



Agricultural Land Commission
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March 2, 2007

Reply to the attention of Brandy Ridout
ALC File: #H - 37074

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

Dear Sir:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 16/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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

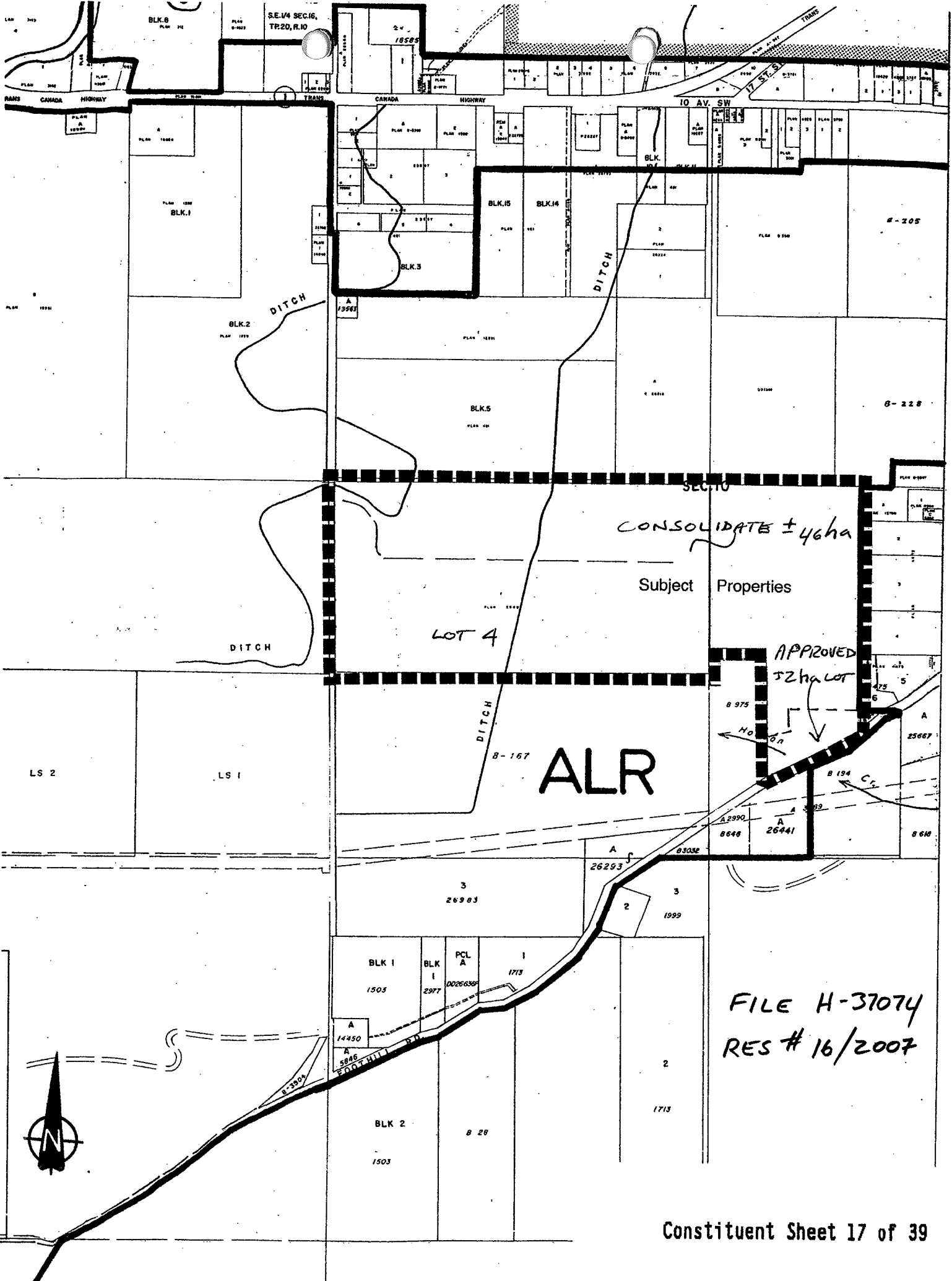
Per:

Erik Karlsen, Chair

cc: District of Salmon Arm (#ALC305)

Enclosure: Minutes/Sketch Plan

MC/lv/37074d1



BLK.6
PLAN 712

S.E.1/4 SEC.16,
TP20, R.10

CANADA HIGHWAY

10 AV. SW

BLK.1

BLK.3

BLK.15

BLK.14

BLK.2

BLK.5

SEC.10

CONSOLIDATE ± 46ha

Subject Properties

LOT 4

APPROVED
12ha LOT

ALR

LS 2

LS 1



FILE H-37074
RES # 16/2007



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 13, 2007 in Kelowna, B.C.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Jennifer Carson	Staff
	Martin Collins	Staff

For Consideration

Application: # H- 37074
Applicant: Richard Bell
Agent: R. G. Holtby
Proposal: To undertake a boundary line adjustment between a 16.2 ha and a 32.4 ha property to create a 2.3 ha lot and 46.3 ha lot.
Legal: PID: 014-070-618
The West 1/2 of the South East 1/4 of, Section 10, Township 20, Range 10, W6M, KDYD, EXCEPT Plans B194, B317, B975; PID 002-356-619
Lot 4, Plan 34704, Section 10, Twp. 20, R. 10, W6M, KDYD
Location: 1671 Foothill Road

Site Inspection

A site inspection was conducted on Tuesday, February 14, 2007. Those in attendance were:

- Sue Irvine Chair, Okanagan Panel
- Sharon McCoubrey Commissioner
- Sid Sidhu Commissioner
- Jennifer Carson Staff
- Martin Collins Staff

The Commission did not meet with the landowner or agent, but viewed the property from the homesite area.

Discussion

The Commission did not believe that the boundary adjustment would negatively affect agriculture on the property or in the surrounding area because the increase in size of the northerly 32 ha lot (to 46 ha) provided a substantial benefit for agriculture, that balanced the creation of a 2.3 ha rural residential parcel adjacent to Foothill Road. The 2.3 ha lot encompasses the home and farm buildings and is located on the less arable hillside. In addition the 2.3 ha lot is similar in size to other parcels fronting onto Foothill Road.

IT WAS

MOVED BY: Commissioner Sid Sidhu

SECONDED BY: Commissioner Sharon McCoubrey

THAT the application be to realign the boundary between a 16.2 ha lot and a 32.4 ha lot, to create a 2.3 ha lot and a 46.3 ha lot be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the attached plan
- the subdivision must be completed within 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 # 16/2007



Staff Report
Application # H – 37074
Applicant: Richard Bell
Agent: R G Holtby
Location: Salmon Arm

DATE RECEIVED: November 20, 2006

DATE PREPARED: January 5, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To undertake a boundary line adjustment between a 16.2 ha and a 32.4 ha property to create a 2.3 ha and 46.3 ha lot.

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

BACKGROUND INFORMATION:

The applicant recently purchased parcel A and wishes to adjust the common boundary between parcels A and B such that an existing residence and accessory buildings on parcel A would be contained on a separate parcel and the remainder of parcel A would be consolidated with parcel B to create a single, agricultural parcel.

Although the proposal meets the criteria for subdivision by an Approving Officer under Section 10(1)(c) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, the local Approving Officer preferred that the application be submitted to the Commission to ensure that it was consistent with the Commission's policies.

Local Government:

City of Salmon Arm

Legal Description of Properties:

1. PID: 014-070-618 (parcel A)

The West ½ of the South East ¼ of Section 10, Township 20, Range 10, W6M, Kamloops Division Yale District, EXCEPT Plans B194, B317, B975

2. PID: 002-356-619 (parcel B)

Lot 4, Plan 34704, Section 10, Township 20, Range 10, W6M, Kamloops Division Yale District

BACKGROUND INFORMATION (continued):

Purchase Date:

1. May 2006
2. July 2003

Location of Properties:

1671 Foothill Road

Size of Properties:

- 1) W ½ of the SE ¼: 16.2 ha
- 2) Lot 4: 32.4 ha

Both properties lie wholly within the ALR.

Present use of the Property:

Residence, barns, and sheds

Surrounding Land Uses:

WEST: Farm land in the ALR on the Salmon River floodplain
SOUTH: Foothills Road, Small holdings
EAST: Small holdings/rural residential
NORTH: Farm land in the ALR on the Salmon River floodplain

Agricultural Capability:

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

Official Community Plan and Designation:

City of Salmon Arm OCP Bylaw No. 3000
Designation: Salmon Valley Agricultural

Zoning Bylaw and Designation:

City of Salmon Arm Zoning Bylaw No. 2000
Designation: A-1 (Agricultural)
Minimum Lot Size: 8.0 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Salmon Arm: Forwarded the application for the Commission's review. No comments or recommendations are provided.

City of Salmon Arm Development Services Department: The proposed boundary line adjustment should be a benefit to farming as it creates an agricultural parcel of approximately 46 ha. No additional parcels are being created and there are no changes to current land use. In addition, the proposed 2 ha parcel is consistent with other properties along Foothill Road SW.

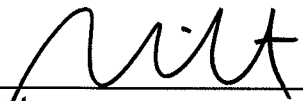
STAFF COMMENTS:

- The agricultural benefit of the larger 46 ha parcel appears to balance the subdivision of the 2 ha lot.
- Parcels of 2 ha are common along Foothill Road.

ATTACHMENTS:

- ALR Base Map (1:50,000)
- ALR Constituent Map (1:10,000)
- Agent's report
- air photo

END OF REPORT



Signature

Jan 17, 06

Date