



Agricultural Land Commission
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March 1, 2007

Reply to the attention of Brandy Ridout
ALC File: #H - 37081

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

Dear Sir:

Re: Application to Subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 15/2007 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.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (#LC2345-D)

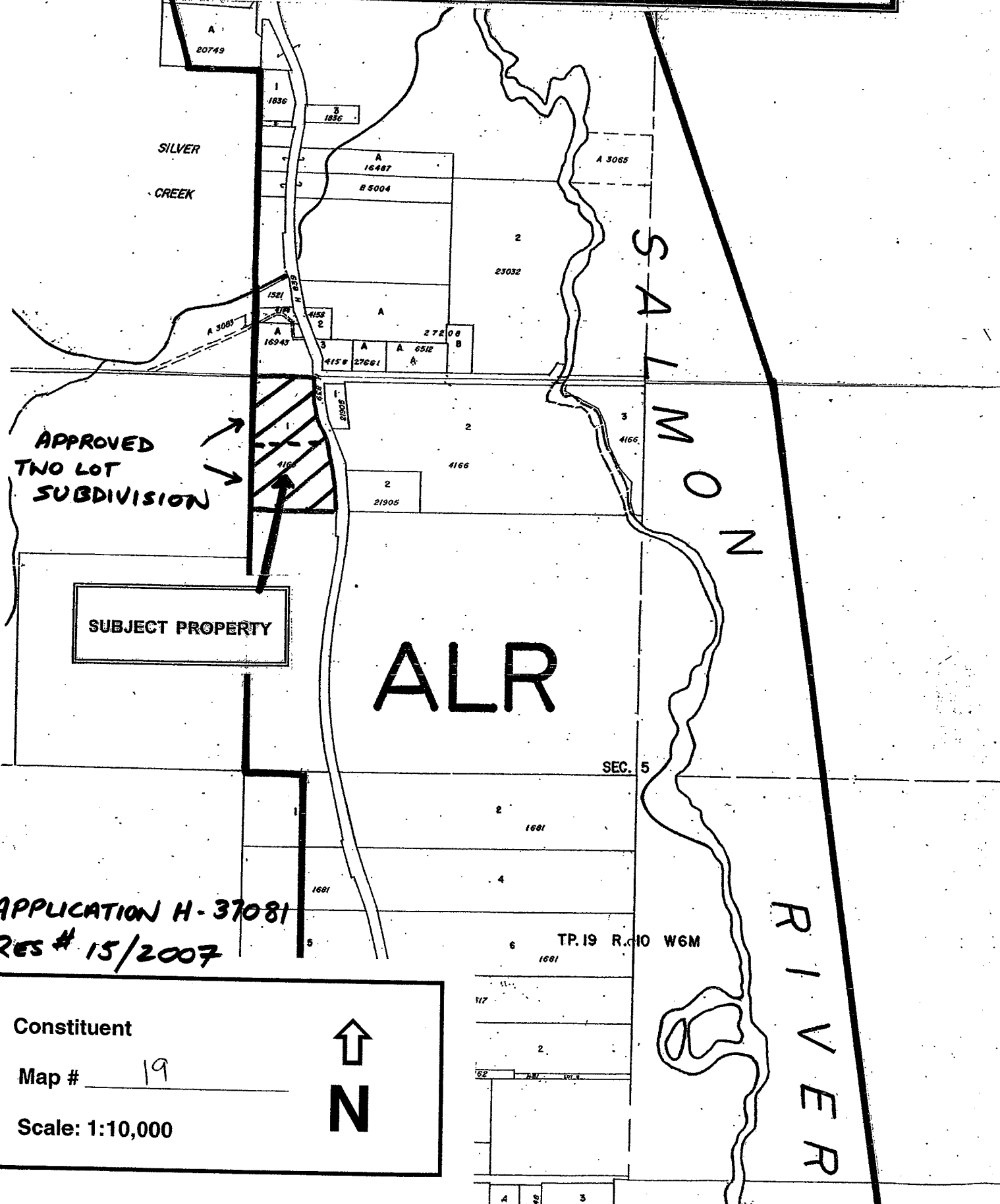
Enclosure: Minutes/Sketch Plan

MC/iv
37081d1

9b

W.6

AGRICULTURAL LAND RESERVE BOUNDARY



APPROVED
TWO LOT
SUBDIVISION

SUBJECT PROPERTY

ALR

SEC. 5

APPLICATION H-37081
RES # 15/2007

Constituent

Map #

19

Scale: 1:10,000



TP. 19 R. 10 W.6M

SALMON RIVER



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 13, in Kelowna, B.C.

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

For Consideration

Application: # H- 37081
 Applicant: Alexander and Hermine Imre
 Agent: R G Holtby
 Proposal: To subdivide the 4.4 subject property into two 2.2 ha parcels.
 Legal: PID: 010-608-273
 Lot 1, Section 5, Township 19, Range 10, W6M, Kamloops
 Division of Yale District, Plan 4166
 Location: 1008 Salmon River Road

Site Inspection

A site inspection was conducted on February 13, 2007. Those in attendance were:

- Sue Irvine Chair, Okanagan Panel
- Sharon McCoubrey Commissioner
- Sid Sidhu Commissioner
- Jennifer Carson Staff
- Martin Collins Staff

The Commission did not meet with the landowner or the agent. However, it did note that the land was very steep and not suited to agricultural development.

Discussion

The Commission noted that the majority of the land did not appear to be capable of agricultural development due to excessive steepness and poor soils. Therefore it had no objection to the subdivision as proposed.

IT WAS

MOVED BY: Commissioner Sue Irvine
SECONDED BY: Commissioner Sharon McCoubrey

THAT the application to subdivide the 4.4 ha property into two lots of 2.2 ha be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the attached plan
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 15/2007



Staff Report
Application # H – 37081
Applicant: Alexander and Hermine Imre
Agent: R G Holtby
Location: Silver Creek, Salmon River Valley

DATE RECEIVED: November 23, 2006

DATE PREPARED: January 23, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide the 4.4 ha subject property into two 2.2 ha lots.

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

BACKGROUND INFORMATION:

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 010-608-273
Lot 1, Section 5, Township 19, Range 10, W6M, Kamloops Division Yale District, Plan 4166

Purchase Date:

June 1998

Location of Property:

1008 Salmon River Road, Salmon Arm

Size of Property:

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

Present use of the Property:

Residential, small garden area

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Treed acreage, Crown land, not in the ALR
SOUTH: Agriculture/farming in the ALR
EAST: Federally inspected abattoir, small abattoir and agriculture in the ALR
NORTH: Silver Creek Store, small mobile home park, residential agriculture

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:

OCP: Salmon Valley Land Use Bylaw No. 2500
Designation: RH- Rural Holdings

Zoning Bylaw and Designation:

Zoning: N/A
Designation: N/A
Minimum Lot Size: 8 ha

RELEVANT APPLICATIONS:

Application #36385-0

Applicant: Hamid Saatchi
Decision Date: April 20, 2006
Proposal: To subdivide two lots (one of 1.2 and one of 2 ha) from two adjoining 10 ha properties as divided by Salmon Valley Road.
Decision: Refused as proposed, allowed subdivision of one lot. The Commission viewed Salmon River Road as a slight impediment to farming and would allow the subdivision of the two subject parcels by the road subject to their consolidation into one lot. This would create only one new lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Columbia Shuswap Regional District (CSRD) Board: Forwarded the application with a recommendation of support.

CSRD Development Services: The Salmon Valley is an active agricultural community. At the time of the enactment of the Salmon Valley Land Use Bylaw No. 2500, areas were identified by policy and location maps as having the potential for subdivision these areas were thought to have the least impact on the agricultural community and were seen to have a mixture of uses which included small lot residential, commercial and agricultural industries (abattoirs). Recommend the application be forwarded with a recommendation for approval.

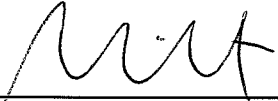
STAFF COMMENTS:

- Lands lying to the west of Salmon River Road in this area are not generally used for agriculture. An exception is the old dairy farm lying to the south, which has cleared and used the steep portions of the property lying west of Salmon Valley Road for rough pasture and cattle feeding. The Commission may recall a recent application H-36385 (see above) which allowed the subdivision of a single 4 ha (approx.) parcel lying to the west of Salmon River Road subject to the consolidation of the remnants of two adjoining properties into a single lowland "farm" parcel.

ATTACHMENTS:

- ALR Base Map (1:50,000)
- ALR Constituent Map ((1:10,000)
- Report prepared by agent
- CSRD Development Services Report
- History map (supplied by Regional District)
- Air photo

END OF REPORT



Signature

Jan 23, 07

Date