



**Staff Report**  
**Reconsideration of Application # H – 36883**  
**Applicant: Ernest Arsenault**  
**Agent: R G (Bob) Holtby**

**DATE RECEIVED:** May 28, 2008

**DATE PREPARED:** June 10, 2008

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

**FROM:** Martin Collins, Land Use Planner

**PROPOSAL:** To subdivide the 15 ha property into five lots. The lot sizes are:  
Three lots of 2 ha - each lying partially in the ALR  
One lot of 3.2 ha lying outside the ALR  
One lot of 6.1 ha lying wholly inside the ALR

This application is reconsidered pursuant to section 33 of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The Commission has refused several previous requests to subdivide this property. Its concern has been to retain the cleared field area as a single farm unit.

**Local Government:**

City of Salmon Arm

**Legal Description of Property:**

PID: 014-088-494

The South 1/2 of the North 1/2 of the Northwest 1/4, Section 8, Township 20, Range 10, W6M, Kamloops Division of Yale District, EXCEPT Plans 8563 and KAP54055

**Location of Property:**

Located in Gleneden at the intersection of 60th Street, SW and 15th Ave, SW

**Size of Property:**

15 ha (About 8 ha lies in the ALR).

**Present use of the Property:**

Hay field, old buildings, undeveloped land

**Surrounding Land Uses:**

**WEST:** Crown Land hillside – forested, and not in the ALR  
**SOUTH:** 15th Ave, 4 ha rural residential lots in the ALR  
**EAST:** 60th Street, 8 ha rural residential lots in the ALR  
**NORTH:** 8 ha parcel (about half – 4 ha) in the ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82L/11  
The ALR portion of the property is identified as having prime dominant 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. 2000 Designation: Zoned A-1 (Agricultural)  
Minimum Lot Size: 8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The City of Salmon Arm has not provided comment on the revised proposal. However, it supported the original application for seven 2 ha lots.

**STAFF COMMENTS:**

Staff suggests that the Commission consider the following:

- The revised plan retains the cultivated hayfield on the 6.1 ha lot.
- The proposed road and upland portions of ALR may have limited agricultural capability due to topography and poorer soils.
- A site visit is recommended to clarify the location of the road.
- The applicant has indicated that he is willing to register a covenant on the property restricting the location of the new home to the easterly, non cultivated area.

**ATTACHMENTS:**

- Applicants revised sketch plan and May 28<sup>th</sup> fax and June 9, 2008 e-mail
- Previous decisions and ALR maps and airphoto

**END OF REPORT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**