



Agricultural Land Commission Staff Report

DATE: August 27, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 50344
PROPOSAL: To use a 0.3 ha portion of the 3.7 ha subject property for a wood chip/pellets/animal bedding business.

PROPOSAL INFORMATION

Background: There have been no previous applications on the subject property.
Received Date: August 3, 2009
Applicant: Ron & Kathy Batty
Agent: N/A
Local Government: City of Salmon Arm

DESCRIPTION OF LAND

PID: 012-521-841
Legal Description: Lot 2 Section 16 Township 20 Range 10 West of the 6th Meridian
Kamloops Division Yale District Plan 312 Except Parcel A (Plan B1375)
Civic Address: 560-40 Street SW
Area: 3.7 ha
ALR Area: 3.7 ha
Purchase Date: June 5, 1994
Owner: Ron & Kathy Batty

Total Land Area: 3.7 ha
Total ALR Area: 3.7 ha
Current Land Use: Cow pasture, hay, feed and equipment storage, barn, 2 hay sheds, 1 shop,
residence

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.3	Prime Dominant	CLI

Surrounding Land Uses:

North	Rural residential/agricultural parcel of approx. 4 ha. Hay field and poultry farm
East	Unopened road right of way; then rural residential/agricultural parcel of approx. 3 ha. - Horse pasture
South	Rural residential/agricultural parcel of approx. 4 ha. Cow pasture & commercial
West	40th Street; then rural residential/agricultural parcel of approx. 26 ha. Cow pasture & commercial

Official Community Plan

Bylaw Name: City of Salmon Arm Bylaw No. 3000

Designation: Salmon Valley Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: City of Salmon Arm Bylaw No. 2303

Zoning Designation: A-2 (Rural Holdings)

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 50320

Applicant: Kevin & Joyce Reimer

Proposal: To use an approximately 0.8 ha area for a wood fibre screening operation (includes berm with trees, gravelled parking area, concrete blocks, stockpile areas, screen plant, and turn around area).

Decisions:
Resolution Number

Decision Date

Decision Description

Note: A decision has not been made on this application - it is currently before the Commission. It proposes a similar operation on a property north of Enderby (at the intersection of Highway 97A and 97B).

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	Development Services Department staff recommend that the application NOT be authorized for submission. Staff appreciate the applicant's rational for establishing a wood processing operation but are of the opinion that this type of use should be located outside the ALR and in an industrial area where it will have less of an impact on surrounding properties and improved highway access.
Board/Council	No Comment	Authorized for submission.

STAFF COMMENTS

- A similar application has been received for a property north of Enderby.
- The agricultural capability of the soils of the property is 70% Class 2 with a limitation of cumulative and minor adverse characteristics and 30% Class 4 with limitations of topography and excess water.
- The applicants indicate that the chipping and grinding operation will not affect the existing production of hay and pasture on the property.
- As the property is not zoned to allow the proposed use, the applicant will apply for a Temporary Industrial Use Permit (valid for 2 years) if the use is permitted by the ALC.
- Operating a wood chip business on the property could have negative impacts on the soil (i.e. compaction, nitrogen leaching, addition of resin acids). Runoff from the 0.3 ha area may also be an issue.

ATTACHMENTS

- 50344 proposal.pdf
- 50344 land use.pdf
- 50344 Salmon Arm staff report excerpt.pdf
- 50344_AirphotoMap.pdf
- 50344_ContextMap20k.pdf

END OF REPORT

Signature

Date