



Agricultural Land Commission
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October 25, 2006

Reply to the attention of Brandy Ridout
ALC File #H-36825

Bob Holtby
670 – 16th Street SE,
Salmon Arm, B.C. V1E 1W2

Dear Sir:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #496/2006 outlining the Commission's decision as it relates to the above noted application.

Be advised it is your responsibility as agent to inform the applicant of the Commission's decision.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc: City of Salmon Arm (ALC.302)

TK/lv/Encl.: Minutes
36825d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 29th, 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 |
| | Terra Kaethler | Staff |
| | Martin Collins | Staff |

For Consideration

Application: # H-36825

Applicant: George Turner

Proposal: To subdivide a single 4.2 ha lot from two adjoining 8 ha properties as divided by Palmer Creek.

Legal: 1. PID: 011-077-271

Lot 1, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 1892

2. PID: 011-077-280

Lot 2, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 1892

Location: 1860 and 1940 – 60th St. NW, Salmon Arm

Site Inspection

A site inspection was conducted on September 29, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Staff: Terra Kaethler and Martin Collins
- Bob Holtby
- George Turner

Bob Holtby confirmed that he received the staff report dated September 7, 2006, and that it did not contain any errors.

The Commission viewed the westerly portion of the properties, noting that they were comprised of soils that had challenges for agricultural development. No clearing or agricultural development was observed. The Commission also noted that, in contrast, the easterly portions of the properties were comprised of much better soils, and they were developed as pasture/hayland.

Discussion

The Commission noted it had recently refused an application for the subdivision of a nearby property that was affected by similar soils (Application H-36396) reasoning that a small farm could use less arable areas for pasture, cattle loafing, woodlot or tree production. The Commission did not perceive how this proposal would enhance agriculture in this area. Instead it believed that subdivision would only increase subdivision pressures on other properties in this area that are affected by similar soils.

The Commission was prepared to consider an alternate subdivision proposal that achieved a benefit for agriculture, i.e. consolidated the easterly portions of the properties into a single high capability 8 ha property, while allowing two 4 ha lots west of Palmer Creek.

IT WAS

MOVED BY: Commissioner McCoubrey

SECONDED BY: Commissioner Sidhu

THAT the application to subdivide the subject properties into one 8 ha and two 4 ha lots be refused as proposed.

CARRIED

RESOLUTION # 496/2006



Staff Report
Application # H – 36825
Applicant: George Turner
Agent: R G Holtby
Location: Gleneden, Salmon Arm

DATE RECEIVED: July 14, 2006

DATE PREPARED: September 7, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide the two 8.1 ha parcels along the western branch of Palmer Creek to create one 4.2 ha lot (the portion to the west of the creek will be consolidated into one lot), one 5.4 ha lot and one 6.6 ha lot.

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

BACKGROUND INFORMATION:

Local Government:

District of Salmon Arm

Legal Description of Properties:

1. PID: 011-077-271
Lot 1, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 1892
2. PID: 011-077-280
Lot 2, Section 20, Township 20, Range 10, W6M, Kamloops Division Yale District, Plan 1892

Purchase Date:

June 2001

Location of Properties:

1860 and 1940 - 60th Street NW, Salmon Arm

Size of Properties:

16.2 ha (Both properties are entirely in the ALR).

Present use of the Properties:

East side is cultivated with hay barn. West side is uncleared

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Homesite out of the ALR/gravel operation
SOUTH: Residential, agricultural
EAST: Indian Reserve
NORTH: 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)
Minimum Lot Size: 4.0 ha

RELEVANT APPLICATIONS:

Application #31993-0

Applicant: Eila Laitinen
Decision Date: April 20, 1998
Proposal: To subdivide a 2 ha parcel in the southwest corner of the property and bind the titles of the proposed remainder with C34 (Plan B632) which is also 2 ha in size.
Decision: Approved.

Application #31993-1

Applicant: Eila Laitinen
Decision Date: December 13, 1999
Proposal: Due to financial reasons, the applicant is requesting to permit subdivision and bind the title of the new and parent parcels until such time as the new lot is sold.
Decision: Refused due to potential impact.

Application #35925-0

Applicant: Melvin Hodges
Decision Date: April 27, 2005
Proposal: To subdivide the 7.4 ha property into two lots – one 5.0 ha lot and one 2.4 ha lot - as divided by the Palmer Creek.
Decision: Approved 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 and Planning: Proposal complies with the OCP, the proposal will likely have little, if any, impact on adjoining agricultural operations.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

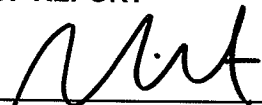
- The properties are not in the area considered for rural subdivision in the Gleneden Area review conducted in 1983.
- As the east half of both properties appears to be farmed as a unit, it might be more beneficial to agriculture to consolidate this area (lying east of the creek).
- Under application #H-31993, a 2 ha lot was subdivided from the property to the north subject to the consolidation of the remainder with a 2 ha area bordered on two sides by a creek. It was appear that although separated by a creek, the 2 ha area was used in conjunction with the rest of the farm.

ATTACHMENTS:

- ALR Context Map: 82L/11 - 1:50,000 (Created by ALC Staff)
- ALR Constituent 16 of 39
- Airphoto (supplied by Regional District)
- Page 1 – 10 of a report prepared by the agent

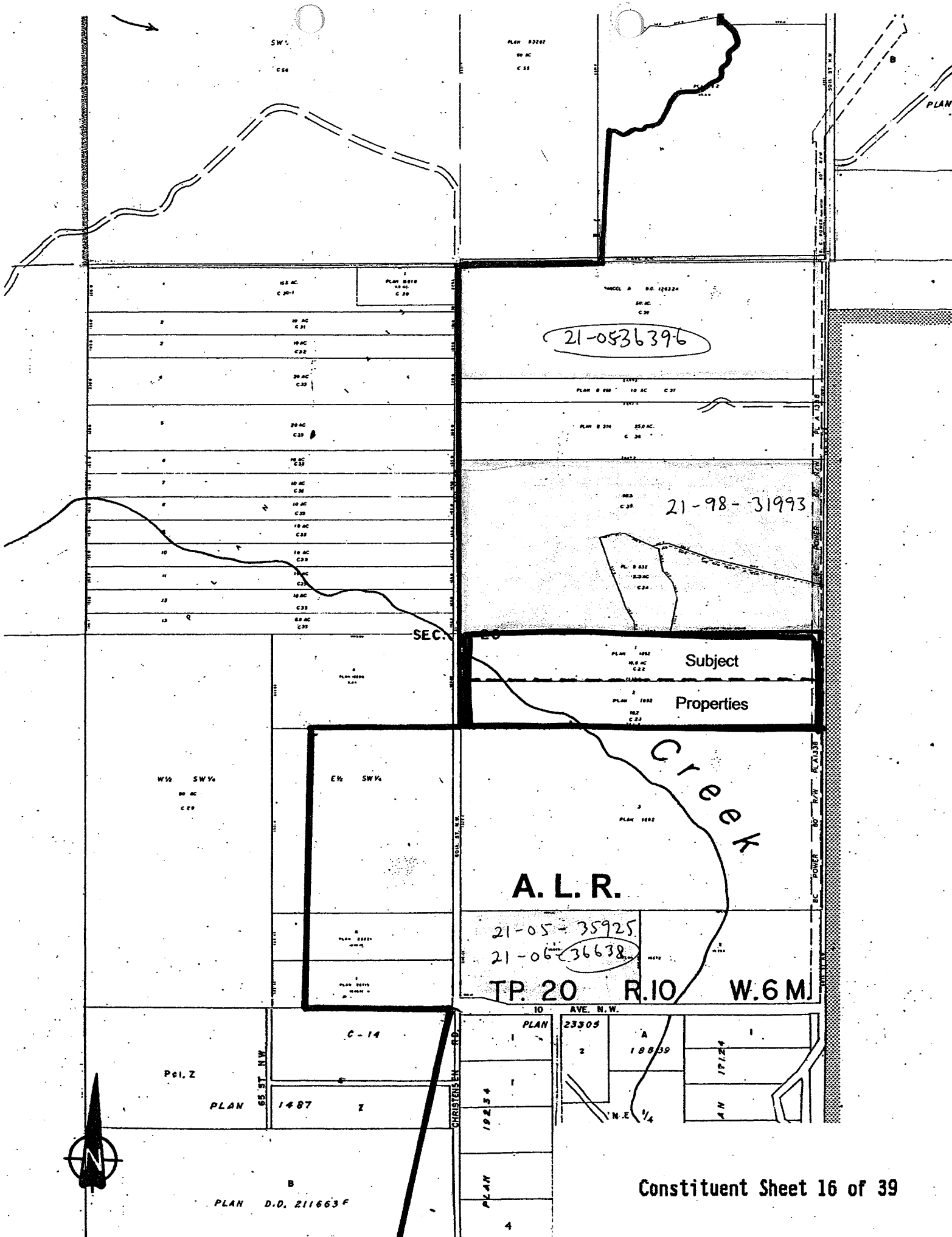
END OF REPORT

Signature



Date

Sept 8, 06



21-0536396

21-98-31993

Subject
Properties

A. L. R.

21-05-35925
21-06-36638

TP. 20 R. 10 W. 6 M.



 Subject Properties