



# Provincial Agricultural Land Commission - Staff Report

## Application: 52140

**Applicant:** Peter Page  
**Local Government:** City of Salmon Arm

**Proposal:** Non-farm Use - Proposal to use part of the 3.3 ha size property for a temporary campground during the annual Salmon Arm Roots and Blues music festival

## BACKGROUND INFORMATION

The subject property is designated Acreage Reserve in the OCP, and all land falls with the ALC. ALC and Temporary Commercial Use Permits have been issued to the Salmon Arm Folk Music Society on three properties immediately to the west of the subject property.

## PROPERTY INFORMATION

**PID:** 004-831-861  
**Legal Description:** Lot 2 Section 11 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 27414  
**Property Area:** 3.5 ha  
**ALR Area:** 3.5 ha  
**Purchase Date:** January 30, 2001  
**Location:** 460-10th Avenue SW  
**Owner:** Peter Page

## LAND USE

**Current Land Use:**  
Residential, Bed & Breakfast, Pre-school

**Surrounding Land Uses:**  
North: 10 Avenue SW; 10 ha Fall Fair/Roots & Blues Site and single family residential  
East: 8-10 ha Rural residential / Agricultural parcels  
South: 3 ha Rural residential / Agricultural parcels  
West: 8-10 ha Rural residential / Agricultural parcels

## PROPOSAL DETAILS

**Non- Farm Use Area:** 3.5 ha  
**Non- Farm Use Type:** Commercial / Retail: Campground (Private) & RV Park

**Agricultural Capability:**  
The majority of the area under application is rated as: Mixed Prime and Secondary  
**Source:** CLI  
**Mapsheet:** 82/L11

## RELEVANT APPLICATIONS

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**Application ID:** 45749

**Legacy #:** 38803

**Applicant:** Ole and Mildred Ekren

**Proposal:** To use approximately 7 ha of ALR on three properties for 600 temporary campsites for the annual three day Roots and Blues festival in August of each year. No amendments or filling is required. The lands are used for hay production and cattle grazing.

**Decision:**

Resolution #	Decision Date	Decision Description
97/2009	March 26, 2009	The Commission allowed the request for temporary campground uses subject to conditions.

**Note:** Approval of proposal for temporary campground on land neighbouring the subject property.

**Application ID:** 43907

**Legacy #:** 37325

**Applicant:** Salmon Arm Roots and Blues Festival

**Proposal:** Non-farm use to create a temporary overflow campsite on the northern 4.7 ha portion of the 8.6 ha subject property for the Salmon Arm Roots and Blues Festival.

**Decision:**

Resolution #	Decision Date	Decision Description
278/2007	June 6, 2007	Allow

**Note:** Approval of proposal for temporary campground on land neighbouring the subject property.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** City of Salmon Arm OCP Bylaw No. 3000

**Designation:** Acreage Reserve

**OCP Compliance:** No

**Zoning:**

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

**Zoning Designation:** A-2 Rural Holding

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Board/Council**

The Council motioned that the application be authorized for submission to the ALC.

**Planning Staff**

Planning Staff recommend that the application be authorized to proceed based on the following:

- 1) Approvals have been granted on three other properties to the west of the subject land.
- 2) The proposal is for temporary use.
- 3) The proposal will have little or no impact on agricultural uses of the property.
- 4) The Salmon Arm OCP supports consideration of Temporary Commercial Use Permits within areas of designated Acreage Reserve.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the property is identified as 6:2X 4:4W and is currently alfalfa.
- 2) ALC and Temporary Commercial Use Permits have been issued to the Salmon Arm Folk Music Society on three

## **ALC STAFF COMMENTS**

properties immediately to the west of the subject property.

3) The Salmon Arm OCP supports consideration of Temporary Commercial Use Permits within areas designated Acreage Reserve.

4) The proposal for a temporary campground complies with the Salmon Arm OCP and bylaws.

5) The Commission has approved similar temporary campgrounds on nearby properties and has not noticed any detrimental impacts on agriculture.

## **ATTACHMENTS**

52140\_ContextMap20k.pdf

52140\_AirphotoMap5k.pdf

## **END OF REPORT**

**Prepared by:** Liz Sutton