



**Staff Report**  
**Reconsideration of Application # H – 36785**  
**Landowners: Greaves/Grieve/Appledoorn**  
**Agent: Bob Holtby**

**DATE RECEIVED:** February 13, 2008

**DATE PREPARED:** May 27, 2008

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To exclude 0.3 ha from the 3.7 ha property to align the boundary of the ALR with that on the adjoining property to the east, and with the OCP designation for low density residential development.

This reconsideration is made pursuant to section 33 of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The Commission originally refused the exclusion of two properties totaling 6.7 ha from the ALR on the grounds the land had potential for agricultural uses. However, the portion of the property fronting onto 10th Ave lies outside the ALR (~0.7 ha). This 0.7 ha area and the adjoining 1 ha non ALR area on the bordering easterly property are both proposed for low density residential development. The request is to eliminate the minor jog in the ALR boundary.

**Local Government:**

District of Salmon Arm

**Legal Description of Property:**

PID: 006-953-832

Lot A, Section 12, Township 20, Range 10, W6M, Kamloops Division of Yale District, Plan 22344, EXCEPT Plan KAP53247

**Location of Property:**

2310 10th Avenue SE

**Size of Property:**

3.7 ha (About 3 ha lies in the ALR).

**Present use of the Property:**

Homesite, gardens and bush

**Surrounding Land Uses:**

**WEST:** School, not in the ALR  
**SOUTH:** 8 ha farm parcel in the ALR  
**EAST:** 4 ha ALR lot (approx. 0.8 ha fronting 10th ave does not lie within the ALR)  
**NORTH:** Urban Residential

**Agricultural Capability:**

Data Source: Agricultural Capability Map # B. McBride  
The majority of the property is identified as having secondary ratings.

**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. 2303 Designation: Zoned A-2 & A-3  
Minimum Lot Size: A-2, 4.0 ha, A-3, 2.0 ha

**PREVIOUS APPLICATIONS:**

**Application #36785-0**

**Applicant:** Nechvatel, Rain Dixie  
**Decision** September 29, 2006  
**Date:**  
**Proposal:** To exclude a 3 ha and a 3.7 ha property from the ALR for low density residential development.  
**Decision:** The Commission refused the proposed exclusion on the grounds the land had capability for agricultural development.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The City of Salmon Arm originally supported the exclusion of the entire property.

**STAFF COMMENTS:**

Staff suggests that the reconsideration request to exclude 0.3 ha be allowed on the grounds the development of the non ALR portions of the properties might alleviate pressure on the southerly remainder.

**ATTACHMENTS:**

- Feb. 13, 2008 submission from Regency Consultants

**END OF REPORT**

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**Signature**

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**Date**