



## Agricultural Land Commission Staff Report

**DATE:** November 5, 2009  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Brandy Ridout

**RE:** Application # 50847  
**PROPOSAL:** To subdivide a 1 ha lot from the 9.3 ha subject property under the Homesite Severance Policy. The proposed lot would contain the existing home and outbuildings. Access to both properties would be provided by dividing the existing 16 m wide panhandle.

### PROPOSAL INFORMATION

**Background:** The panhandle portion of the property is not in the ALR.  
**Received Date:** October 22, 2009  
**Applicant:** Henry & Elizabeth Zieber  
**Agent:** R G (Bob) Holtby  
**Local Government:** City of Salmon Arm

### DESCRIPTION OF LAND

**PID:** 006-701-931  
**Legal Description:** Parcel B North East 1/4 of Section 10 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plan B5347  
**Civic Address:** 1321 - 20th Ave SW, Salmon Arm  
**Area:** 9.3 ha  
**ALR Area:** 9.2 ha  
**Purchase Date:** September 15, 1966  
**Owner:** Henry & Elizabeth Zieber

**Total Land Area:** 9.3 ha  
**Total ALR Area:** 9.2 ha  
**Current Land Use:** Residence, outbuildings, forage crops

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
9.2	Mixed Prime and Secondary	CLI

### Number of Lots    Lot Size (ha)

1	1.0
1	9.1

### Surrounding Land Uses:

North	ALR, agricultural parcels - 12 hectares
East	ALR and non-ARL, residential/agricultural parcels
South	Non-ALR, residential/agricultural parcels
West	ALR, agricultural parcels

### Official Community Plan

<b>Bylaw Name:</b>	City of Salmon Arm OCP Bylaw No. 3000
<b>Designation:</b>	Salmon Valley Agricultural
<b>OCP Compliance:</b>	Yes

### Zoning

<b>Zoning Bylaw Name:</b>	City of Salmon Arm Zoning Bylaw No. 2303
<b>Zoning Designation:</b>	A-1 (Agriculture)
<b>Minimum Lot Size:</b>	7.0 ha
<b>Zoning Compliance:</b>	Yes

### Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Development Services: Recommend the application be authorized for submission.
Board/Council	Approve	City of Salmon Arm Council: Authorized for submission.

## STAFF COMMENTS

- The applicants have an Agreement for Sale dated August 2, 1965 for the purchase of the property.
- The applicants' agent indicates that the applicants attempted to find a buyer for the property that would allow a boundary consolidation but none of the owners in the vicinity are willing to increase the size of their holdings.
- The Commission typically prefers a smaller homesite lot so as to retain as much land as possible with the agricultural remainder.
- The outbuildings associated with farming the 9.3 ha subject property are proposed to be kept with the 1 ha homesite lot. It may be better for agriculture to retain the farming structures with the agricultural remainder. A 0.2 ha lot that just includes the house or a 0.3 ha lot that also includes the garage, could be more beneficial to agriculture.
- It is indicated that the proposal leaves the farmed area of the subject property intact so should not lessen the land base.

## **ATTACHMENTS**

50847\_AirphotoMap.pdf

50847\_ContextMap20k.pdf

50847 proposal sketch.pdf

50847 excerpt from agent's report.pdf

50847 homesite options.pdf

## **END OF REPORT**

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**Signature**

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**Date**