



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

May 5, 2006

Reply to the attention of Brandy Ridout
ALC File #H-36581

Heather Evans & Patrick Hysop
3961 - 20th Avenue, SE
Salmon Arm, BC V1E 1X9

Dear Ms. Evans:

Re: Application for exclusion from the Agriculture Land Reserve

Please find attached the Minutes of Resolution #200/2006 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:

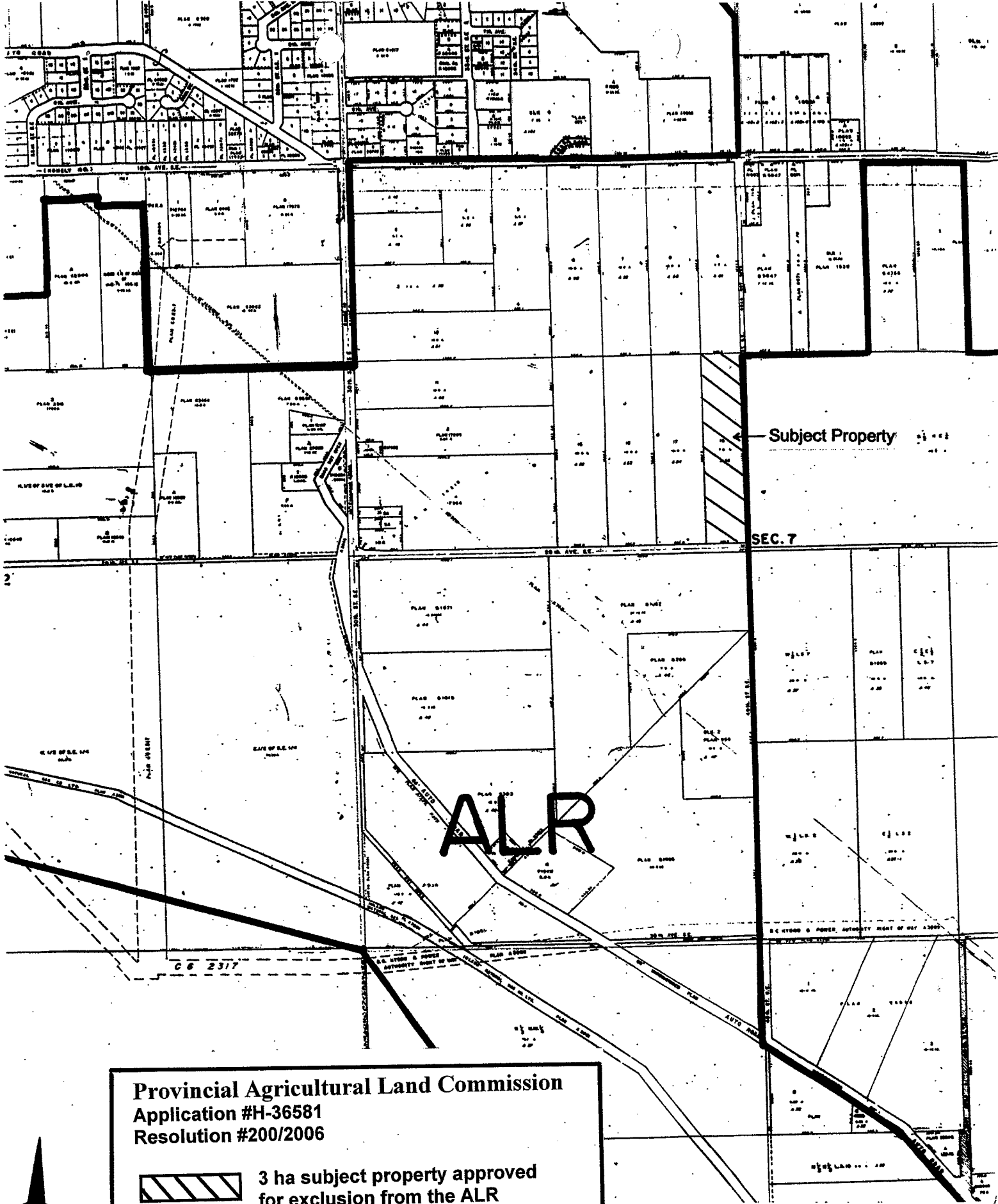
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: City of Salmon Arm Your File # ALC299

BR/lv/Encl.: Minutes
Sketch Plan

36581d1




Subject Property

SEC. 7

ALR

Provincial Agricultural Land Commission
 Application #H-36581
 Resolution #200/2006

 3 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.

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

ABSENT: Sid Sidhu Commissioner

For Consideration

Application # H - 36581
Applicant(s) Heather Evans
Proposal To exclude the 3 ha property from the ALR for industrial development.
Legal PID: 010-908-986
Lot 18, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230
Location 20th Ave SE, adjacent to Salmon Arm airport

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 #200/2006



Staff Report
Application # H – 36581
Applicant: Heather Evans
Location: 20th Ave S.E., Salmon Arm

DATE PREPARED: April 5, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To exclude the 3 ha property from the ALR for industrial development.

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:

City of Salmon Arm

Legal Description of Property:

PID: 010-908-986
Lot 18, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230;

Purchase Date (m/d/y):

06/01/2005

Location of Property:

20th Ave SE, adjacent to Salmon Arm airport

Size of Property:

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

Present use of the Property:

Rural residence, mostly treed

Surrounding Land Uses:

- WEST:** 4 ha rural residence in the ALR
- SOUTH:** 12 ha cleared ALR parcel, used for pasture
- EAST:** Industrial development, not in the ALR
- NORTH:** 4 ha rural residence in 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:

Industrial and Special Development Area in Bylaw #3000

Zoning Bylaw and Designation:

A-2 Rural Holding

PREVIOUS APPLICATIONS:

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 capability.
- Decision:** The Commission amended the proposal, reducing the exclusion area by about 90 ha. The largest area proposed but not excluded, was land designated as "light industrial" in the OCP . The Commission declined to exclude this 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 exclusion application without comment. However, the exclusion application was recommended for approval by City staff. .

STAFF COMMENTS:

Staff recommends that the Commission allow the proposed exclusion, subject to confirmation that the land is re-zoned to industrial uses.

END OF REPORT


Signature


Date