



Agricultural Land Commission
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February 8, 2006

Reply to the attention of Brandy Ridout
ALC File #H-36396

R. G. Holtby
670 - 17th Street, SE
Salmon Arm, BC V1E 1W2

Dear Mr. Holtby:

Re: Application to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #26/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Salmon Arm - ALC295

BR/lv/Encl.: Minutes
36396d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 19, 2006 at the Ministry of Agriculture and Lands office located at 4607 - 23rd Street, Vernon, BC.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application # H-36396
Applicant Alan Webster
Proposal To subdivide four 2 ha lots from the western half of the 19.6 ha property. Road allowances would leave an 11.4 ha remnant.
Legal PID: 003-848-931
Parcel A (see 126324F), North East ¼, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, EXCEPT Plan 34254
Location 5311 - 30th Avenue NW, Salmon Arm (Gleneden)

Site Inspection

A site inspection was conducted on January 19, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey, and Sid Sidhu
- Staff: Brandy Ridout and Martin Collins
- Applicant: Lori Webster
- Agent: Bob Holtby

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The Act provides processes for landowners, local governments and First Nation governments to apply to the Commission to include land into the ALR, remove land from the ALR, subdivide land in the ALR and use land in the ALR for non-farm purposes. The Commission decides applications with the objective of ensuring that lands suitable for agriculture are retained in the ALR and that non-farm development of ALR land is restricted.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved agricultural capability ratings for the majority of the property are identified as Class 3T and Class 4T. The remaining 25% of the property is a mix of Class 2T, Class 6T, Class 6TP and Class 6TW.

Class

- 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Subclass

P	stoniness
T	topography
W	excess water

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long-term goal of preserving agricultural land. In this analysis, the Commission considered the impact the proposal would have on agriculture both on the subject property and on the surrounding area.

With regard to the impact on agriculture on the subject property, the Commission considered the reason for the subdivision request, namely that the applicant wishes to subdivide the portion of the property believed to be less suitable for agriculture into four 2 ha lots. The Commission noted that the applicant's agent, an agrologist, believes that the soil capability ratings for this portion of the property to be incorrect (8:4T 2:6T), and that stoniness, rather than topography is the limiting factor. He re-rates the westerly portion of the property as a mixture of class 5/6 (or 6/5) with no potential for improvement because no irrigation license is available. The Commission also considered the agent's opinion that on lands marginal for commercial agriculture (Class 5, 6 or 7), there is a higher probability of agricultural production on smaller than on larger acreage. In contrast, the Commission believes that portions of properties that have limited agricultural capability are better left with the larger agricultural unit in order to provide alternatives to the farmer to diversify. These alternatives could include using the area as a wood lot, an area for cattle to loaf, or a place to house chickens or locate greenhouses.

With regard to the impact on agriculture in the surrounding area, the Commission noted that the property forms a part of the north and west boundary of the ALR in this area.

Assessment of Other Factors

The Commission noted that the Gleneden area has a mixture of lots sizes and soil capabilities. It believed that the area might benefit from additional detailed analysis and planning. The Commission is prepared to work with the City of Salmon Arm to review the Gleneden area.

Conclusions

1. That the land under application has mixed agricultural capability and it is appropriately designated as ALR.
2. That the proposal would have a negative impact on agriculture.
3. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Sidhu
SECONDED BY: Commissioner McCoubrey

THAT the application be refused

CARRIED
RESOLUTION #26/2006



Staff Report
Application # H – 36396
Applicant: Alan Webster
Agent: R G Holtby
Location: Salmon Arm (Gleneden)

DATE RECEIVED: December 2, 2005

DATE PREPARED: December 28, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To subdivide four 2 ha lots from the western half of the 19.6 ha property. Road allowances would leave an 11.4 ha remnant.

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

BACKGROUND INFORMATION:

The applicant's agent, an agrologist, believes that the soil capability ratings for the western half of the property to be incorrect (8:4T 2:6T), and that stoniness, rather than topography is the limiting factor. He re-rates the westerly portion of the property as a mixture of class 5/6 (or 6/5) with no potential for improvement because no irrigation license is available.

The agrologist also presents his opinion that on lands marginal for commercial agriculture (Class 5, 6 or 7), there is a higher probability of agricultural production on smaller than on larger acreage.

Local Government:

District of Salmon Arm

Legal Description of Property:

PID: 003-848-931

Parcel A (see 126324F), North East ¼, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, EXCEPT Plan 34254

Purchase Date (m/d/y):

August 08/10/1998

Location of Property:

5311 - 30th Avenue NW, Salmon Arm (Gleneden)

BACKGROUND INFORMATION (continued):

Size of Property:

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

Present use of the Property:

Homesite, pasture, hayfields, forested area

Surrounding Land Uses:

WEST: Non-ALR hillside

SOUTH: Long narrow 4 ha farm parcel in the ALR

EAST: I.R. #3

NORTH: Hayfields on a larger agricultural property, and 2 ha rural residential lots

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/11

The majority of the property is identified as having a mixture of prime and secondary ratings.

Official Community Plan and Designation:

City of Salmon Arm OCP - Bylaw #3000

Designation: Acreage Reserve

Zoning Bylaw and Designation:

Zoning Bylaw #2000

Designation: Rural holding (A-2)

Minimum lot size: 4 ha

PREVIOUS APPLICATIONS:

Application #16833-0

Applicant: District of Salmon Arm

Decision Date: July 26, 1983

Proposal: To dedicate 0.7 ha as roadway for the widening of 30th Avenue by 10 meters

Decision: Allowed

RELEVANT APPLICATIONS:

Application #31728-0

Applicant: Provincial Agricultural Land Commission

Decision Date: February 23, 1998

Proposal: To exclude 294 ha of ALR within the District of Salmon Arm to release lands allocated for industrial development in the OCP and recognise existing non-agricultural uses and poor capability lands.

Decision: The Commission amended the proposal, reducing the exclusion area by about 90 ha. The Commission declined to exclude 70 ha (designated as "light industrial" in the OCP) because of concerns about non-industrial uses developing on these lands if they were prematurely excluded. Other areas in Gleneden were also not supported for exclusion because of good agricultural capability.

RELEVANT APPLICATIONS (continued):

Application #31728-1

Applicant: Provincial Agricultural Land Commission
Decision Date: September 22, 1998
Proposal: To exclude the 4 ha lot on 50th St NW which was retained in the ALR by the Commission's initial decision. The land was retained within the ALR because its agricultural capability was deemed to have been similar to those lands lying within the ALR to the north.
Decision: Allowed on the grounds of poor agricultural capability. The Commission also directed staff to review the agricultural potential of the lands lying north and east.

Application #33887-0

Applicant: Wayne & Barb Raspberry
Decision Date: August 1, 2001
Proposal: To subdivide a 2.89 ha parcel from the subject property, which is adjacent to, but outside the ALR. The subdivision includes a 10 metre wide panhandle through the ALR to access the proposed non-ALR lot.
Decision: Approved

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The District of Salmon Arm forwarded the application without a recommendation.

STAFF COMMENTS:

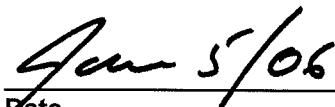
Staff recommends that the Commission consider the following:

- The 8 ha area has similar soil capability ratings as lands excluded from the ALR by application # 31728-1.
- The Commission has provided planning direction to the District of Salmon Arm, indicating that selected areas within Gleneden were appropriate for subdivision into 2 ha lots (and potentially higher densities). However this property borders, but is not included within, those areas.
- The westerly area proposed for subdivision currently provides only limited grazing under the forest canopy as its stoniness limits its potential to be used for cropping activities.
- The proposed subdivision abuts existing small lot (2 ha) subdivision.

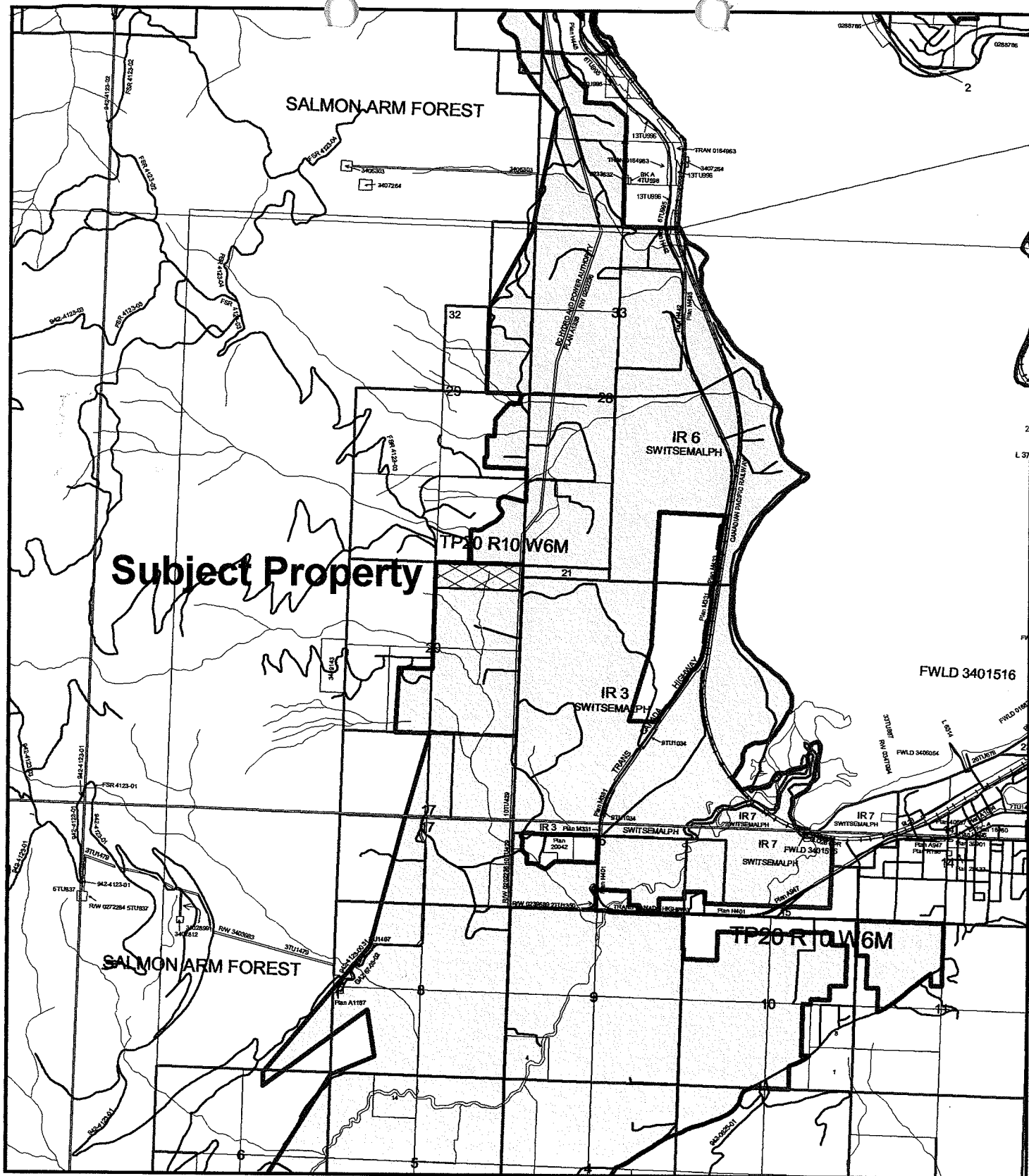
END OF REPORT



Signature



Date



ALC CONTEXT MAP
Application # 36396

Map Scale: 1: 50000

ALC File #: 21-05-36396
BCGS Map Sheet #: 82L/11
Regional District: Columbia Shuswap

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