



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

August 15, 2006

Reply to the attention of Brandy Ridout
ALC File #H-36638

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

Dear Mr. Holtby:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #395/2006 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify your client accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: City of Salmon Arm - ALC300

BR/eg/Enclosure: Minutes

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on August 1, 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

For Consideration

Application # H – 36638
Applicant(s) Melvin Hodges
Proposal To subdivide a 2 ha lot from the 5.3 ha subject property.
Legal Lot 1, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 16672, Except Plan KAP80235 (PID: 008-552-355)
Location 5871 - 10 Avenue, Gleneden

Site Inspection

A site inspection was conducted on August 1, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Staff: Brandy Ridout
- Agent: Bob Holtby

Mr. Holtby confirmed that he had received the staff report dated July 14, 2006 and did not identify any errors.

Discussion

The Commission noted that the previous application on the subject property was for subdivision along the creek. This subdivision was approved as it was believed that it would have little effect on agriculture.

It was noted that the rural subdivision review undertaken by the District of Salmon Arm of the Gleneden area in 1983, did not identify this property for consideration for future rural subdivision.

The applicant's agent stated that the subject property lies in a transitional zone and contains marginal soils. It is also stated that the proposed lots would be consistent with adjacent lot sizes and subdivision would provide an opportunity for increased hobby farm development. The Commission acknowledged that the property was on the periphery of the ALR in the area and did not have prime soils. However, it believed that the property had agricultural capability and that further parcelization would have a negative effect on agriculture.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the application be refused

CARRIED

RESOLUTION #395/2006



Staff Report
Application # H – 36638
Applicant: Melvin Hodges
Agent: R G Holtby'
Location: Salmon Arm

DATE RECEIVED: April 27, 2006

DATE PREPARED: July 14, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To subdivide a 2 ha lot from the 5.3 ha subject property.

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

BACKGROUND INFORMATION:

A 2.4 ha portion of the original property lying east of Palmer Creek was previously subdivided under application #H-35925.

The agent states that the subject property lies in a transitional area from the productive soils of the Gleneden area to the non-ALR hillside. It is his opinion that it is difficult to defend the inclusion of these marginal landforms within the ALR. In addition, he states that the application would have little, if any, effect on agriculture in the Gleneden area, the proposed lots would be consistent with others in the area, and subdivision would provide an opportunity for increased hobby farm development.

Local Government:

District of Salmon Arm

Legal Description of Property:

PID: 008-552-355
Lot 1, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 16672,
Except Plan KAP80235

Purchase Date:

June 2004

Location of Property:

5871 - 10 Avenue, Gleneden

BACKGROUND INFORMATION (continued):

Size of Property:

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

Present use of the Property:

Residence and some outbuildings

Surrounding Land Uses:

WEST: 60th Street NW, then rural residential
SOUTH: 10th Ave NW, then rural residential/agricultural
EAST: Rural residential/agricultural
NORTH: Rural residential/agricultural

Agricultural Capability:

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

Official Community Plan and Designation:

City of Salmon Arm OCP Bylaw No. 3000
Designation: Acreage Reserve

Zoning Bylaw and Designation:

City of Salmon Arm Zoning Bylaw No. 2000
Designation: A-2 (Rural Holding)
Min. Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #35925-0

Applicant: Hodges, Melvin
Decision Date: April 27, 2005
Proposal: To subdivide the 7.4 ha property into two lots of 5.0 ha and 2.4 ha as divided by the Palmer Creek.
Decision: The Commission approved the application to subdivide the 7.4 ha property into two lots of 5.0 ha and 2.4 ha as divided by Palmer Creek on the grounds that it would have a limited impact on agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Salmon Arm Council: Authorized for submission.

City of Salmon Arm Development Services: The proposal will likely have little if any impact on any adjoining agricultural operations.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

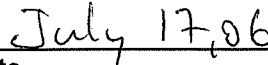
- The Commission has previously allowed subdivision of the original property.
- The surrounding lots are of a similar size to the proposed lots.

END OF REPORT

Signature

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Date

A handwritten date 'July 17, 06' in black ink, written over a horizontal line.