



Provincial Agricultural Land Commission - Staff Report

Application: 52037

Applicant: Mavis Jespersen
Local Government: City of Salmon Arm

Proposal: To subdivide a 0.4 ha homesite lot from the 4 ha subject property, as per the ALC's Homesite Severance Policy.

BACKGROUND INFORMATION

The applicant, Mavis Jespersen, provides information indicating that the property has been in the family since 1957 and owned by her husband since December 1972.

PROPERTY INFORMATION

PID: 011-595-051
Legal Description: Lot 3 Section 18 Township 20 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 1451
Property Area: 4.0 ha
ALR Area: 4.0 ha
Purchase Date: July 14, 1999
Location: 322 - 35 street NE
Owner: Mavis Jespersen

LAND USE

Current Land Use:

Residence, fruit trees and garden. All remaining land is farmed for trees, with the exception of the lower section that is water/pond

Surrounding Land Uses:

North: 4 ha ALR parcel
 East: 8 ha ALR parcel - cleared in agricultural production
 South: 4 ha ALR parcels
 West: Urban residential, outside the ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 4.0 ha

Number of Lots	ALR Area of Lot (ha)
1	3.6
1	0.4

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: CLI

Mapsheet: 82 L/11

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 9731

Legacy #: 31992

Applicant: Kristopher Jespersen

Proposal: build a new residence on the property in order to allow the care of the applicant's grandmother who current resides in the existing dwelling in a life estate lease situation

Decision:

Resolution #	Decision Date	Decision Description
378/1998	April 20, 1998	The Commission approved the proposal to build an additional dwelling on the property subject to the existing dwelling being removed or rendered uninhabitable when it is no longer required by the applicant's grandmother.

Note: Adjoining parcel to the north of subject parcel.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Arm Bylaw # 3000

Designation: Acreage Reserve

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Salmon Arm Zoning bylaw # 2303

Zoning Designation: A-2 Rural Holdings

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

City of Salmon Arm council forwarded the application with a recommendation of support.

Planning Staff

Planning staff recommended that the application be allowed because they believed that the applicant qualified for consideration under the ALC Homesite Severance Policy.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

1) The file information indicates that the applicant (Mavis) was not on the title just before the ALR was established in December 1972. However, the applicant is married to the Egon Jespersen, who was a part owner in 1972. Egon Jespersen is not currently noted as an owner on the property title because of business liability issues.

2) The subdivision of the farm home on 0.4 ha will result in the construction of a new home on the remainder, slightly reducing the land's agricultural potential. However, based on the information provided staff supports the application because the applicant appears to qualify for consideration under Homesite Severance Policy. Fencing and buffering is recommended.

ATTACHMENTS

52037 sketch plan.pdf

52037 applicant's letter.pdf

52037_ContextMap20k.pdf

52037_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Martin Collins