Salmon Arm

Size of Property:

13.2 ha (The entire property is in the ALR).

Present use of the Property:

Residence, garage, tree farm, barn and outbuildings

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/11 & 82L/14
The majority of the property is identified as having Secondary ratings.

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Inactive farms
SOUTH: Hobby Farms
EAST: Residential
NORTH: Residential

Official Community Plan and Designation:

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

Zoning Bylaw and Designation:

Zoning: Bylaw No. 2000
Designation: A-2 (Rural Holdings)
Minimum Lot Size: 4.0 ha

RELEVANT APPLICATIONS:

Application #35868-0
Applicant: Ernest Anderson
Decision Date: April 27, 2005
Proposal: To subdivide the 4.9 ha property into one 2.0 ha lot and one 2.8 ha lot.
Decision: Approved on the grounds that it would have a minimal impact on agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Salmon Arm City Council: The application be authorized for submission.

City of Salmon Arm Development Services: The proposal complies with the Official Community Plan and will likely have little, if any, impact on any adjoining agricultural operations.

STAFF COMMENTS:

- The subject property was not identified in the review of the Gleneden Area undertaken in 1983.

ATTACHMENTS:

- ALR Base Map 82 L/11
- ALR constituent sheet 16&30
- Subdivision sketch (provided by applicant)
- Air photo (provided by City of Salmon Arm)

END OF REPORT

Signature

Date



Oct 31, 06