



**Agricultural Land Commission**  
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May 5, 2006

Reply to the attention of Brandy Ridout  
ALC File #H-36573

Ryan Longhurst  
3581 - 20th Avenue SE  
Salmon Arm, BC V1E 1X9

Dear Mr. Longhurst:

Re: Application for exclusion from the Agriculture Land Reserve

Please find attached the Minutes of Resolution #194/2006 outlining the Commission's decision as it relates to the above noted application.

Upon receipt of confirmation that the property has been rezoned to industrial uses, the Commission will notify Land Titles to remove the ALR notation from title.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

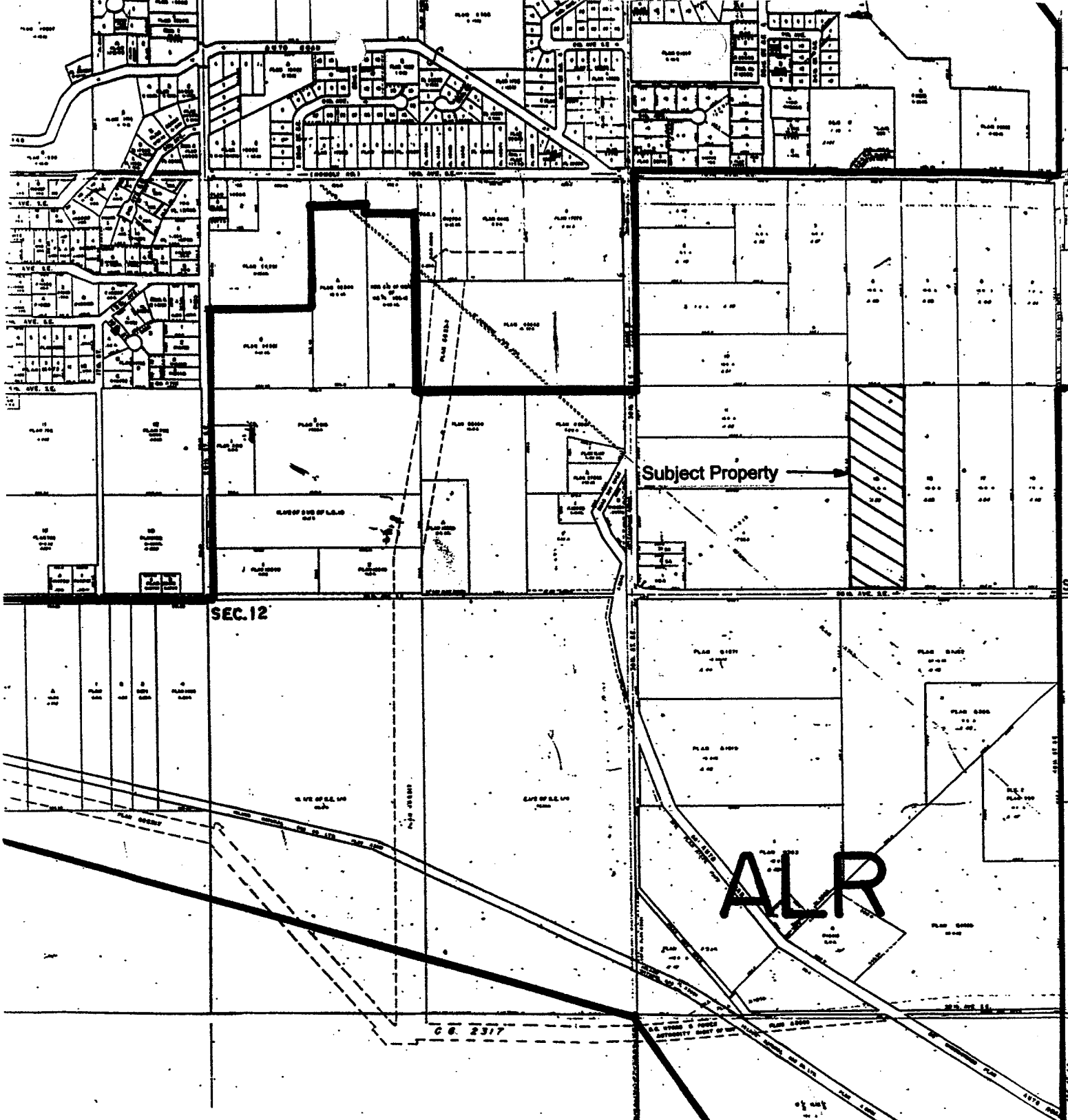
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: City of Salmon Arm (#ALC297)

BR/lv/Encl.: Minutes  
Sketch Plan

36573d1




SEC. 12

Subject Property

ALR

Provincial Agricultural Land Commission  
 Application #H-36573  
 Resolution #194/2006

 4 ha subject property approved for exclusion from the ALR



## **MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

A meeting was held by the Provincial Agricultural Land Commission on April 20, 2006 at the Ministry of Agriculture and Lands office located at 1690 Powick Rd, Kelowna, BC.

<b>PRESENT:</b>	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff
<b>ABSENT:</b>	Sid Sidhu	Commissioner

### **For Consideration**

Application # H – 36573  
Applicant(s) Ryan Longhurst  
Proposal To exclude 4 ha from the ALR and rezone for industrial uses as per the OCP designation.  
Legal PID: 011-710-250  
Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230  
Location 3581 - 20<sup>th</sup> Ave S.E., Salmon Arm

### **Site Inspection**

No site inspection was conducted.

### **Discussion**

The Commission noted that the application was consistent with its previous support for the exclusion of this area for industrial purposes. It would allow exclusion subject to the rezoning of the property to industrial uses.

### **IT WAS**

**MOVED BY:** Commissioner Irvine  
**SECONDED BY:** Commissioner McCoubrey

THAT the application be approved

AND THAT the approval is subject to the rezoning of the property to industrial uses.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

### **CARRIED**

**RESOLUTION #194/2006**



**Staff Report**  
**Application # H – 36573**  
**Applicant: Ryan Longhurst**  
**Location: 3581 20<sup>th</sup> Ave S.E. City of Salmon Arm**

**DATE PREPARED:** April 5, 2006

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

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

**PROPOSAL:** To exclude 4 ha from the ALR and rezone for industrial uses as per the OCP designation.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The Commission endorsed the "Special Development Area" designation in the OCP in 1988, and encouraged the eventual exclusion of this area from the ALR. In subsequent OCP reviews the Commission has reconfirmed its commitment to exclude this block lying north and west of the airport for future industrial uses. However, it has also expressed concern that if the land is excluded prematurely, i.e. before industrial demand occurs, then it is possible that the land will be subdivided into smaller acreage lots for residential purposes and effectively sterilized from industrial uses. As such the land has been retained within the ALR. In fact, a recent City initiative to conclude the exclusion of this large "Special Development" ALR block did not proceed because of the lack of support from landowners.

**Local Government:**

District of Salmon Arm

**Legal Description of Property:**

PID: 011-710-250 Lot 15, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230;

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

12/01/2005

**Location of Property:**

3581 20th Ave S.E., City of Salmon Arm

**Size of Property:**

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

**Present use of the Property:**

Rural homesite, partially forested with some clearing.

**Surrounding Land Uses:**

- WEST:** 4 and 8 ha lots in the ALR
- SOUTH:** 8 and 12 ha lots in the ALR (in pasture)
- EAST:** 4 ha lots in the ALR
- NORTH:** 4 ha rural residential lot within the ALR

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

City of Salmon Arm OCP Bylaw #3000 designates the property as Industrial and Special Development Area

**Zoning Bylaw and Designation:**

A-2 (Rural Holdings) which permits a minimum lot size of 4 ha.

**PREVIOUS APPLICATION:**

**Application #31728-0**

- Applicant:** Provincial Agricultural Land Commission
- Decision Date:** February 23, 1998
- Proposal:** To exclude 294 ha from the ALR in the District of Salmon Arm. The purpose of the exclusion is to provide lands for industrial development, recognize existing non farm uses and poor agricultural capability.
- Decision:** The Commission amended the proposal, reducing the exclusion area by 70 ha area because of concerns about non industrial uses developing on these lands if they were prematurely excluded.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The City of Salmon Arm forwarded the application without comment. However City staff recommended that the application be allowed.

**STAFF COMMENTS:**

Staff recommends that the application be allowed subject to the rezoning to Industrial uses, to be consistent with the Commission's previous support for the exclusion of this area for industrial purposes

**END OF REPORT**

  
Signature

  
Date