



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
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www.alc.gov.bc.ca

October 21, 2005

Reply to the attention of BRANDY RIDOUT

John & Agatha Raymond  
1611 - 50th Avenue, NE  
Salmon Arm, BC - V1E 3P5

Dear Sir/Madam:

**RE: Application #H-36159**

PID: 010-700-196

Lot 1, Section 36, Township 20, Range 10, W6M, Kamloops Division Yale District,  
Plan 3906, EXCEPT Plan 9471

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide an approximately 0.4 ha parcel from the 4.4 ha subject property for the owner's daughter and son-in-law. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on October 14, 2005. The Commission found the meeting and site visit informative and it was noted that you qualify for consideration pursuant to the *Homesite Severance Policy*.

The Commission writes to advise that it approved your application to subdivide a lot for your daughter. Should you complete this approval you willingly forfeit any future consideration pursuant to the Policy (copy attached). The approval is subject to:

- the subdivision being in substantial compliance with the attached plan, and
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Salmon Arm at your earliest convenience.

The decision noted above is recorded as Resolution #542/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: City of Salmon Arm - ALC-291

Stephen & Lois Bosch, 5190 Lakeshore Road, NE, Salmon Arm, BC, V1E 3P4

BR/lv/Encl./36159d1







**Staff Report**  
**Application # H – 36159**  
**Applicant: John & Agatha Raymond**  
**Agent: Stephen & Lois Bosch**  
**Location: 50 th Ave, Broadview, Salmon Arm**

**DATE PREPARED:** October 4, 2005

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

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To subdivide a 0.4 ha parcel from the 4.4 ha subject property for the owner's daughter and son-in-law.

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 subject property.

**Local Government:**

District of Salmon Arm

**Legal Description of Property:**

PID: 010-700-196 Lot 1, Section 36, Township 20, Range 10, W6M, Kamloops Division of Yale District, Plan 3906, EXCEPT Plan 9471;

**Purchase Date (m/d/y):**

01/23/1963

**Location of Property:**

50<sup>th</sup> Ave, and Lakeshore Rd., in the east part of Salmon Arm

**Size of Property:**

4.4 ha (The entire property is in the ALR).

**Present use of the Property:**

Residence (house, mobile, shed) with forested upland areas, and a cleared field

**Surrounding Land Uses:**

**WEST:** Residential subdivision outside the ALR  
**SOUTH:** Residential subdivision outside the ALR  
**EAST:** ALR, residential acreage (largely forested)  
**NORTH:** ALR, residential acreage (largely forested)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82L/11  
The majority of the property is identified as having secondary ratings.

**Official Community Plan and Designation:**

District of Salmon Arm Official Community Plan Bylaw No. 3000: "Acreage Reserve"

**Zoning Bylaw and Designation:**

District of Salmon Arm Zoning Blyaw No. 2000, "Rural Holding (A-2)"  
Minimum Lot Size: 4.0 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

City of Salmon Arm Council authorized the application be forwarded to the Commission without comment.


**STAFF COMMENTS:**

Staff recommends that the Commission undertake a site visit to ascertain the impacts of a one lot subdivision on the ALR, and any nearby agricultural operations.

The adjoining land uses are primarily suburban or rural residential. However, generally the Commission has resisted subdivision in the Broadview area to reduce potential negative impacts of residential intrusion into this rural/agricultural area.

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**END OF REPORT**

  
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Signature

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Date Oct 4/08