



Agricultural Land Commission
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April 12, 2007

Reply to the attention of Brandy Ridout
ALC File: #H - 36314

R G Holtby
670 - 17th Street, SE
Salmon Arm, BC V1E 1W2

Dear Mr. Holtby:

Re: Reconsideration request

Please find attached the Minutes of Resolution # 124/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Salmon Arm (#293)

Enclosure: Minutes

BR/lv/36314d3



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 29, 2007 in Vernon, B.C.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Monika Marshall	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

An e-mail from Bob Holtby was received March 19, 2007 requesting that the Commission reconsider its decision recorded as Resolution #477/2006.

Application: # H-36314
Applicant: Club Shuswap Golf and R.V. Ltd
Agent: R G Holtby
Current Proposal: To remove the condition of consolidation of Lot D, Lot 1 and other golf course lands presently within the ALR into a single parcel. Consolidation of the parcels was refused by the City of Salmon Arm as the houses on the parcels would become non-conforming. City Bylaws allow only one house per parcel and there are 4 houses on the ALR lands.
Original Proposal: To do a boundary line adjustment and subsequent exclusion of one of the newly created lots (4 ha) and to exclude two existing lots (7.7 ha and 0.4 ha) to allow for the development of a more comprehensive facility consisting of strata recreation sites.
SECOND PROPOSAL: To (1) amalgamate the previously excluded Lot 2, Plan KAP73927 with the area previously approved for RV sites (parts of the new Lot D, Plan 1620 and Lot 1, KAP47838) and exclude the new lot from the ALR; (2) consolidate the remainders of Lot D and Lot 1 and retain the new lot in the ALR.
Decision: That the request to use about 2 ha of ALR for a strata RV Park be allowed and the request to exclude the RV strata development (2-3 ha) shown on the plans forwarded with the application be allowed subject to the following conditions:

- the preparation of a detailed strata subdivision plan to delineate the area to be excluded per the drawing submitted with the application
- The consolidation of Lot D and Lot 1 and other golf course lands presently within the ALR into a single parcel.
- AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

Legal: 1. Lot D, Section 31, Township 20, Range 9, W6M, Kamloops Division Yale District, Plan 1620, EXCEPT Plans 7211, 39896 and H609 (PID: 011-508-191)
2. Lot 1, Section 31, Township 20, Range 9, W6M, Kamloops Division Yale District, Plan KAP47838 (PID: 017-872-626)
3. Lot 2, Section 31, Township 20, Range 9, W6M, Kamloops Division Yale District, Plan KAP47838 (PID: 017-872-634)
4. Lot 1, Section 31, Township 20, Range 9, W6M, Kamloops Division Yale District, Plan 39896 (PID: 011-636-882)
Location: 6021, 6241 and 6381 50th Street NE, Salmon Arm

Discussion

The Commission considered what persons were affected by the reconsideration and determined that there were none.

The Commission considered the difficulties in meeting its condition of approval that Lot D, Lot 1 and other golf course lands presently within the ALR be consolidated into a single parcel. When the applicant took his application to the City of Salmon Arm for approval of the consolidation, it was refused as the houses on the parcels would become non-conforming. City Bylaws allow only one house per parcel and there are 4 houses on the ALR lands.

The Commission recalled that under the previous reconsideration request, the applicant had offered to consolidate the remaining ALR land into a single lot. The Commission had made its decision based on this information and after discussion on the current reconsideration request, believed that consolidation was necessary to ensure the agricultural parcel remained intact. It also believed that alternate methods of achieving consolidation, such as rezoning, could be pursued.

IT WAS

MOVED BY: Commissioner Irvine
SECONDED BY: Commissioner Sidhu

THAT the information presented constitutes evidence that was not available at the time of the original decision and therefore a reconsideration is warranted;

AND THAT for the purposes of Section 33(2) of the *Agricultural Land Commission Act*, there are no persons it considers affected by the reconsideration.

AND THAT the request to remove the condition for consolidation of Lots D, Lot 1 and other golf course lands presently within the ALR into a single parcel be refused

CARRIED

Resolution #124/2007