



**Staff Report**  
**Application # H – 38071**  
**Applicant: Bret Wiseman**

**DATE RECEIVED:** March 31, 2008

**DATE PREPARED:** May 26, 2008

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

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

**PROPOSAL:** Subdivision for a Relative: To subdivide a 0.8 ha from the 6.5 ha subject property

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

**BACKGROUND INFORMATION:**

No previous applications have been considered on the property.

**Local Government:**

District of Salmon Arm

**Legal Description of Property:**

PID: 016-734-785

Fractional L.S. 3, Section 1, Township 21, Range 10, W6M, Kamloops Division of Yale District, EXCEPT 1) Part outlined red on Plans B1721, and B4628, 2) Plans 8077 and 31

**Purchase Date:**

1991-06-01

**Location of Property:**

1751 Canoe Beach Drive

**Size of Property:**

6.5 ha (Only 1.6 ha lies in the ALR).

**Present use of the Property:**

Raw land area is sloped to the North, not suitable for agriculture use

**Surrounding Land Uses:**

**WEST:** Canoe Beach Drive and forested non ALR Land  
**SOUTH:** Rural residential uses on forested ALR parcels  
**EAST:** Non ALR forested land  
**NORTH:** Shuswap Lake, railway

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82L/14  
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. 2000 Designation: Zoned A-2 (Rural Holding)  
Minimum Lot Size: 4 ha

**RELEVANT APPLICATIONS:**

**Application #24448-0**

**Applicant:** Long, Meeri  
**Decision** May 18, 1990

**Date:**

**Proposal:** Close a road and consolidate it with L.S. 4, create a panhandle to join Lot A with a new road allowance, and register a road reserve agreement on the south boundary of L.S. 4

**Decision:** Refused as submitted, but would allow all but the establishment of a road reserve

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

City of Salmon Arm forwarded the application without comment.

**STAFF COMMENTS:**

Staff recommends that the Commission consider the following:

- The proposed 0.8 ha lot is separated from the remainder by Canoe Beach Drive
- Only about 1.6 ha of the 6.5 ha property lies within the ALR.
- The property lies on a steep north facing slope on the edge of the ALR
- If the applicant subdivided along the ALR boundary the result would be a narrow 1.6 ha lot, bisected diagonally by Canoe Beach Drive.

**ATTACHMENTS:**

- 1:20,000 scale ALR map
- Appendix 1 – sketch plan
- Appendix 2 - orthophoto

**END OF REPORT**

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**Signature**

**Date**